

MEMORANDUM

To: Mayor and City Council
From: Ronnie Kurtz, Planner II
Date: January 14, 2019
Subject: Amendment to City of Dunwoody Ordinances
Chapter 27

ITEM DESCRIPTION

Request to consider text amendments to the zoning code regarding the Perimeter Center Overlay and amendment/SLUP procedures (Chapter 27). The proposed changes serve to: 1) eliminate the requirement for a development of regional impact in the Perimeter Center Overlay to receive a special land use permit; 2) change the Perimeter Center Overlay build-to-zone regulations for "General" buildings to start at zero (0) feet; and 3) introduce additional requirements for applicant initiated meetings.

DISCUSSION

Perimeter Center Overlay

The Perimeter Center Overlay was implemented in May of 2017. After working with the regulations for over a year, staff has identified two minor changes to the text that will serve to better fulfill the spirit and intent of the overlay in its application:

1. Sec. 27-104(f)(2)—*Eliminate SLUP requirement for developments of regional impact.* The City of Dunwoody is currently the only jurisdiction in the area that requires a development of regional impact (DRI) to be reviewed and approved by City Council. Considering the review of large developments are typically reviewed under current rezoning and/or SLUP procedures, eliminating this requirement will save applicants considerable time and expense while serving to streamline the development process overall.
2. Sec. 27-105(b)(2)b.—*Change build-to-zone requirements for "General" building types.* Build-to-zone regulations are an area of specified depth, parallel to each street frontage, within which the front building facade is required to be placed. Build-to-zones are intended to control the placement of buildings from the street while allowing some flexibility within the zone to encourage variation in design. The code as written does not allow general buildings to be placed along the back of the sidewalk. In an effort to achieve a desired urban character similar to a shopfront building, the amendment adjusts the build-to-zone requirements for general buildings in the PC-1, PC-2, PC-3, and PC-4 districts to start at zero (0) feet.

Applicant Initiated Meetings (Sec. 27-306)

When applying for a rezoning or Special Land Use Permit, applicants are required to host a public meeting prior to submittal to discuss the application with surrounding property owners. However, no regulations in regards to timing or location of these meetings exist. As such, to facilitate maximum public input, staff proposes requiring the meetings be held on a weekday between 6 and 8 PM, or on a weekend between 12 and 4 PM, in a public location.

RECOMMENDATION

Staff recommends Mayor and City Council approve the attached draft changes to Chapter 27, as prepared.

Attachments:

Chapter 27, with edits.

STATE OF GEORGIA

CITY OF DUNWOODY

ORDINANCE NO. 2019-

AN ORDINANCE TO AMEND CHAPTER 27 (ZONING ORDINANCE); TO ELIMINATE THE SLUP REQUIREMENT FOR DEVELOPMENTS OF REGIONAL IMPACT; TO CHANGE THE BUILD TO ZONE REQUIREMENTS FOR GENERAL BUILDING TYPES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and City Council of the City of Dunwoody are empowered to zoning regulations within the City of Dunwoody; and

WHEREAS, the Mayor and Council wish to remove the requirement for Special Land Use Permits for developments of regional impact to align with surrounding municipalities;

WHEREAS, the Mayor and Council wish to amend the build-to-zone requirements for general building types in the Perimeter Center Overlay to facilitate a pedestrian friendly environment; and

WHEREAS, the Mayor and Council wish to standardize requirements for applicant initiated public meetings.

THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY ORDAIN:

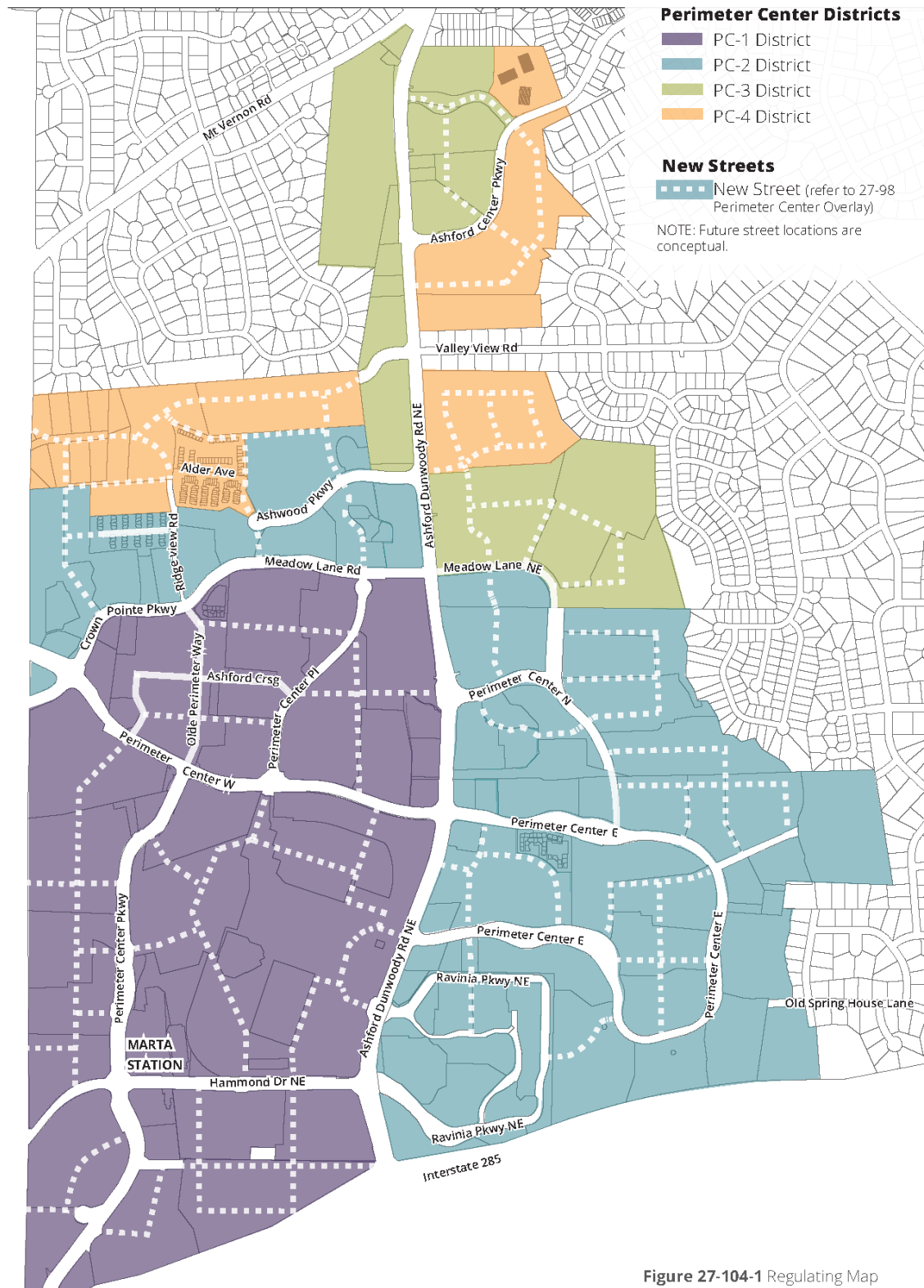
SECTION I: Subsection 27-104 of Chapter 27 is hereby amended to read as follows:

Sec. 27-104. - Districts.

(a) *Districts and regulating map.*

- (1) *District map.* The permitted location for each Perimeter Center district is designated in figure 27-104-1, regulating map.
- (2) *District requirements.* The requirements in this subsection apply to the Perimeter Center districts as follows.
 - a. *Requirements specific to each district.* Refer to [sections] 27-104(b) through 27-104(e) for specific descriptions and requirements for each district.
 - b. *Use requirements for all districts.* Refer to [section] 27-104(f) uses for use requirements applicable to all districts.
 - c. *Sustainability measures for all districts.* Refer to [section] 27-104(g), sustainability measures, for sustainable development practice requirements applicable to all districts.

- (3) *Street types.* Refer to section 27-98(b)(b) street types within the Perimeter Center Overlay for information on street types and street frontage requirements applicable to all Perimeter Center districts.
- (4) *Transition yards.* Refer to section 27-230, transition yards, for information on buffer and screen requirements between different districts and uses.
- (5) *New streets and blocks.* Refer to section 27-98(c), streets and blocks, within the Perimeter Center Overlay for information on new street design requirements and block configurations.
- (6) *Other Perimeter Center Overlay requirements.* Refer to section 27-98(d), general building design criteria within the Perimeter Center Overlay.



PC-1 DISTRICT REQUIREMENTS			Reference	
BUILDING TYPES	Shopfront	● Minimum 60% of the length of all Primary Street frontages shall be fronted with the Shopfront Building. Refer to Figure 27-98-2 Street Types Map.	27-105 Building Types	
	General	●		
	Townhouse			
	Detached House			
	Civic	●		
USE MIX	Minimum Mix of Uses	For all developments over 3 acres in size, a minimum of 2 use categories shall be accommodated.	27-104(f) Uses	
HEIGHT	Minimum	For parcels larger than 3 acres, buildings shall be a minimum of 18 feet in height.	27-105(b)(2) for floor-to-floor heights per Building Type;	
	Maximum	16 stories or 200 feet, whichever is less; Up to 36 stories or 360 feet, whichever is less, may be approved as a condition of rezoning or, if already zoned, with a special land use permit		
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks	
	Minor Parkway	●	27-98(b) Street Types	
	Primary Street	●		
	Secondary Street	●		
	Secondary Street Narrow			
SITE COVERAGE	Maximum Impervious Cover	80 percent	27-621 Terms Defined	
	Maximum Impervious plus Semi-Pervious Cover	85 percent		
OPEN SPACE REQUIREMENTS	One permitted Open Space Type is required within 1/8 of a mile of the principal entrance(s) to each building. For developments over 15 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size. For developments with a floor-area-ratio over 12, one additional Green or Park Open Space Type is required			27-106 Open Space Types
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.			
	Plaza	●		
	Green	●		
	Commons	● Permitted but shall not be used to meet open space requirement.		
	Park	●		
● = permitted				

● = permitted

Figure 27-104-2. PC-1 District Requirements

- (b) *PC-1 district.* Requirements for this district are provided in figure 27-104-2, PC-1 district requirements.

