



UPDATED VILLAGE ZONING

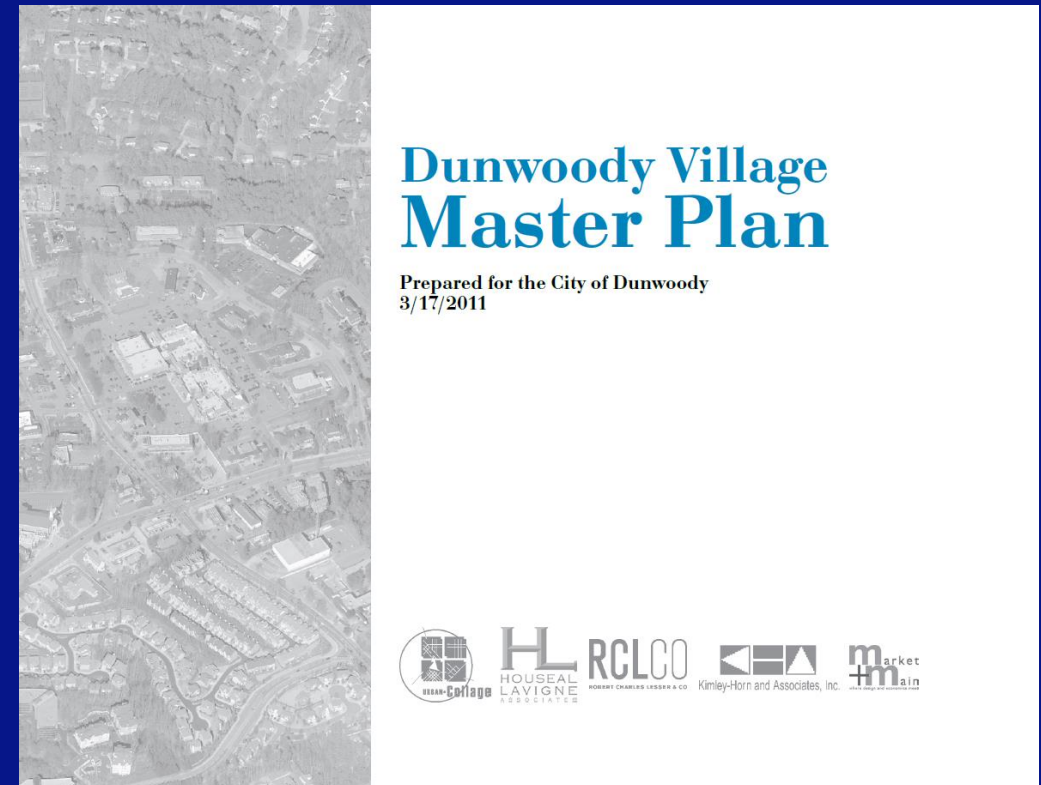
City Council Presentation: August 10, 2020

City of
Dunwoody
Georgia

Dunwoody Village
Master Plan Update

Today's Items for Consideration

- Master Plan Update
- New Dunwoody Village (DV) zoning district text
- Zoning map changes



Village Master Plan

The 2011 plan called for:

- A true “downtown”
- A more walkable and bikeable village
- Central public green space
- Vibrant mix of civic, office, convenience retail, and residential uses
- New streets with redevelopment

This process affirmed these policies



Public Input: June 29 Workshop

- Nearly 200 people attended
- Reviewed previous plan
- Presented zoning and transportation considerations
- Included a walking tour
- Gathered feedback that directly shaped today's recommendations



photo courtesy Paul Ward Photography
Packet page:....

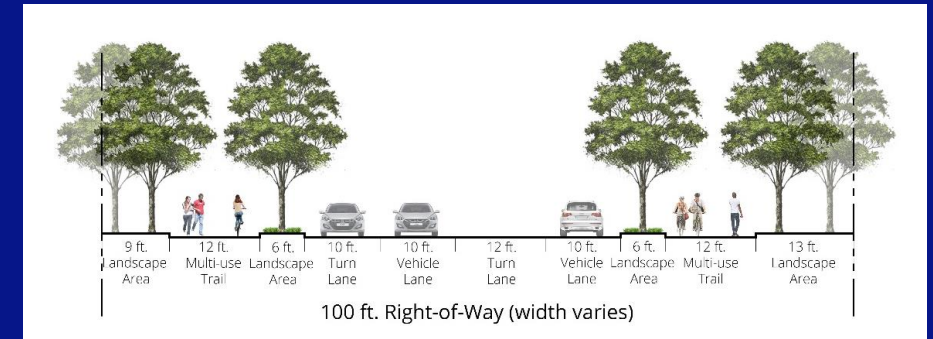
Public Input: November 16 Open House

- More than 170 people attended
- Summary presentation
- Draft zoning changes summarized on boards
- Worksheets allowed public to give detailed feedback
- Online survey asked same questions as worksheets and received 300+ responses
- Overwhelming support



Village Master Plan Update

- Only recommended changes are minor updates to designs for Chamblee Dunwoody Road and Mount Vernon Road
- Zoning regulates private streetscape improvements outside the curb
- Master Plan policies guide public improvements inside the curb
- Goal is to calm traffic, make roads safer for walking and biking