- (1) *Description and intent.* The PC-1 district is intended to apply to the central core area of Perimeter Center, including the area directly surrounding the Dunwoody MARTA train station. This district allows for the highest intensity of buildings, a high level of employment uses, and active ground story uses and design that support pedestrian mobility.

PC-2 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront	● Permitted on Primary Street frontages only. Refer to Figure 27-98-2 Street Types Map.	27-105 Building Types
	General	●	
	Townhouse	●	
	Detached House		
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story; single story buildings shall be 18 to 24 feet in height.	27-230 for transition yards; 27-105(a)(9)e for perimeter buffer; 27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum: less than 100 feet from a lot line adjacent to single family zoning district	3 stories or 35 feet, whichever is less	
	Maximum: between 100 feet and 500 feet from a lot line adjacent to single family zoning district	5 stories or 70 feet, whichever is less	
	Maximum: greater than 500 feet to a lot line adjacent to single family zoning district	14 stories or 180 feet, whichever is less	
	Additional Height: in any location	Additional height may be approved as a condition of rezoning or, if already zoned, with a special land use permit	
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway	●	27-98(b) Street Types
	Primary Street	●	
	Secondary Street	●	
	Secondary Street Narrow		
SITE COVERAGE	Maximum Impervious Cover	65 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	75 percent	
OPEN SPACE REQUIREMENTS	One Open Space Type is required within 1/4 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size. For developments with a floor-area-ratio over 12, one additional Green or Park Open Space Type is required		27-106 Open Space Types
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza	●	
	Green	●	
	Commons	●	
	Park	●	

● = permitted

Figure 27-104-3. PC-2 District Requirements

(c) *PC-2 district.* Requirements for this district are provided in figure 27-104-3, PC-2 district requirements.

(1) *Description and intent.* The PC-2 district is meant primarily for employment uses, residential buildings, and limited shopfront retail and services.

PC-3 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront	● Minimum 80% of the length of all Primary Street frontages shall be fronted with Shopfronts. Refer to Figure 27-98-2 Street Types Map.	27-105 Building Types
	General	●	
	Townhouse	●	
	Detached House		
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story; single story buildings shall be 18 to 24 feet in height.	27-230 for transition yards; 27-105(a)(9)e for perimeter buffer; 27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum: less than 100 feet from a lot line adjacent to single family zoning district	3 stories or 35 feet, whichever is less	
	Maximum: 100 feet or greater to a lot line adjacent to single family zoning district	5 stories or 70 feet, whichever is less	
	Additional Height: in any location	Additional height may be approved as a condition of rezoning or, if already zoned, with a special land use permit	
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway	●	27-98(b) Street Types
	Primary Street	●	
	Secondary Street	●	
	Secondary Street Narrow		
SITE COVERAGE	Maximum Impervious Cover	75 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	85 percent	
OPEN SPACE REQUIREMENTS	One Open Space Type is required within 1/4 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza	●	27-106 Open Space Types
	Green	●	
	Commons	● Permitted but shall not be used to meet open space requirement.	
	Park	●	

● = permitted

● = permitted

Figure 27-104-4. PC-3 District Requirements

(d) *PC-3 district.* Requirements for this district are provided in figure 27-104-4, PC-3 district requirements.

- (1) *Description and intent.* The PC-3 district is a smaller scale less intensive commercial district, permitting both shopfront buildings and office buildings.

PC-4 DISTRICT REQUIREMENTS			Reference
PERMITTED BUILDING TYPES	Shopfront		27-105 Building Types
	General	●	
	Townhouse	●	
	Detached House	●	
	Civic	●	
USE MIX	Minimum Mix of Uses	No mix required	27-104(f) Uses
HEIGHT	Minimum	1 story	27-105(b)(2) for floor-to-floor heights per Building Type
	Maximum	3 stories or 42 feet, whichever is less; additional height may be approved as a condition of rezoning or, if already zoned, with a special land use permit	
STREETS & BLOCKS	Streets & Block Configurations	Required per Figure 27-104-1 Regulating Map & Figure 27-98-2 Street Types Map	27-98(c) Streets & Blocks
	Minor Parkway		27-98(b) Street Types
	Primary Street	●	
	Secondary Street	●	
	Secondary Street Narrow	●	
SITE COVERAGE	Maximum Impervious Cover	60 percent	27-621 Terms Defined
	Maximum Impervious plus Semi-Pervious Cover	70 percent	
OPEN SPACE REQUIREMENTS	One Open Space Type is required within 1/8 of a mile of the principal entrance(s) to each building. For developments over 18 acres, at least one Open Space Type shall be a minimum of 1 contiguous acre in size.		27-106 Open Space Types
	When multiple open spaces are required, no more than 2 of any one type may be utilized to meet the required open space.		
	Plaza		
	Green	●	
	Commons	●	
	Park	●	

● = permitted

○ = permitted under listed conditions

Figure 27-104-5. PC-4 District Requirements

- (e) *PC-4 district.* Requirements for this district are provided in figure 27-104-5, PC-4 district requirements.
- (1) *Description and intent.* The PC-4 district is primarily meant for residential uses at a scale that provides a transition between the intensity of Perimeter Center and the surrounding single-family residential neighborhoods.
- (f) *Uses.* The following applies to all Perimeter Center districts.
 - (1) *Use table.* The following apply to the uses outlined in this section. Refer to figure 27-104-6, table of permitted uses.
 - a. *Use categories.* Refer to [sections] 27-111 through 27-116.
 - b. *Permitted and special uses.* Each use may be permitted as-of-right, permitted with a special administrative permit, permitted as a special exception, or permitted with a special land use permit. Refer to [section] 27-111(4), use tables.
 - c. *Number of uses.* A lot may contain more than one use.
 - d. *Principal and accessory uses.* Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - e. *Building type.* Each use shall be located within a permitted building type (refer to [section] 27-105, building types), unless otherwise specified.
 - ~~(2) *Developments of regional impact.* Any project that constitutes a major modification to an existing development of regional impact or a new application for a development of regional impact requires review and approval through the special land use permit process. See also [section] 27-303 for additional process requirements.~~
 - (32) *Use subcategories.* For the purposes of fulfilling the use mix requirements defined in each district table (refer to [section] 27-104(b), PC-1 district through [section] 27-104(e), PC-4 district), utilize the following subcategories of uses, consisting of those uses listed in the table, right, that may contribute to the mix. Some permitted uses are not included.
 - a. *Lodging and residence subcategory.*
 - Household living
 - Group living
 - Lodging
 - b. *Civic subcategory.*
 - Club or lodge, private
 - Cultural exhibit
 - Educational services
 - Hospital
 - Place of worship

- c. *Office subcategory.*
 - Construction and building sales and service
 - Medical service
 - Office or consumer service
 - Research and testing services
- d. *Retail sales subcategory*
 - Retail sales
 - Food and beverage retail sales
- e. *Service use subcategory.*
 - Animal services
 - Day care
 - Repair or laundry services, consumer
 - Personal improvement services
 - Eating and drinking establishments
 - Financial services
 - Entertainment and spectator sports
 - Sports and recreation, participant

USES	DISTRICTS				Reference
	PC-1	PC-2	PC-3	PC-4	
RESIDENTIAL					
Household Living					
Detached house	—	—	—	P	
Attached house	—	P[1]	P[1]	P[1]	
Multi-unit building, rental	S	S	S	S	
Multi-unit building, owner- occupied	P	P	P	P	
Age-Restricted Multi-unit building, rental	S	S	S	S	
Age-Restricted Multi-unit building, owner-occupied	P	P	P	P	
Group Living	—	S	S	S	
QUASI-PUBLIC & INSTITUTIONAL					
Ambulance Service	S	S	S	S	
Club or Lodge, Private	P	P	P	—	
Cultural Exhibit	P	P	P	P	
Day Care	P	P	P	P	
Educational Services	S	S	S	S	
Hospital	S	S	S	—	
Place of Worship	P	P	P	P	27-146
Utility Facility, Essential	P	P	P	E	27-151
COMMERCIAL					
Animal Services	P	P	S	—	27-131
Communication Services					
Telecommunications antenna mounted to building or similar structure	A	A	A	A	27-150
All other	P	P	P	P	
Standalone tower	S	S	S	S	
Construction and Building Sales and Services	P	P	P	—	
Eating and Drinking Establishments					
Food truck	P	P	P	—	27-138

Figure 27-104-6. Table of Permitted Uses

USES	DISTRICTS				Reference
	PC-1	PC-2	PC-3	PC-4	
Other eating or drinking establishment	P	P	P	—	
Drive-through Facility	S	S	S	—	27-98(d)
Entertainment and Spectator Sports					
Indoor	P	P	P	—	
Outdoor	S	S	S	—	
Financial Services					
Banks, credit unions, brokerage and investment services	P	P	P	—	
Food and Beverage Retail Sales					
	P	P	P	—	
Funeral and Interment Services					
	P	P	P	—	
Lodging					
	P	P	P	S	
Medical Service					
	P	P	P	—	
Office or Consumer Service					
	P	P	P	—	
Parking, Non-accessory					
	S	S	S	S	27-98(d)
Personal Improvement Service					
	P	P	P	—	
Repair or Laundry Service, Consumer					
	P	P	P	—	
Research and Testing Services					
	P	P	P	—	
Retail Sales					
	P	P	P	—	
Sports and Recreation, Participant					
Indoor	P	P	P	—	
Outdoor	S	S	S	—	
Vehicle and Equipment, Sales and Service					
Gasoline sales	—	—	S	—	27-98(d)
Vehicle sales and rental (Indoor only)	P	P	P	—	27-154
Vehicle repair, minor	—	—	S	—	27-153

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

[1] Where more than 10% of the units are rental, a special land use permit is required.