Proposed Dunwoody Village Rezoning & Regulations

Proposed Zoning: Overview

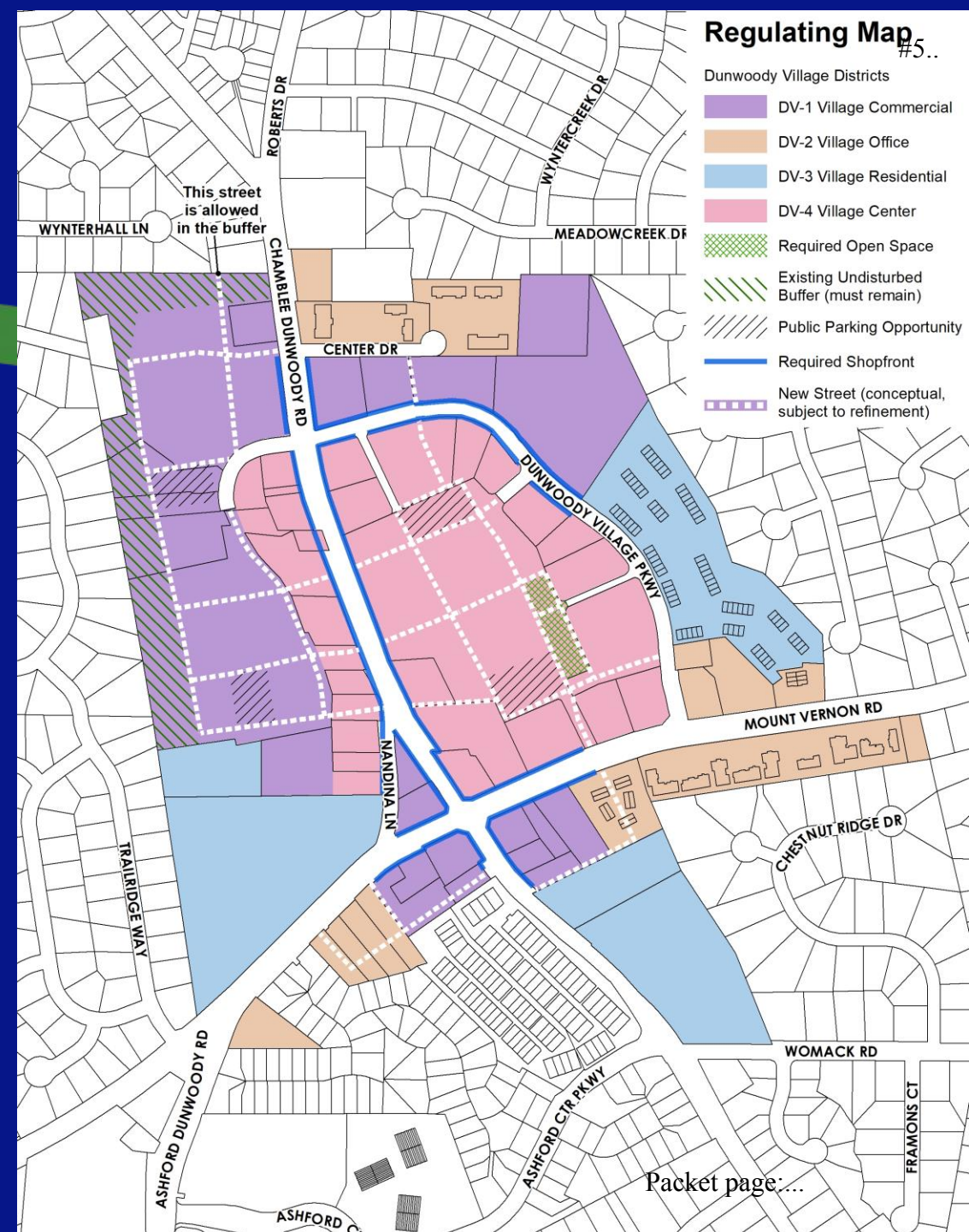
The proposed zoning would:

- Implement the Master Plan vision
- Promote a sense of place
- Make development decisions predictable, fair, and cost effective
- Provide flexibility for developers and predictability for residents



Regulating Map

- Existing overlay would be replaced with new Dunwoody Village zoning districts
 - *DV-1: Village Commercial*
 - *DV-2: Village Office*
 - *DV-3: Village Residential*
 - *DV-4: Village Center*
- Regulating map (a type of zoning map) shows required streets, trails, and open space



Existing Street Grid

- Two roads from southwest
 - *Ashford Dunwoody Road (5 lanes)*
 - *Mt. Vernon Road (2 lanes)*
- Two roads from north
 - *Chamblee Dunwoody Road (2 lanes)*
 - *Roberts Drive (2 lanes)*
- All north-south traffic is combined onto Chamblee Dunwoody Road in the Village

Proposed Street Grid

- Require as redevelopment occurs
- Create a network of local streets
- Provide alternate routes
- Make walking and biking safer and more convenient
- Potential long-term extension or pedestrian-only street on church property
- Potential closure of Nandina Lane as street network is built out
- Potential future roundabouts



Proposed Trails

- No changes from 2011 Master Plan
- Would allow adjacent residents to walk to Village amenities
- Would be required with redevelopment
- Would be subject to agreements between developer and private property owners



Open Space

- One open space would be required to be built where shown on the Regulating Map
- This could potentially be built in partnership with the City and include civic building anchors
- Many additional open spaces would be created with redevelopment



Open Space

- Between 5% and 15% of each new development would be required to be open space
- “Leftover” space could not count as open space
- Open space would have to be plaza, green, commons, park, or rooftop terrace
- Quality design and amenities would be required



Public Parking

- Public parking locations shown on Regulating Map
 - *Potentially publicly funded*
 - *Could encourage redevelopment*
- Parking allowed to exceed the minimum in these areas
- Would have to be screened by buildings or have high architectural quality



Buffers

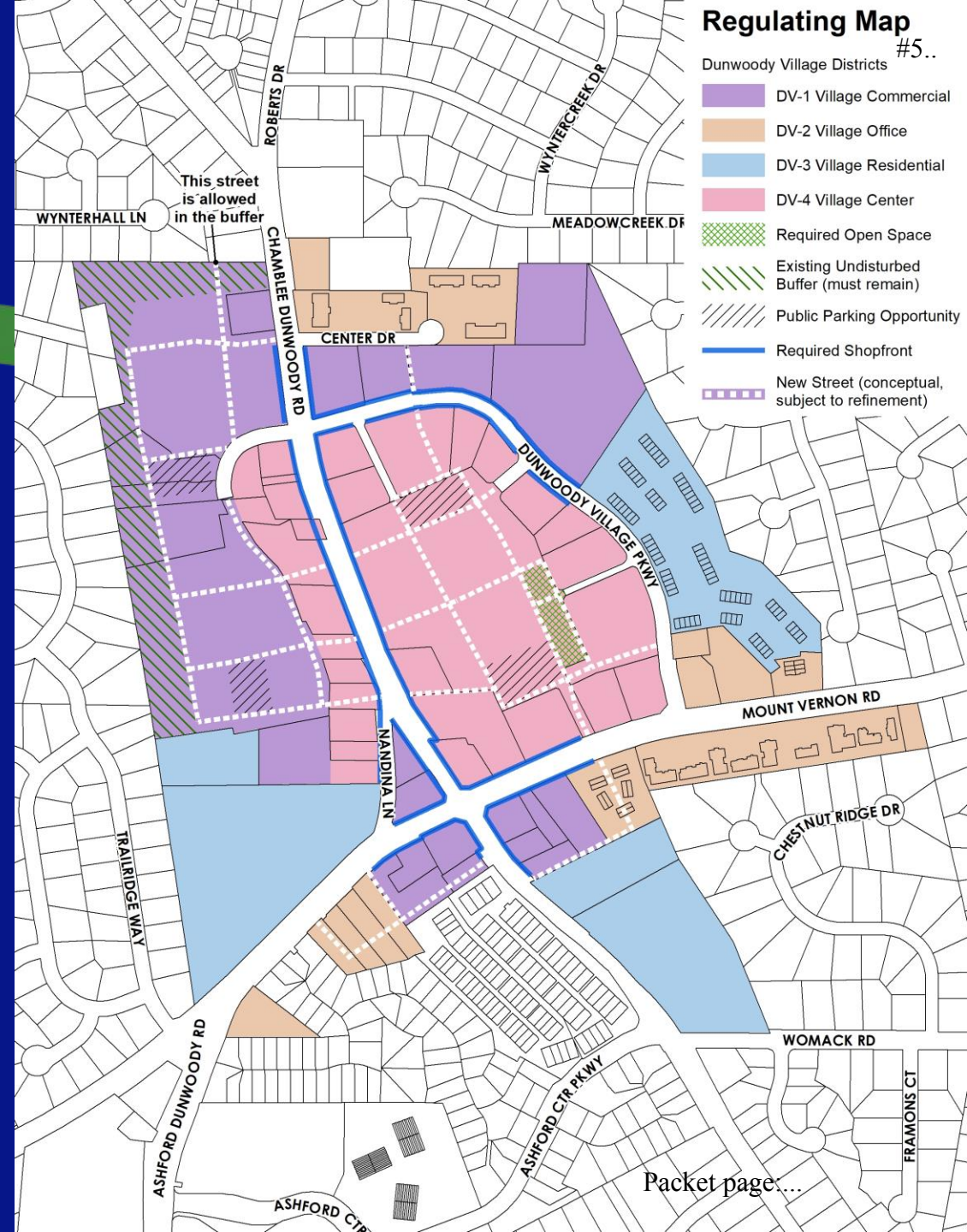
- Citywide transition/buffer table would be updated (Sec. 27-230) to include the new DV districts
- Transitions/buffers would be required adjacent to single-family residential zoning
- Transitions/buffers would not be required between DV districts



Buffers – PC Updates

The Planning Commission Recommends:

- Retain existing buffer requirements along the western side of the district
 - *Buffer aligns with current wooded area*
 - *Per previously negotiated zoning conditions*



Streetscapes

- New developments would have to upgrade streetscapes
- Sidewalks would be 8-12 feet wide
- Street lights and benches would be required
- Streetscapes could be adjusted to avoid impacting trees
- Developers would be required to put utilities underground, but City would assist on Mt. Vernon and Chamblee Dunwoody Roads



Building Types

- Building types are proposed to improve the quality of design
- Types would include:
 - *Shopfront buildings*
 - *General buildings*
 - *Townhouse buildings*
 - *Civic buildings*
- Blank walls and parking would not be allowed adjacent to a street, except for on-street parking
- Buildings would be required to be designed for retail in some areas



Residential Uses

- Detached single-family houses would not be allowed
- Townhouses allowed in DV-1 and DV-3
- Multi-family housing allowed in all districts
- Apartments (except for senior apartments) would require special land use permit



Commercial Uses

- Few changes from existing zoning
- Banks would have to be spaced at least ¼ mile apart
- Gas stations, car repair shops, and drive-throughs would not be allowed
- Many uses would be limited to 50,000 sq. ft.