(g) *Sustainability measures.*

- (1) *Intent.* The following requirements are intended to further the sustainability goals of the city defined in the most current sustainability plan adopted by the city.

- (2) *Applicability.* The sustainable development measures in this section shall be addressed by all new developments in a Perimeter Center (PC) district that involve the complete replacement of an existing building or construction of a new building.
- (3) *Calculation and evaluation.*
- Minimum points required.* The applicant shall achieve no fewer than seven points from any combination of the sustainable development measures as valued in figure 27-104-7, sustainability measures and values. No partial points will be accepted.
 - Minimum requirements of the measure.* All points shall be awarded based on meeting the minimum requirements of each sustainability measure, as indicated in this section.
 - Newly constructed measures.* Measures count only if they are part of the new development application; measures already in place at the time of application do not count, unless otherwise approved by the community development director.
 - Required documentation.* The following documentation is required:
 - Documentation of which measures and total number of points the applicant will achieve shall be indicated on the development permit application submitted to the city (refer to article V, division 9).
 - Documentation is required to clearly illustrate the extent to which the minimum requirements of each of the selected measures is to be met through permanent construction or policies.

	MEASURES	VALUE
ENERGY CATEGORY	Building Energy Efficiency	3 points
	Renewable Energy Sources	5 points
	Green Roof	4 points
	Heat Island Reduction	2 points
WATER CATEGORY	Building Water Efficiency	2 points
	Water-Efficient Landscaping	1 points
	Pervious Pavement	2 points
TRANS- PORTATION CATEGORY	Enhanced Bicycle Amenities Measure	1 to 2 points
	Transportation Access Measure	4 points
ALTERNATIVE	Alternative Measure	1 to 3 points

Figure 27-104-7 Sustainability Measures & Values

- (4) *Energy category measures.*

- a. *Energy efficiency.* Newly constructed buildings must demonstrate an average ten-percent improvement over the energy code currently in effect in the city.
 - b. *Renewable energy.* Incorporate renewable energy generation on-site with production capacity of at least five percent of the building's annual electric or thermal energy, established through an accepted building energy performance simulation tool. The following renewable energy generation sources are applicable: solar thermal or photovoltaics, ground-sourced heating or cooling, fuel cells and microturbines using non-fossil fuel, wind energy conversion. Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the community development director.
 - c. *Green roof.* Install a vegetated roof for at least 50 percent of any building roof area or roof deck; a minimum of 2,500 square feet is required to receive credit.
 - d. *Heat island reduction.* Use any combination of the following strategies for 35 percent of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveway: coverage of the surface at canopy tree maturity in 15 years, and/or solar reflective paving and roofing with a SRI (solar reflectance index) of at least 29.
- (5) *Water category measures.*
- a. *Building water efficiency.* Indoor water use in new buildings and major renovations must be an average 20 percent less than in baseline buildings. Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the community development director.
 - b. *Water-efficient landscaping.* Reduce potable water used for landscape irrigation by 50 percent from a calculated midsummer baseline case by using either one of the following methods: utilizing all xeriscape plant materials and providing no permanent irrigation system, or using only captured rainwater with an irrigation system.
 - c. *Pervious pavement.* Install an open grid or pervious pavement system that is at least 40 percent pervious on 65 percent of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways. The water shall be directed into the groundwater or other acceptable storm accommodation per the public works director.
- (6) *Transportation category measures.*
- a. *Enhanced bicycle amenities measure.* Inclusion of two of the following earns one point. Inclusion of three of the following earns two points.
 - 1. *Lockable enclosed bicycle storage.* Provide one secure, enclosed bicycle storage space for ten percent of planned employee occupancy with no more than ten spaces required.
 - 2. *Employee shower facilities.* Provide a minimum of one shower facility per 150 employees, minimum of one total.

3. *Repair center.* Provide a designated bicycle repair center open to the public and consisting of, at least one air pump, water, and basic tools for minor repairs.
- b. *Transportation access measure.* Site must be within one-fourth mile of existing or proposed transit stop with provision of enhanced access to transit and shall include one or more of the following.
 1. Construction of a bus turnout on development property or in adjacent street right-of-way.
 2. Construction of additional shared use paths other than those required per [section] 27-98(b)(3)d, shared use paths.
 3. Provision of direct platform connection to rail station.
 4. Additional easement for provision or enhancement of transit.
 5. Other items approved by the public works director.
- (7) *Alternative measure.* The applicant may submit an alternative sustainable development measure for approval by the community development director. The measure shall further a sustainability goal and shall not be considered standard practice for current developments. The measure shall be unrelated to any of the other measures defined in this section. Based upon their review, the community development director shall approve for the number of points to be awarded. Required documentation shall clearly illustrate that the measure furthers a sustainability goal.

SECTION II: Subsection 27-105 of Chapter 27 is hereby amended to read as follows:

Sec. 27-105. - Building types.

- (a) *Requirements for all building types.* The building types detailed in this section outline the required building forms for new construction and renovated structures within the Perimeter Center districts defined in [section] 27-104, districts.
 - (1) *Applicability.* The requirements of this section apply to all new development, or new structures or buildings, established in [section] 27-103(a)(2). All structures must meet the requirements of one of the building types permitted within the zoning district.
 - (2) *Districts, building types, and street types.* For each lot, a designated Perimeter Center district is found on figure 27-104-1, regulating map.
 - a. *District.* Each district, per [section] 27-104, districts, has a set of requirements related to streets, open space, uses, and permitted building types.
 - b. *Building types.* Each building type, as established in this section 27-105, has a set of requirements, including requirements related to the façades facing different street types.

- c. *Street types.* Street types, per section 27-98(b), street types, of the Perimeter Center Overlay, include frontage requirements for the space between the build-to zone of the building type and the curb of the street.
- (3) *Uses.* Uses are permitted by district, per [section] 27-104(f), uses. Each building type can house a variety of uses depending on the district in which it is located. Some building types have additional limitations on permitted uses as located within the building.
- (4) *General building design requirements.* Refer to section 27-98(d), general building design criteria within the Perimeter Center Overlay, for information on building design requirements additional to and applicable to all building types.
- (5) *Multiple principal structures.* Multiple structures are permitted on all lots in the perimeter center districts. All structures shall meet the requirements of one of the permitted building types for the district.
- (6) *Permanent structures.* All buildings constructed shall be permanent construction, unless otherwise noted.
- (7) *Other structures.* Utility structures and towers permitted in the district are exempted from the building type standards.
- (8) *Build to the corner.* The corner of the lot is defined as the intersection of the two build-to zones of each street. Refer to figure 27-105-1, corner and build-to zones on different street types.
 - a. *Corners at primary street and parkways.* Buildings shall be built up to the corner, occupying the intersection of the two build-to zones of any intersection of two primary streets, a primary street at any parkway, or two parkways. Courtyards shall not be located in this area.
 - b. *Corners involving secondary streets.* Buildings should be built to the corner, occupying the intersection of the two build-to zones of any intersection involving a secondary street. Courtyards should not be located in this area.
- (9) *Treatment of build-to zones, setbacks, and transition yards.* Refer to [section] 27-621 terms defined for definition of build-to zones and setbacks.
 - a. *Landscape areas.* All build-to zones and setbacks shall only contain courtyards (as permitted by street type frontage), plazas (as permitted by street type frontage), patios (as permitted by street type frontage), sidewalk or trail extensions, buffers, and/or landscape yards, unless otherwise specifically noted.
 - b. *Transition yards.* Refer to [section] 27-230 for size and landscape requirements.
 - c. *Surface parking.* Surface parking lot yard location is determined by building type and shall only be permitted in setbacks when the setback is labeled as a "building setback". Parking shall be set back from a lot line abutting another property a minimum of five feet. Refer to [section] 27-105(b), regulations specific to building types.