Architectural Standards

- Facades would have to be brick, stone, hardiboard, true stucco, or ceramic panels
- Facade glass would have to be transparent
- Parking deck entries would only be allowed to face new streets



Building Height



<u>Zoning District</u>	<u>Proposed Maximum Height</u>
• DV-1: Village Commercial	4 stories*
• DV-2: Village Office	3 stories
• DV-3: Village Residential	3 stories
• DV-4: Village Center	5 stories

*3 stories within 100 feet of single-family zoning

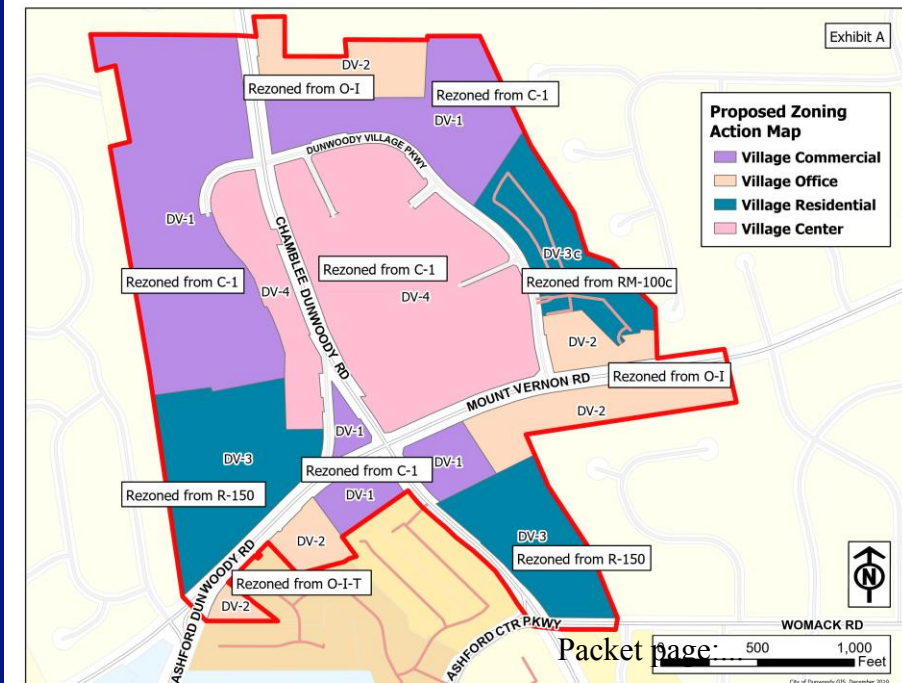
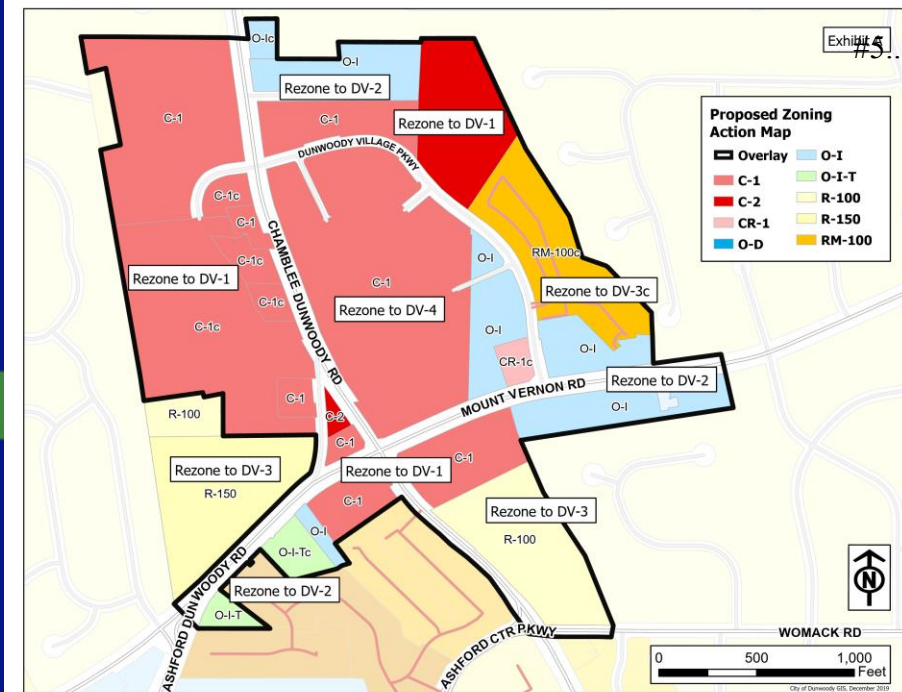
Residential Density

- Density is proposed to be regulated by building height
- Units per acre can vary significantly between building types and is not easily understood by the public



Zoning Action Map

- Existing overlay to be replaced by new DV districts



Next Steps



- September 14 - Dunwoody City Council Second Reading
- Rezoning and new regulations would become effective immediately



12 units per acre



24 units per acre

Guest
Sales Center
Parking



48 units per acre



54 units per acre



12 units per acre

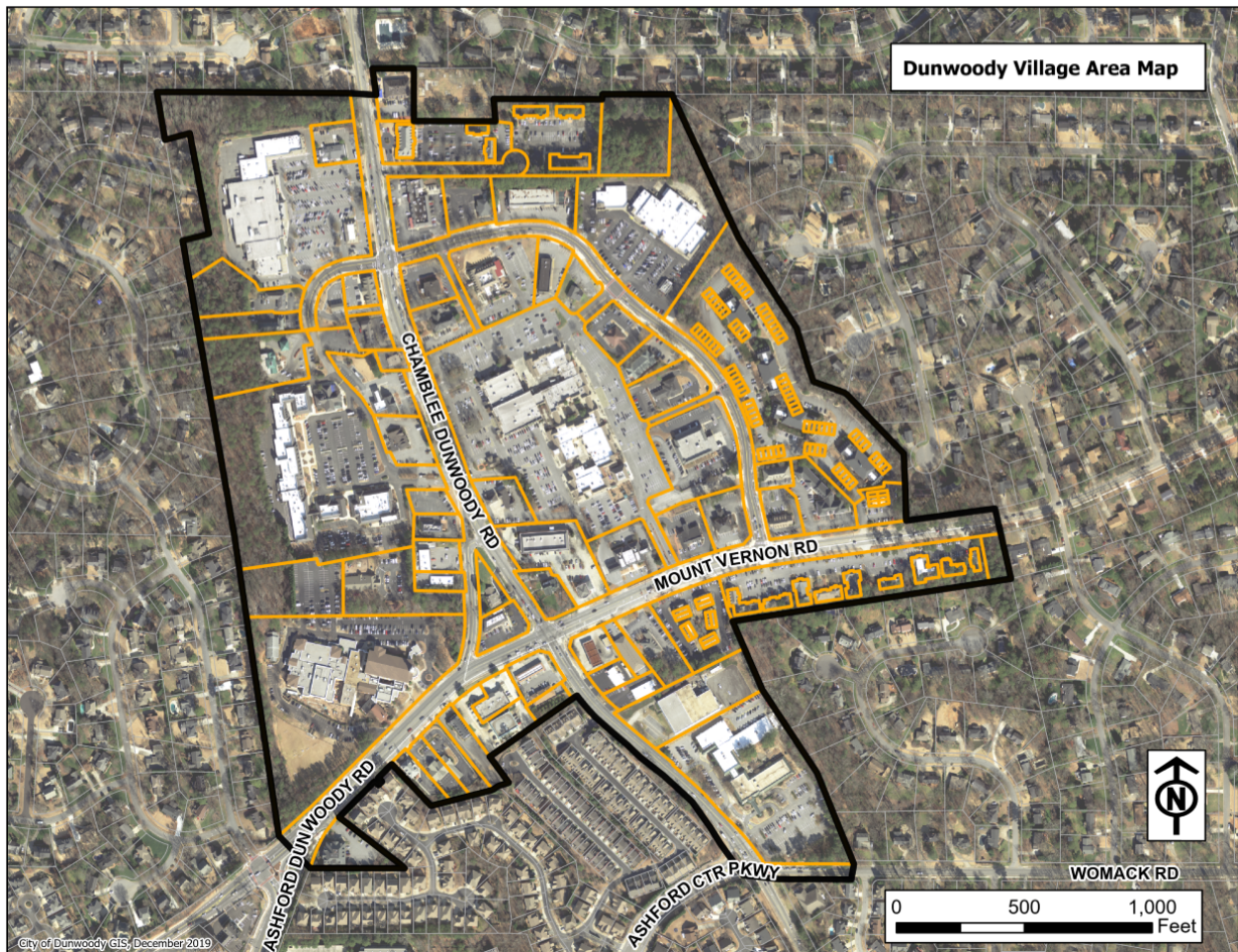
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: August 10, 2020

Subject: Review and consideration of an ordinance to amend Chapter 27 of the City of Dunwoody Village Zoning Ordinance to adopt new Dunwoody Village district zoning regulations and to repeal conflicting sections.



ITEM DESCRIPTION

This item is a request to consider zoning text amendments to amend Dunwoody’s Zoning Ordinance (Chapter 27) to include the adoption of new Dunwoody Village (“DV”) district regulations. These regulations pertain to properties found within the Dunwoody Village Area Map depicted above. The proposed text amendments will add a new division, division 6-Dunwoody Village Districts, to Chapter 27, Article II-Zoning Districts. All conflicting regulation pertaining to the Dunwoody Village Overlay, found in Chapter 27-97, will be repealed and