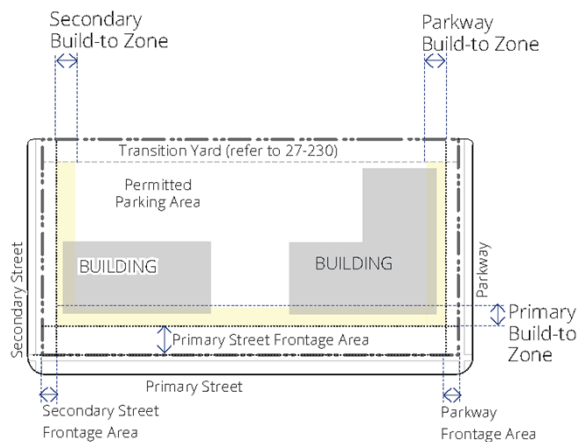


Figure 27-105-1 Corner and Build-to Zones on Different Street Types

- d. *Driveways.* Driveways may cross perpendicularly through build-to zones and setbacks, when permitted per [section] 27-105(a)(10), driveways, below, or to connect to a parking lot on an abutting lots.
 - e. *Perimeter buffer.* On all PC district lots, a required transition yard of 100 feet is established at the lot line of a PC district and any City of Dunwoody residential zoning district not within the PCID Overlay area. Within the perimeter buffer, building height is restricted to three stories or 42 feet, whichever is less. Refer to [section] 27-104, districts.
- (10) *Driveway access.* Location of vehicular driveway access is based on the major or minor parkway, primary street, and secondary street designations in figure 27-98-2, street types, map per the hierarchy as follows. Refer to figure 27-105-2, driveway locations by street type.
- a. *Public works director.* The public works director shall determine the quantity of driveways, need for closure of existing driveways, width of driveways, and proximity of driveways to other driveways or streets.

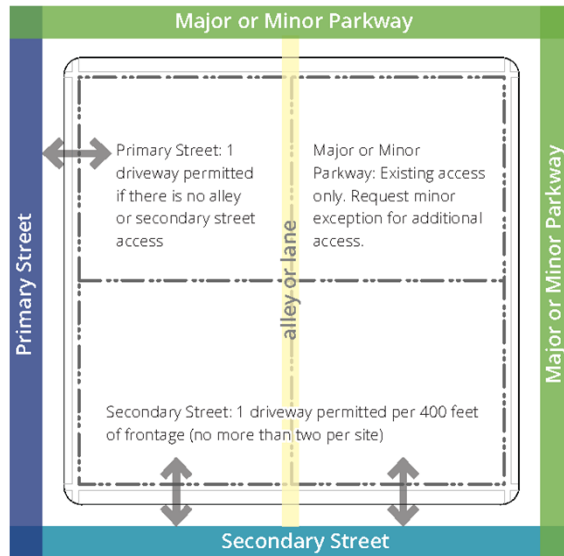


Figure 27-105-2 Driveway Locations by Street Type

- b. *Alleys/lanes.* Access from an adjacent alley or lane is unlimited. Construction of new private or public alleys/lanes through blocks is encouraged. Typically, alleys or lanes cut through a block and provide vehicular access to multiple garages, parking lots, or service areas. Minimum pavement width for an alley or lane is 16 feet and maximum pavement width is 24 feet.
- c. *Secondary street access.* If no alley exists, one driveway access per 200 linear feet of street frontage or two total driveway access points, whichever is greater, are permitted from each secondary street per site.
- d. *Primary street.* If no alley or secondary street exists, one driveway access point is permitted off each primary street.
 1. *Side parking off primary street.* When side parking with the drive located perpendicular to the street centerline, is utilized as permitted by the building type, one driveway access is permitted off the primary street. This driveway counts towards entrances permitted by [section] 27-105(a)(10)d, above. The sidewalk paving shall extend across the driveway, signaling priority to the pedestrian.
- e. *Parkways.* If no alley, secondary street, or primary street exists, existing driveways may be utilized off parkways. New driveways off minor or major parkways are permitted only if no other option exists and a minor exception is granted by the public works director.
- f. *Shared driveways.* Shared driveways are encouraged for all other adjacent developments.
- g. *Inter-lot drives.* When two or more parking lots are located adjacent to each other and each lot contains the same building type, the parking lots shall be connected with a drive perpendicularly crossing the transition yard. Other parking lots should be connected wherever practical.

- h. *Pedestrian facilities.* At-grade, designated pedestrian routes, including sidewalks and crosswalks, shall be supplied connecting each parking area to either the primary sidewalk (and front entrance) or a rear public entrance.
 - 1. Crosswalks shall include pavers or colored concrete pavement across driveways.
 - 2. Vehicular areas, such as driveways, parking drive lanes, loading lanes, bike lanes/facilities, and parking areas, shall not be utilized as designated pedestrian routes.
 - 3. Pedestrian connections are desirable between all adjacent sites and land uses.
- i. *Driveway width.* Driveways shall be no greater than 22 feet in width at the right-of-way line. Driveways wider than 22 feet shall include landscaped, pedestrian refuge islands with a walk area to reduce the crossing to no more than 22 feet.
- j. *Loading facilities.* Loading facilities for all building types in all perimeter center districts shall be located as follows:
 - 1. Loading facilities shall not face primary streets.
 - 2. Loading facilities shall not be located in any required building setback area.
 - 3. Preferred location for loading facilities is on the interior of the lot, not visible from any streets.
 - 4. Loading facilities visible from a parkway or secondary street shall be screened from the sidewalk by a fence/wall or a combination of fence/wall and landscape screening.
 - i. Fence/wall. Fences and walls shall be no taller than six feet and shall have a minimum overall opacity of 80 percent. Materials shall meet the requirements of [section] 27-98(d)(3)a, major façade materials, in the Perimeter Center Overlay.
 - ii. Landscape. Tree canopies shall be used to screen above the six-foot wall or fence.
 - iii. Shrubs and hedges. Shrubs and hedges may be utilized to fulfill no more than one third of the screening, as measured along the screen length. A double row of five-gallon shrubs, with mature height of a minimum six feet, is required.
- k. *Accessory buildings.* The following applies to all accessory buildings or structures in any PC district:
 - 1. Attached accessory structures are considered part of the principal structure and shall meet all requirements of the principal structure.
 - 2. Detached accessory structures shall comply with all building and district requirements unless otherwise modified in the following:
 - i. Detached accessory structures are not permitted between the face of the building and any street right-of-way line.

- ii. Detached accessory structures shall be a maximum of ten feet lower in height than the overall building height or 15 feet in height, whichever is greater.

(b) *Regulations specific to building types.*

(1) *Building type descriptions and intents.*

- a. *Shopfront building.* The shopfront building is intended for use as a mixed use building located close to the sidewalk with parking typically in the rear or side of the lot.

The most distinctive element of this building type is the ground floor front façade with large amounts of storefront glass and regularly spaced entrances, typically for retail and service uses.

- b. *General building.* The general building is intended to be built close to the sidewalk, but may also allow for a landscape yard and drop off drives. This building can be structured to house offices or residential uses including multi-family, and may have limited amounts of accessory retail and service uses in the ground floor.

Parking is typically provided in structures at the rear of the lot, internally in the rear of the building, but may also have limited surface parking along the side of the building.

- c. *Townhouse building.* The townhouse building is a building typically comprised of several multi-story single-family units, located adjacent to each other, each with its own entrance to the street.

- d. *Detached house building.* The detached house building is a building surrounded by landscape yard, with an entrance facing the street, and typically housing single family uses.

Parking is required to be located in the rear, either incorporated into a detached garage or in an attached garaged accessed from the rear of the building.

- e. *Civic building description.* The civic building is the most flexible building type limited to civic and institutional types of uses.

These buildings are distinctive within the urban fabric created by the other building types and could be designed as iconic structures.

- (2) *Building type regulations.* The following defines and illustrates the regulations for each building type.

- a. *Shopfront building regulations.*

PC-1 DISTRICT		PC-2 DISTRICT	PC-3 DISTRICT
BUILDING SITING Refer to Figure 27-105-3 Shopfront Building: Building Siting and 27-105(c)(1) Building Siting by Street Types			
Along Primary Street Frontage Edge			
1	Minimum Build-to Zone Coverage	90%	80%
2	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 10'	0' to 15'
3	Off-Street Parking along Frontage	one double-loaded aisle, perpendicular to street per 27-105(c)(1)c.1. Side Parking	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)
Along Parkway Frontage Edge			
4	Minimum Build-to Zone Coverage	60%	30%
5	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 15'	0' to 15'
6	Off-Street Parking along Frontage	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)	
Along Secondary Street Frontage Edge			
7	Minimum Build-to Zone Coverage	30%	none required
8	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	0' to 30'	0' to 50'
9	Off-Street Parking along Frontage	permitted	permitted
At Adjacent Lot Lines			
10	Minimum Side Building Setback	15'; 0' abutting other PC-1 districts	15'
11	Minimum Rear Building Setback	30'	30'
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.			
12	Ground Story: Minimum Height Maximum Height	14' 30' ¹	14' 30' ¹ 24' ¹
13	Ground Story Elevation	80% between 0' to 2' above adjacent sidewalk in right-of-way; visible basement not permitted (refer to 27-98(d)(6) Ground Story at Sloping Facades for stepping facades at sloped sidewalks)	
USES Refer to Figure 27-105-4 Shopfront Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.			
14	Ground Story	any retail subcategory, service subcategory, lobbies for lodging (refer to 27-104(f) Uses) permitted in the district	
15	Upper Story	any use permitted in the district	
16	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	
17	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories	
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-5 Shopfront Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements			
18	Ground Story Fenestration Measured between 2' and 10' above grade	75% minimum	60% minimum
19	Entry Area	recessed between 3' and 8' from the facade closest to the street	
20	Entrance Elevation	within 2' of average grade at the sidewalk adjacent to entrance	
21	Required Number of Primary Street Entrances	1 per each 75' width of front facade	
22	Ground Story Vertical Facade Divisions	every 30' of facade width	
23	Horizontal Facade Divisions	required within 3' of the top of the ground story, and every 5th floor above the 1st floor	

¹ If 18 feet or more in height, ground story shall count as 2 stories towards maximum building height.



	PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING Refer to Figure 27-105-6 General Building: Building Siting and 27-105(c)(1) Building Siting by Street Types				
Along Primary Street Frontage Edge				
1	Minimum Build-to Zone Coverage	80%	50%	60%
2	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20'	10' to 30'	5' to 15'
3	Off-Street Parking along Frontage	one double-loaded aisle, perpendicular to street per 27-105(c)(1) c.1. Side Parking	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)	15' to 30'
Along Parkway Frontage Edge				
4	Minimum Build-to Zone Coverage	60%	50%	50%
5	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20'	10' to 30'	15' to 50'
6	Off-Street Parking along Frontage	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)		
Along Secondary Street Frontage Edge				
7	Minimum Build-to Zone Coverage	30%	none required	
8	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10' to 50'	10' to 50'	15' to 50'
9	Off-Street Parking along Frontage	permitted	permitted	permitted
At Adjacent Lot Lines				
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	15'; minimum 15' between buildings on same lot		
11	Minimum Rear Building Setback	30'		
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.				
12	Ground Story: Minimum Height Maximum Height	14' 30' ¹	14' 24' ¹	14' 24' ¹
13	Ground Story Elevation	10' 18' ¹		
		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 Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.				
14	Ground Story	office category, residential category, and retail sales and service uses limited to 25% of gross ground floor area, as permitted by district		limited to certain uses per 27-104(f) Uses
15	Upper Story	any permitted use		limited to certain uses per 27-104(f) Uses
16	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		
17	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories		
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-8 General Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements				
18	Ground Story Fenestration Measured between 2' and 10' above grade	20% minimum	20% minimum	20% minimum
19	Entry Area	20% minimum		
20	Entry Area	recessed minimum 3' from the facade closest to the street		
20	Required Number of Primary Street Entrances	1 per each 150' of front facade		
21	Ground Story Vertical Facade Divisions	every 150' of facade width		
22	Horizontal Facade Divisions	required within 3' of the top of the ground story, the top of the visible basement, and any 5th floor above the 1st floor		

Notes

¹ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING Refer to Figure 27-105-6 General Building: Building Siting and 27-105(c)(1) Building Siting by Street Types				
Along Primary Street Frontage Edge				
1	Minimum Build-to Zone Coverage	80%	50%	60%
2	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20' 0' to 20'	10' to 30' 0' to 30'	5' to 15' 0' to 15'
3	Off-Street Parking along Frontage	one double-loaded aisle, perpendicular to street per 27-105(c)(1) c.1. Side Parking	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)	not permitted
Along Parkway Frontage Edge				
4	Minimum Build-to Zone Coverage	60%	50%	50%
5	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	5' to 20' 0' to 20'	10' to 30' 0' to 30'	15' to 50' 0' to 50'
6	Off-Street Parking along Frontage	permitted (refer to 27-105(a)(8) Build to the Corner for buildings required on corners)		
Along Secondary Street Frontage Edge				
7	Minimum Build-to Zone Coverage	30%	none required	
8	Build-to Zone (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10' to 50' 0' to 50'	10' to 50' 0' to 50'	15' to 50' 0' to 50'
9	Off-Street Parking along Frontage	permitted	permitted	permitted
At Adjacent Lot Lines				
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	15'; minimum 15' between buildings on same lot		
11	Minimum Rear Building Setback	30'		
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.				
12	Ground Story: Minimum Height Maximum Height	14' 30' ¹	14' 24' ¹	14' 24' ¹
13	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 Refer to Figure 27-105-7 General Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.				
14	Ground Story	office category, residential category, and retail sales and service uses limited to 25% of gross ground floor area, as permitted by district		limited to certain uses per 27-104(f) Uses
15	Upper Story	any permitted use		limited to certain uses per 27-104(f) Uses
16	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		
17	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories		
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-8 General Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements				
18	Ground Story Fenestration Measured between 2' and 10' above grade	20% minimum	20% minimum	20% minimum
19	Entry Area	recessed minimum 3' from the facade closest to the street		
20	Required Number of Primary Street Entrances	1 per each 150' of front facade		
21	Ground Story Vertical Facade Divisions	every 150' of facade width		
22	Horizontal Facade Divisions	required within 3' of the top of the ground story, the top of the visible basement, and any 5th floor above the 1st floor		

Notes

¹ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

PC-2 DISTRICT		PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING ¹ Refer to Figure 27-105-9 Townhouse Building: Building Siting and 27-105(c)(1) Building Siting by Street Types			
Along Primary Street Frontage Edge			
1	Minimum Build-to Zone Coverage ^{SEE NOTE 2}	65%	65%
2	Build-to Zone ^{SEE NOTE 2} (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	10' to 30'	15' to 30'
3	Off-Street Parking along Frontage	not permitted	not permitted
Along Parkway Frontage Edge			
4	Minimum Build-to Zone Coverage ^{SEE NOTE 2}	50%	50%
5	Build-to Zone ^{SEE NOTE 2} (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	25' to 50'	25' to 50'
6	Off-Street Parking along Frontage	permitted	
Along Secondary Street Frontage Edge			
7	Minimum Build-to Zone Coverage	none required	
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'	15'
9	Off-Street Parking along Frontage	permitted	
At Adjacent Lot Lines & Between Buildings			
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	15'	
11	Minimum Rear Building Setback	30'; 10' for accessory garage building	
FLOOR-TO-FLOOR HEIGHT ³ Refer to Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.			
12	All Stories: Minimum Height Maximum Height Measured floor-to-floor	9' 14'	9' 14'
13	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 Refer to Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.			
14	All Stories	attached house only	
15	Parking within Building	permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking should be off an interior side or rear facade (not a street facade), except parking may be either front or rear loaded from an internal driveway	
16	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories	
17	Required Open Space	A minimum of 400 square feet of open space is required per unit, in the form of a rear yard space, courtyard, or open space type, within 100 feet of the building.	
STREET & COURTYARD FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-11 Townhouse Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements			
18	Ground Story Fenestration	15% minimum	15% minimum
19	Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.	
20	Required Number of Street Entrances	1 per unit ²	1 per unit ²
21	Ground Story Vertical Facade Divisions	No more than two side by side units may share the same façade plane and then a 2' offset is required.	
22	Horizontal Facade Divisions	not required	

Notes

¹ For the purposes of the Townhouse building, a building consists of multiple units; minimum of 3 and maximum of 8 units.

² Each unit shall have a front facade fully located in a primary street build-to zone, except one of every five units may shall front a courtyard with a minimum width of 30 feet or a secondary street. The courtyard shall be defined on three sides by units.

³ A Townhouse building shall be a minimum of 2 stories and a maximum of 4 stories, independent of the district requirements.

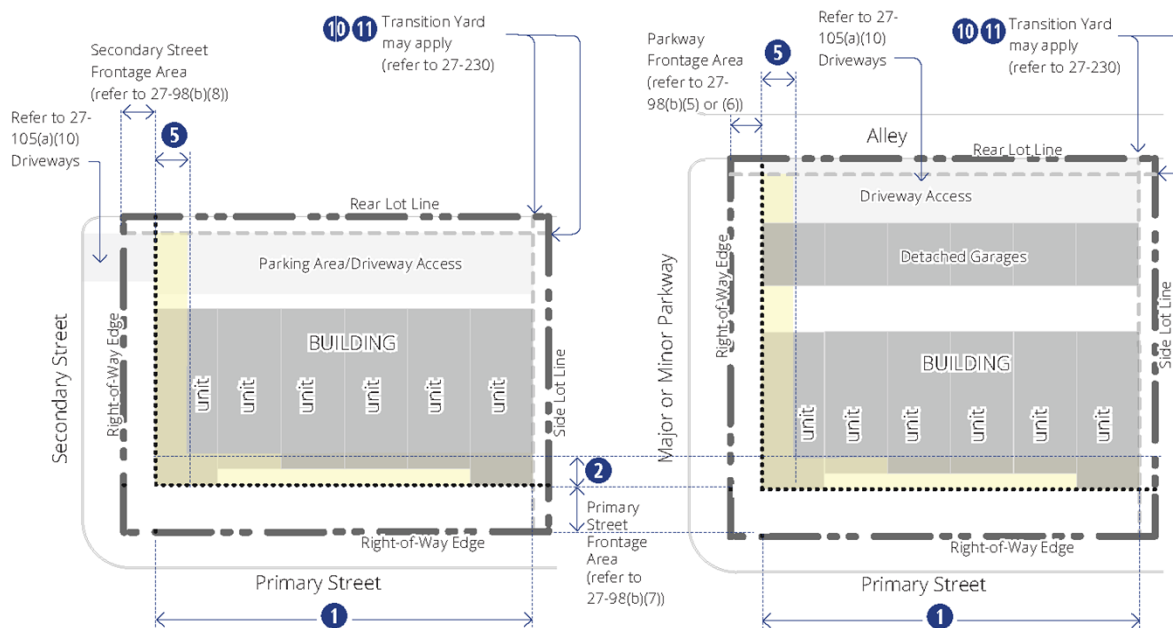


Figure 27-105-9 Townhouse Building: Building Siting

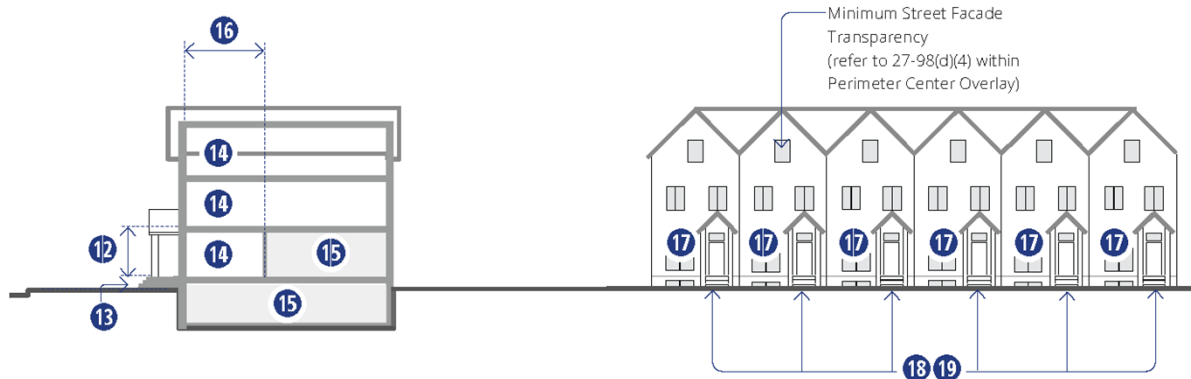


Figure 27-105-10 Townhouse Building: Floor-to-Floor Height & Use Requirements

Figure 27-105-11 Townhouse Building: Street Facade Design Requirements

d. *Detached house building regulations.*

PC-4 DISTRICT**BUILDING SITING** Refer to Figure 27-105-12 Detached House Building: Building Siting and 27-105(c)(1) Building Siting by Street Types

Along Primary Street Frontage Edge		
1	Minimum Build-to Zone Coverage ¹	65%
2	Build-to Zone ¹ (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15' to 30'
3	Garage Entrance or Off-Street Parking along Frontage	not permitted
Along Parkway Frontage Edge		
4	Minimum Build-to Zone Coverage ¹	50%
5	Build-to Zone ¹ (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	25' to 50'
6	Garage Entrance or Off-Street Parking along Frontage	permitted, preferred off alley or lane
Along Secondary Street Frontage Edge		
7	Minimum Build-to Zone Coverage	none required
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'
9	Garage Entrance or Off-Street Parking along Frontage	permitted, preferred off alley or lane
At Adjacent Lot Lines		
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	10'; minimum 15' between buildings on the same lot
11	Minimum Rear Building Setback	40'; 10' for accessory garage building
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.		
12	All Stories: Minimum Height Maximum Height Measured floor-to-floor	9' 14'
13	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 Refer to Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.		
14	All Stories	household living
15	Parking within Building	permitted fully in any basement and in rear of ground and upper floors
16	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-14 Detached House Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements		
17	Ground Story Fenestration Measured between 2' and 10' above grade	15% minimum
18	Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.
19	Required Number of Street Entrances	1 per unit ¹
20	Ground Story Vertical Facade Divisions	not required
21	Horizontal Facade Divisions	not required

Notes

¹ Each building shall have a facade fully located in a primary street build-to zone, except one of every five units may front a courtyard with a minimum width of 30 feet or a secondary street. The courtyard shall be defined on three sides by units.

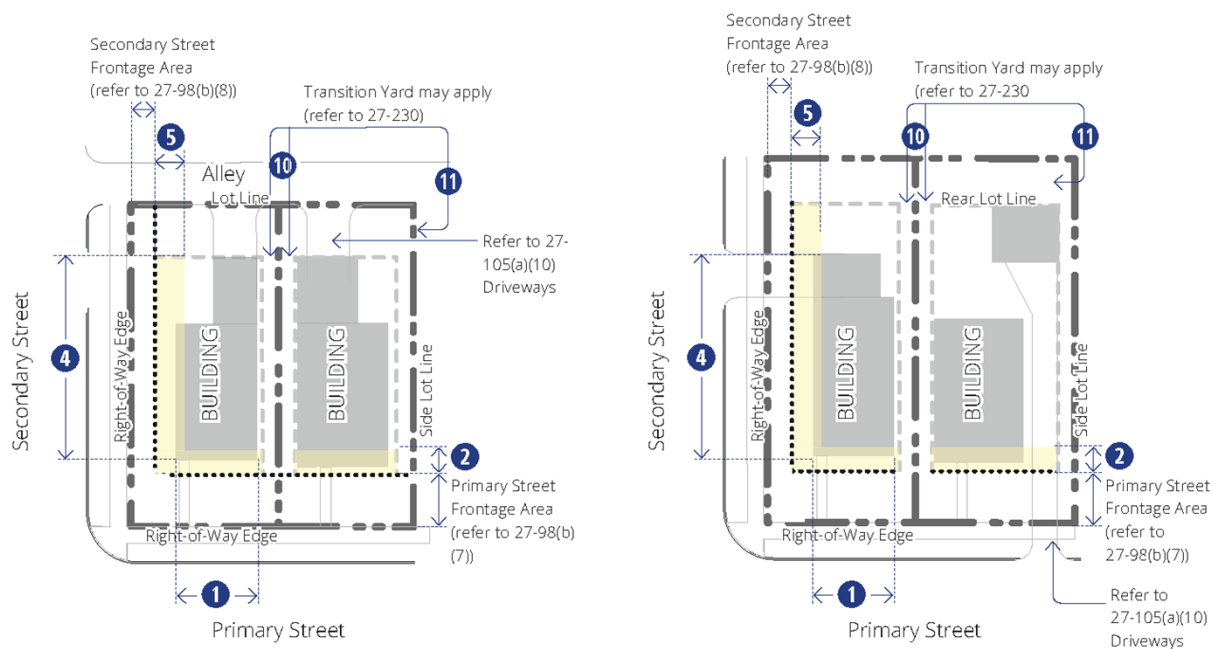


Figure 27-105-12 Detached House Building: Building Siting

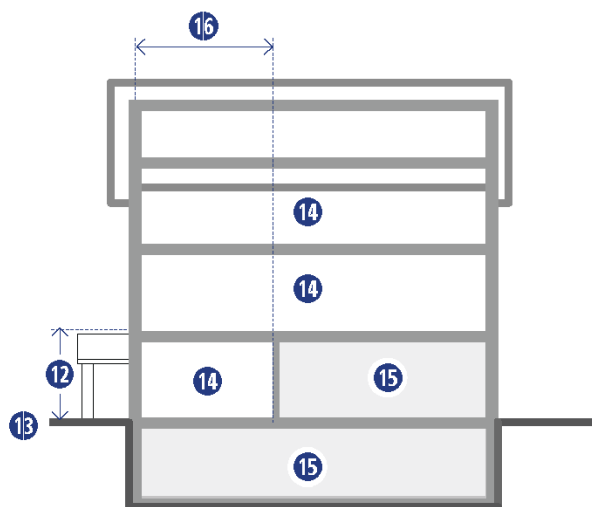


Figure 27-105-13 Detached House Building: Floor-to-Floor Height & Use Requirements

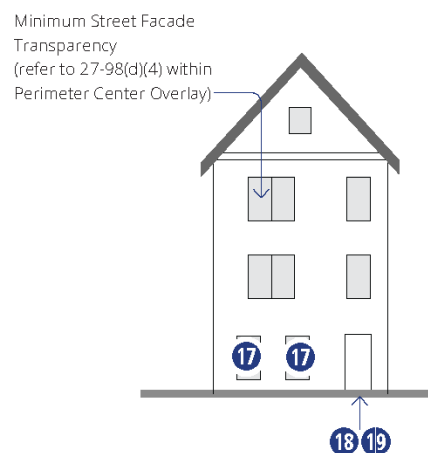


Figure 27-105-14 Detached House Building: Street Facade Design Requirements

e. *Civic building regulations.*

		PC-1 DISTRICT	PC-2 DISTRICT	PC-3 DISTRICT	PC-4 DISTRICT
BUILDING SITING Refer to Figure 27-105-15 Civic Building: Building Siting and 27-105(c)(1) Building Siting by Street Types					
Along Primary Street Frontage Edge					
1	Minimum Build-to Zone Coverage	n/a			
2	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'			
3	Off-Street Parking along Frontage	maximum of one double-loaded aisle, perpendicular to street			
Along Parkway Frontage Edge					
4	Minimum Build-to Zone Coverage	n/a			
5	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'			
6	Off-Street Parking along Frontage	Permitted			
Along Secondary Street Frontage Edge					
7	Minimum Build-to Zone Coverage	n/a			
8	Setback (Measured from Street Type Frontage edge. Refer to Figure 27-105-21)	15'			
9	Off-Street Parking along Frontage	Permitted			
At Adjacent Lot Lines					
10	Minimum Side Building Setback & Space Between Buildings on Same Lot	15'	30'	30'	30'
11	Minimum Rear Building Setback	30'	30'	30'	30'
FLOOR-TO-FLOOR HEIGHT Refer to Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(2) Floor-to-Floor Height.					
12	Ground Story: Minimum Height Maximum Height Measured floor-to-floor	14' 30'			
USES Refer to Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements and 27-105(c)(3) Uses within Building.					
13	All Stories	Limited to civic subcategory of uses			
14	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			
15	Required Occupied Space	30' deep from any Primary Street facade on all ground and upper stories			
STREET FACADE DESIGN REQUIREMENTS Refer to Figure 27-105-17 Civic Building: Street Facade Design Requirements and 27-105(c)(4) Street Facade Design Requirements					
16	Ground Story Fenestration Measured between 2' and 10' above grade	20% minimum			
17	Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. The porch shall be a minimum of 5 feet deep and 8 feet wide. The stoop shall be a minimum of 3 feet deep and 5 feet wide.			
18	Entrance Elevation	maximum of 2'-6" above the sidewalk without visible basement; maximum of 4'-6" above the sidewalk with a visible basement			
19	Required Number of Primary Street Entrances	one			
20	Ground Story Vertical Facade Divisions	none required			
21	Horizontal Facade Divisions	none required			