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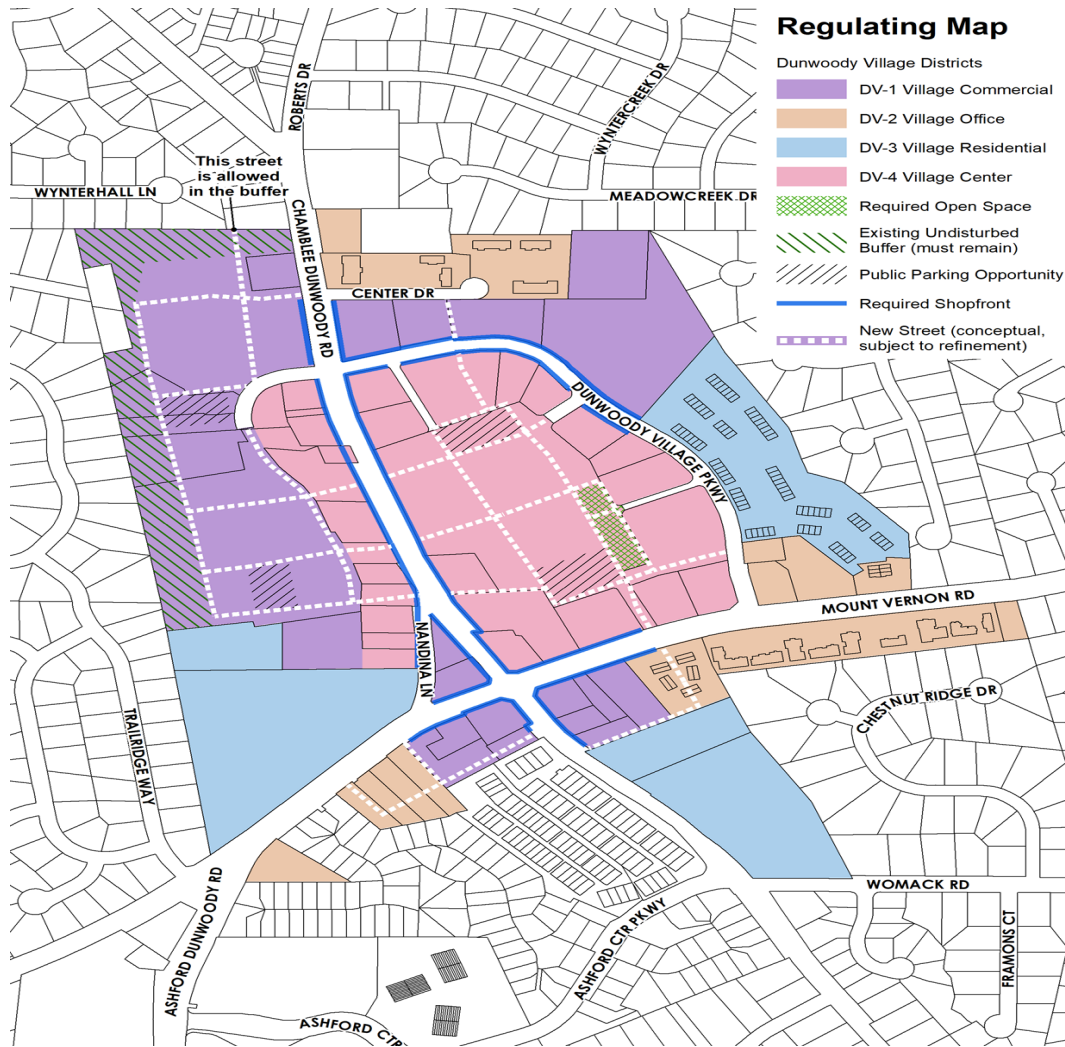
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replaced with the new regulations. The proposed text changes are depicted in Exhibit "A" and "B".

BACKGROUND

In January of 2019 staff began working with TSW, an Atlanta based architecture and planning firm to prepare zoning text and master plan updates specific to Dunwoody Village. In preparation for future zoning changes, the updates take into consideration, connectivity, public open space, and the future character of development. Staff has summarized some of the key components of the updates below:

Dunwoody Village regulating map: A "regulating map" (see below) would replace the existing overlay district with site specific requirements. Contrary to conventional zoning, which strictly regulates use, the regulating map includes requirements on new streets, public parking decks, storefront buildings, and required opens space standards, which are assigned to streets and blocks in the designated area. More specifically, each new Dunwoody Village zoning district will follow a set of standards for building form, street types, pedestrian paths, shopfronts, and open spaces.



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Connectivity: As properties redevelop, new streets would be required to be built by developers in the approximate locations shown on the Regulating Map. These would ensure that all traffic is not concentrated on existing roads that already have high traffic. It would also encourage walking and allow alternate routes. Pedestrian paths would also be encouraged to connect to single-family neighborhoods adjacent to the Village. These would allow residents to walk to the amenities offered in new developments, but their design and location would be subject to future studies and access negotiations.

Public Parking Garages: Locations for public parking opportunities are shown on the Regulating Map. In these locations, developers would be allowed to exceed the maximum amount of parking that would otherwise be allowed, as an incentive to construct shared, public parking decks that serve the surrounding area. Along public or private streets, parking structures would be required to be fronted by buildings having habitable space along the full length of the parking structure.

Streetscapes: New developments will be required to upgrade sidewalks to 8-12 feet wide, with a 6-foot wide landscaping area adjacent to the curb. This would include street lights and benches and would be flexible to avoid impacting trees. Additionally, developers would be required to put utilities underground, but the City could assist with Mt. Vernon and Chamblee-Dunwoody Roads in some cases.

Architectural materials: Facades would incorporate high-quality materials such as brick, stone, hardiboard, true stucco, or ceramic panels.

Building Types: Form-based standards for building types are proposed to improve the quality of design. The proposed regulations would define four building types (shopfront, general, townhouse, and civic), along with regulations for their setbacks, ground floor height, facade design, and requirements on uses on the ground floor versus upper floors. Shopfront buildings would be required in the locations shown on the Regulating Map, in order to ensure that there is sidewalk activity and appropriate design along those key public street. Building types will be improved upon by eliminating blank walls as well as prohibiting parking adjacent to a street, except for on-street parking.

Use standards and restrictions: The Master Plan and code seek to support neighborhood-serving goods and services. Banks would have to be spaced at least ¼ mile apart which would effectively make it difficult for any new banks from moving in. To help create a healthier, more pedestrian-focused Village, automobile-centric commercial uses that include gas stations, auto repair shops, and drive-throughs will be prohibited. Further, to prevent large big box stores, uses would be limited to no more than 50,000 square feet. In regards to residential uses, detached single-family houses would not be allowed but townhouses will be allowed in DV-1 and DV-3 with owner occupied multi-unit housing allowed in all districts. Additionally, any proposed multi-family, rental would be required to be reviewed by Planning Commission and approved by City Council as a Special Land Use Permit. Finally, to ensure active streets, some degree of mixed use development is required within the DV-1, DV-2, and DV-4 districts.

Building Height: Building heights will vary based upon the following zoning districts:

- DV-1: Village Commercial 4 stories (3 stories within 100 feet of single-family zoning)
- DV-2: Village Office 3 stories
- DV-3: Village Residential 3 stories
- DV-4: Village Center 5 stories

Zoning Transitions/buffers: The undisturbed buffer located both west of Chamblee Dunwoody Road and north of Mount Vernon Road that abuts R-100 single-family to the west, will be preserved in its current form. As it exists today, the buffer must be 50 feet at its most narrow point and 150 feet at its widest point, as generally shown on the Regulating Map in figure 27-107B-1. Where existing buffers do not exist, TY-2 Transition yards will be required between single-family zoning districts and DV Districts. Additionally, the the table in Section 27-230(c), Transition Yards, has been updated to identify transition yard requirements in Dunwoody Village zoning districts.

Open space: The following amounts of open space would be required for all redevelopment:

- Sites under 1 acre: minimum 5% open space
- Sites 1 to 10 acres: minimum 10% open space
- Sites over 10 acres: minimum 15% open space

Open space would have to be designed with high design standards below:



(e) Plaza.

The intent of the plaza is to provide a formal open space type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

PLAZA CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	60 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of plaza area
Maximum Impervious Surface + Semi-Permeous Surface	40% + 20%
Maximum Percentage of Open Water & Stormwater Features	30%



(f) Green.

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

GREEN CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Not Permitted
Maximum Impervious Surface + Semi-Permeous Surface	20% + 15%
Maximum Percentage of Open Water & Stormwater Features	30%



(g) Commons.

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building occupants.

COMMONS CRITERIA	
Dimensions	
Minimum Size	0.45 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	0%, requires a minimum of two access points with a total depth of 100 feet maximum (minimum 30 feet wide)
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of commons area
Maximum Impervious Surface + Semi-Permeous Surface	30% + 10%
Maximum Percentage of Open Water & Stormwater Features	30%



(h) Park.

The intent of the park is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

PARK CRITERIA	
Dimensions	
Minimum Size	0.75 acres
Minimum Dimension	30 feet; minimum average width of 80 feet
Minimum Percentage of Street Frontage Required	30% for parks less than 5 acres; 20% for parks 5 or more acres in size
Improvements	
Fully Enclosed Structures	Permitted in parks 2 acres or larger in size
Maximum Impervious Surface + Semi-Permeous Surface	20% + 10%
Maximum Percentage of Open Water & Stormwater Features	30%



(i) Rooftop terrace.

The intent of the rooftop terrace is to provide a formal or informal, small to medium scale space for passive or active recreation or gatherings. Rooftop terraces tend to serve adjacent building occupants but must be open to the general public to count toward the open space requirement.

ROOFTOP TERRACE CRITERIA	
Dimensions	
Minimum Size	0.10 acre
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	0% but must have signage that is clearly visible from the street indicating how to access the terrace
Minimum Percentage of Accessible Terrace Area	25% of terrace area must be designed to be accessible; all remaining area must be planted
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of terrace area
Maximum Impervious Surface + Semi-Permeous Surface	no maximum
Maximum Percentage of Open Water & Stormwater Features	30%

Rooftop terraces would be allowed to count as open space if they remain open to the general public. Also, a large public open space would be required in the location shown on the Regulating Map.

Variations: Variations from the zoning regulations would be referred to as major exceptions and minor exceptions. Major exceptions would need to be voted on by the Zoning Board of Appeals and minor exceptions could be authorized by the community development director.

PLANNING COMMISSION FEBRUARY 11th, 2020 MEETING

The Planning Commission heard the request to consider zoning text amendments to Dunwoody Village at their February 11th meeting. During public comment, many of comments and concerns came from residents' living in the Branches and Wynterhall Neighborhoods, located west of the Dunwoody Village. At the meeting, the Dunwoody Methodist Church stated that they opposed of the street connection running through their property. Also, nearby neighbors' advised the Planning Commission that they wanted additional buffer protection between Dunwoody Village and their homes. Following discussion, the Commission voted unanimously to defer the application to their March 10th, 2020 meeting.

FEBRUARY 18th, 2020 COMMUNITY MEETING

On February 18th, Community Development staff, and Mayor Lynn Deutsch, attended a neighborhood meeting where approximately 50 residents attended. In response to comments made, the following revisions were made to the Regulating Plan:

- The two street arrows pointing south into the Dunwoody United Methodist Church were removed;
- The arrows showing future paths between Dunwoody Village and surrounding neighborhoods were removed, though the text still recommends pedestrian paths per the adopted master plan;
- To the west, where the DV-1 Village Commercial district abuts single-family residential zoning, the total combined depth of the undisturbed buffer and transition yard was increased from 75 feet to 150 feet. Of this 150 feet, 130 feet was to be composed of an undisturbed buffer. Adjacent to the buffer, a TY-4 transition yard with a minimum width of 20 feet was proposed. Where the properties of 1205 and 1206 Hidden Branches already protrude inside the buffer area 100 feet, a minimum undisturbed buffer of 50 feet was proposed; and
- The public parking deck that was previously located on the Dunwoody United Methodist Church surface parking lot was moved further away from single-family residences.

PLANNING COMMISSION MARCH 10th, 2020 MEETING

The Planning Commission reviewed the updated version of the text amendments at their March 10, 2020 meeting. At the meeting, most of the discussion focused on identifying appropriate buffers and transition yards between the residential properties abutting Dunwoody Village. After much discussion with the staff and residents, the Planning Commission voted unanimously 6-0 to approve the proposed code changes with the following recommendations:

PC Recommendation 1: Relevant to Buffers and transition yards, Sec. 27-107B(a)(7)(b) which reads:

"Where a DV-1 Village Commercial district abuts any single-family residential zoning district to the west, an undisturbed buffer with a depth of 130 feet is required abutting the single-family zoning district, except adjacent to 1205 and 1206 Hidden Ridge Lane, where an undisturbed buffer with a depth of 30 feet is required, as shown on the regulating map, figure 27-107B-1. Adjacent to the undisturbed buffer, a TY4 transition yard is required with a minimum width of 20 feet, except adjacent to the buffer adjacent to 1205 and 1206 Hidden Ridge Lane, where no transition yard is required. The total

combined depth of the undisturbed buffer and transition yard shall be 150 feet, except adjacent to 1205 and 1206 Hidden Ridge Lane, where it shall be 30 feet"

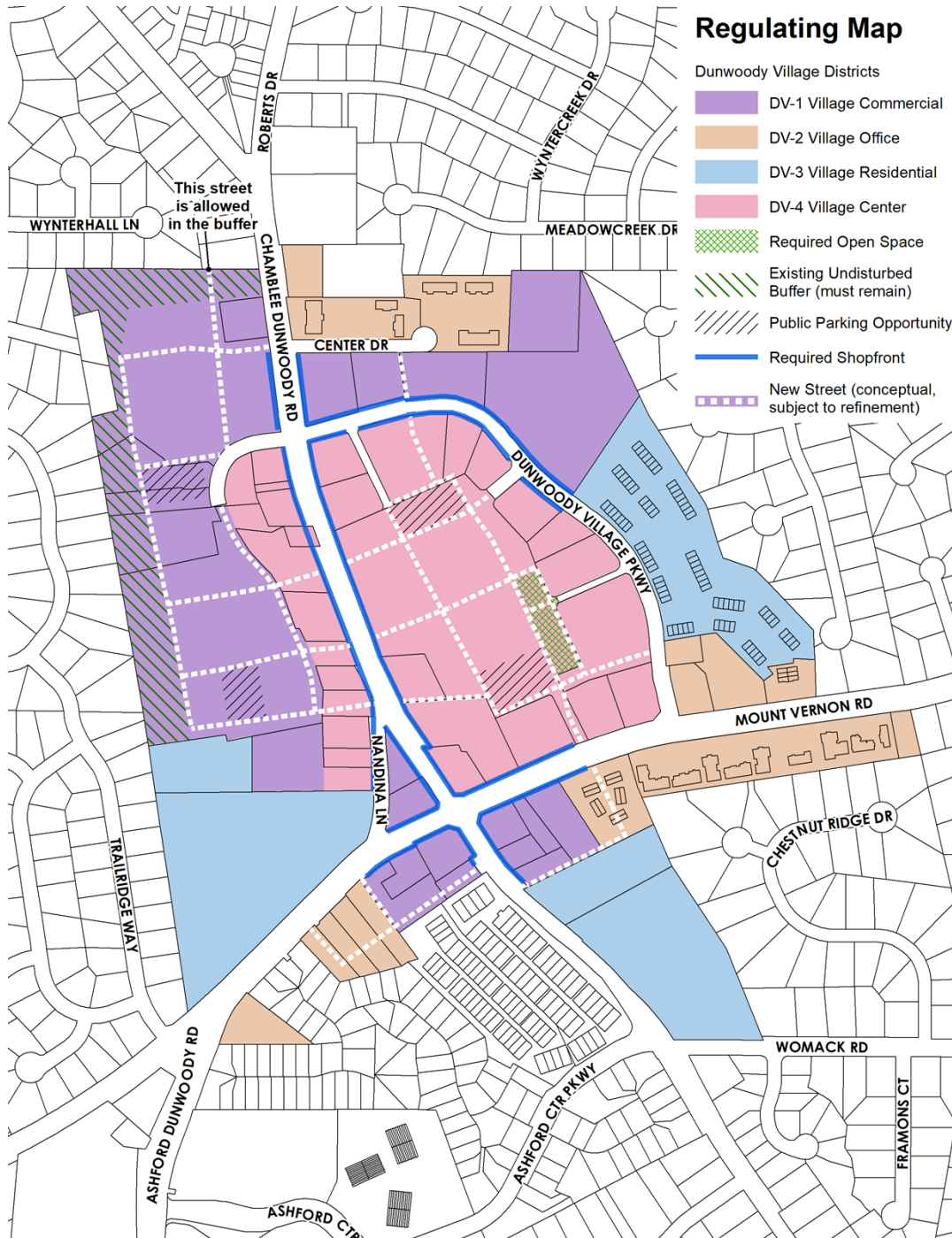
Replace with the following requirement to maintain the existing undisturbed buffer:

- b. When a property is zoned DV-1 Village Commercial district, and when said property is located both west of Chamblee Dunwoody Road and north of Mt. Vernon Road, and when said property abuts a single-family residential zoning district, then no transition yard is required but the existing undisturbed buffer between the two districts must be maintained, as generally shown on the regulating map figure 27-107B-1. The buffer must be 50 feet at its most narrow point and 150 feet at its widest point.*

Add new Section 27-107B(a)(7)(c) and Section 27-107B(a)(7)(d) as follows:

- c. Streets are not allowed in the transition yard and undisturbed buffer required by "a" and "b" above unless they are specifically shown on the regulating map as allowed in the buffer.*