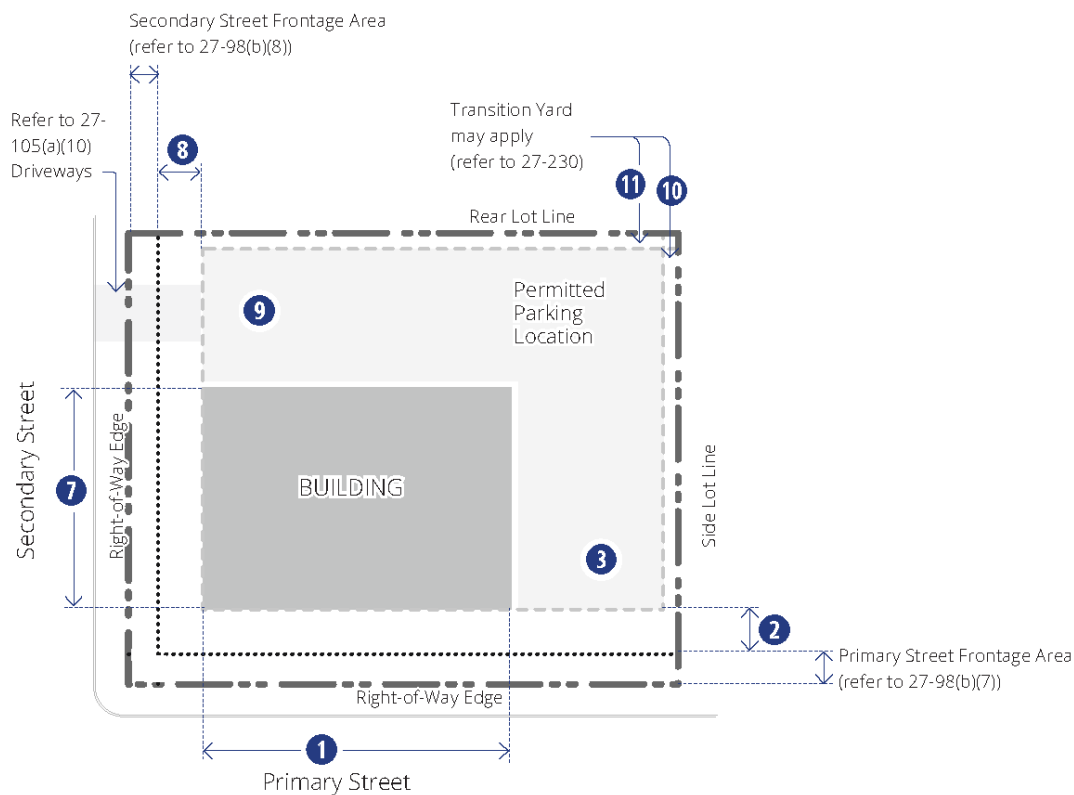


Figure 27-105-15 Civic Building: Building Siting

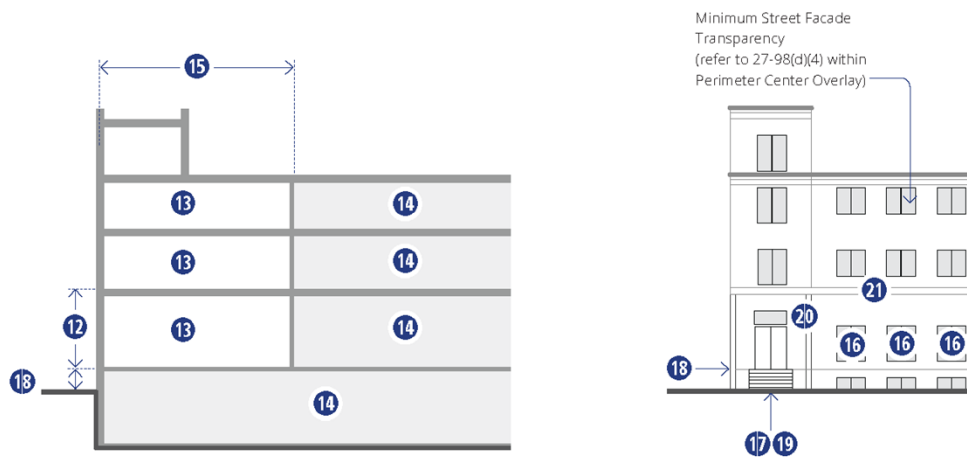


Figure 27-105-16 Civic Building: Floor-to-Floor Height & Use Requirements

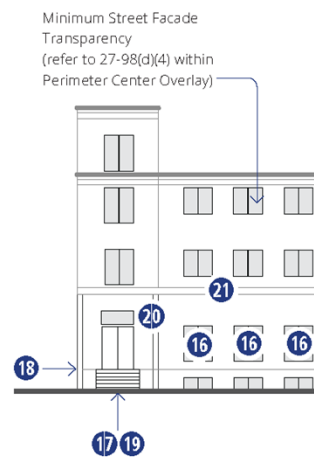


Figure 27-105-17 Civic Building: Street Facade Design Requirements

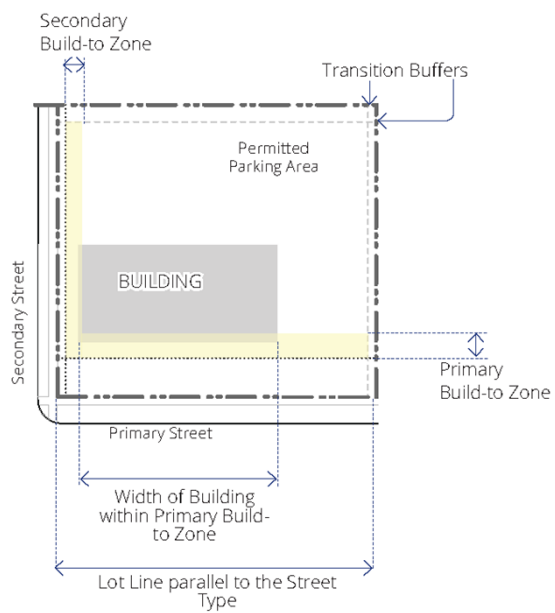
(c) *Explanation of specific building type requirements.* The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type, refer to [subsections] (b)(2)a through (b)(2)e.

(1) *Building siting by street types.* The following explains the line item requirements for each building type table within the section entitled "Building siting."

For each building type, requirements are defined for each street type frontage that may occur surrounding the site. Refer to figure 27-98-2, street types map, for the type

defined for each street in the Perimeter Center area. Each street type is defined with frontage options in [section] 27-98(b), street types, including the major and minor parkway, primary street, and the secondary street.

- a. *Build-to zone coverage.* The minimum percentage of building wall or façade along the street for each street type (parkway, primary street, secondary street per figure 27-98-2, street types map) is designated on each building type table. Refer to [subsections] (b)(2)a through (b)(2)e.
 1. *Measurement.* The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to figure 27-105-18, minimum build-to zone coverage.
 2. *Courtyards.* Courtyards, per [section] 27-621, terms defined, located along the façade in the build-to zone count towards the minimum coverage. Refer to street types for limitations of courtyards along some frontages.
- b. *Build-to zone.* The build-to zone is designated separately for each street type frontage on each building type table. Refer to figure 27-105-1, corner and build-to zones, on different street types and figure 27-98-2, street types map.
 1. *Measurement.* The build-to zone for all districts and street type frontages is measured from the edge of the street type frontage area onto the site, along the frontage edge. Refer to figure 27-105-19, location of build-to zone in relation to frontage.
 2. *Encroachments.* Awnings and building mounted signage may extend beyond the build-to zone into the frontage area, but may not extend into the street right-of-way.
 3. *Porches, arcades, galleries.* Porches, arcades and galleries may be included on the building façade design, utilizing the range of depth permitted by the build-to zone. If located outside the building coverage requirement, the depth of the arcade or gallery may exceed the build-to zone.



$$\frac{\text{Width of Building within Build-to Zone}}{\text{Lot Line parallel to the Street Type}} = \text{Build-to Zone Coverage}$$

Figure 27-105-18 Minimum Build-to Zone Coverage

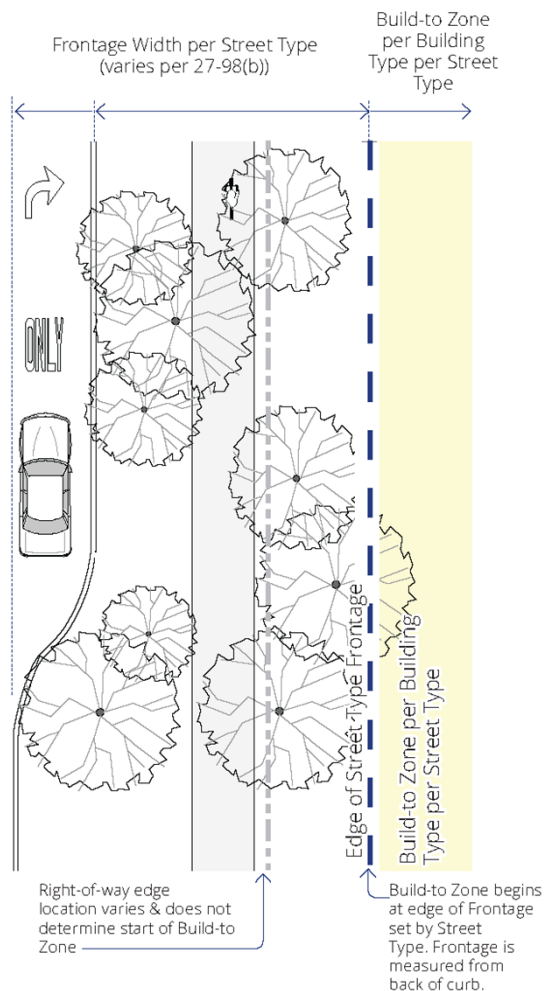


Figure 27-105-19 Location of Build-to Zone in relation to Frontage

- c. *Off-street parking along frontage.* Off-street parking is permitted behind any buildings on the site, but is only permitted exposed along a frontage if designated on the table of requirements for each building type.
 1. *Side parking.* Where noted, side off-street parking along a primary street may be permitted with a maximum of one double loaded aisle of parking perpendicular to the street centerline and with a maximum width of 72 feet. Refer to the street type frontage parking edge for design requirements in front of the parking and figure 27-105-20, side off-street parking.

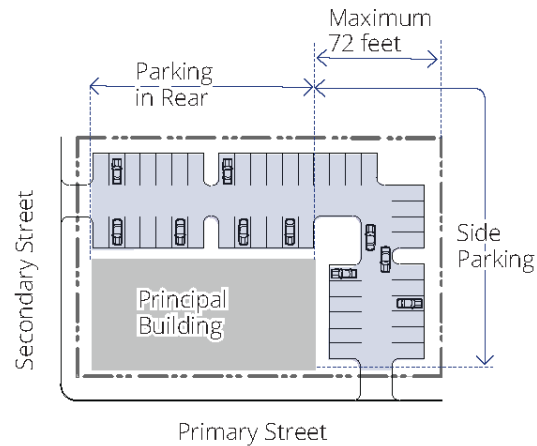


Figure 27-105-20 Side Off-Street Parking

- (2) *Floor-to-floor height.* The following explains the line item requirements for each building type table within the section entitled "Floor-to-floor height."

Overall permitted building heights are designated by district in stories. Refer to [section] 27-104 districts.

- a. *Ground story, minimum and maximum height.* (Refer to figure 27-105-21, measuring story height). Each building type indicates a permitted range of height in feet for the ground story of the building.
 1. *Taller spaces.* Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on primary street façades. These spaces are unlimited on interior lot and secondary street façades, and limited to no more than 50 percent of major or minor parkway façades.

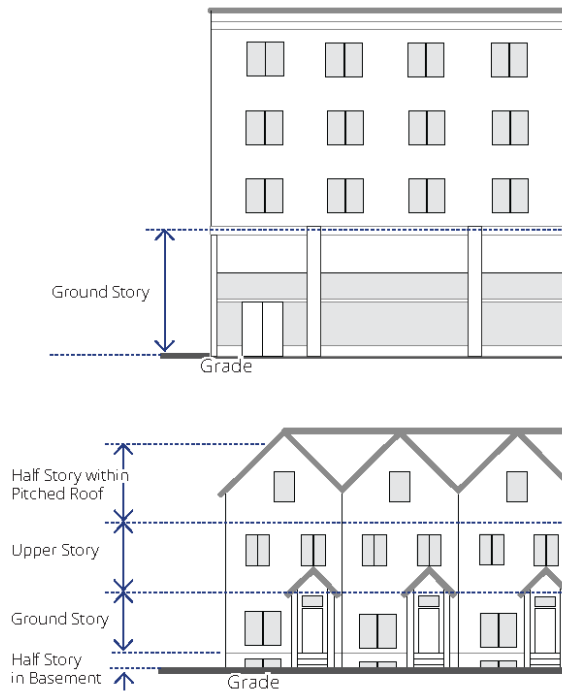


Figure 27-105-21 Measuring Story Height

- b. *Ground story elevation.* The allowable ground story elevation for each building type is defined, establishing whether or not a visible basement is permitted.
 1. *Visible basements.* Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

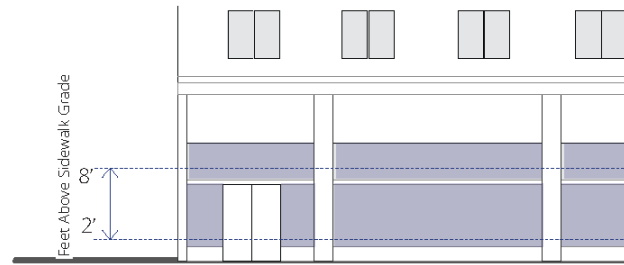


Figure 27-105-22 Measuring Ground Story Windows



Figure 27-105-23 Measuring Fenestration per Façade

- (3) *Uses within building.* The following explains the line item requirements for each building type table within the section entitled "Uses within building." Refer to [section] 27-104(f), uses for uses permitted within each zoning district. The requirements in this section of the building type tables may limit those uses within a specific building type.
- Ground and upper story.* The uses or category of uses which may occupy the ground and/or upper story of a building.
 - Parking within building.* The area(s) of a building in which parking is permitted within the structure.
 - Required occupied space.* The required depth of occupied space from the noted façade(s). Refer to [section] 27-621, terms defined, for the definition of occupied space.
- (4) *Street façade design requirements.* The following explains the line item requirements for each building type within the section entitled "street façade requirements".

These requirements apply only to façades facing public or private streets and façades facing main parking lots where visitors or customers park.

- Minimum fenestration.* (refer to figure 27-105-23, measuring fenestration, per façade). The following articulates the minimum amount of ground story transparent glass required on façades facing street and parking façades.
 - Measurement.* Ground story windows, when defined separately from the overall minimum fenestration, shall be measured between two feet and eight

feet from the average grade at the base of the front façade. Refer to figure 27-105-22, measuring ground story windows.

2. *Transparent.* Transparent means any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 3. *Other stories.* A general minimum fenestration requirement applies to all other stories visible from any street. Refer to [section] 27-98(d)(4), a quantity of windows.
 4. *Arcades, galleries, courtyards.* Ground story windows shall be located on the interior façade of any arcade or gallery. Ground story windows shall continue around a minimum of 60 percent of courtyard façades.
- b. *Entry area.* Size requirements and recommended types of entrance areas per building type.
 - c. *Required number of street entrances.* The minimum number of and maximum spacing between entrances on the ground floor building façade with primary street frontage.
 - d. *Vertical façade divisions.* The use of a vertically oriented expression line or form to divide the façade into vertical divisions at increments no greater than the dimension shown, as measured along the base of the façade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of 1.5 inch depth. Refer to [section] 27-621, terms defined, for the definition of expression line.
 - e. *Horizontal façade divisions.* The use of a horizontally oriented expression line or form to divide portions of the façade into horizontal divisions at locations designated. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of 1.5 inch depth.

SECTION III: Subsection 27-306 of Chapter 27 is hereby amended to read as follows:

Sec. 27-306. - Applicant-initiated meeting.

- (a) *Purpose.* The purpose of applicant-initiated meeting requirements is to help educate applicants for development approvals and neighbors about one another's interests, to attempt to resolve issues in a manner that respects those interests, and to identify unresolved issues.
- (b) *Applicability.* Applicant-initiated meetings are required to be held whenever the provisions of this zoning ordinance expressly state that they are required. They are encouraged in all cases.
- (c) *Written notice.* The applicant or his/her representative is responsible for completing all requirements of this section. Written notice is required for all applicant-initiated meetings and will be sent via first class mail to the owners of all residentially zoned property within 1,000 feet of the boundaries of the subject property, as those property owners are listed on the tax records of DeKalb County. The notices must be mailed at least 20 days before the

date of the applicant-initiated meeting. Written notices must indicate the nature of the application and the date, time, place and purpose of the meeting. All meetings will be held at a convenient time and location within the City of Dunwoody.

In addition to the above notice procedures the following shall be performed:

- (1) A notice of the meeting shall be sent to the city planner at the current address of Dunwoody City Hall. ~~the below or current address:~~

~~City Planner~~

~~City of Dunwoody~~

~~41 Perimeter Center East, Suite 250~~

~~Dunwoody, GA 30346~~

- (2) At least seven days before but not more than 30 days before the date of the applicant-initiated meeting, notice of the meeting must be published in the official legal organ of the city.

(d) *Scheduling meeting.* The applicant initiated meeting must be held between the hours of 6 PM and 8 PM, Monday through Friday, or between the hours of 12 PM and 4 PM, Saturday and Sunday, for a period no less than one (1) hour, at a public location.

(ed) *Summary report.* The applicant must submit a summary of the applicant-initiated meeting at the time of application submittal. The summary report must describe:

- (1) Efforts to notify neighbors about the meeting date, time, and location (how and when notification occurred, and who was notified);
- (2) Meeting location, date and time;
- (3) Who was involved in the discussions;
- (4) Suggestions and concerns raised by neighbors; and
- (5) What specific changes to the proposal were considered and/or made as a result of the meeting.

SECTION IV:

a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this

Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

c. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court or competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionally or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION V: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION VI: This Ordinance shall be codified in accordance with State law and the Code of the City of Dunwoody, Georgia. This Ordinance shall become effective upon adoption.

SO ORDAINED, this _____ day of _____, 2019.

Approved by:

Approved as to form:

Denis L. Shortal, Mayor

Cecil G. McLendon, City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL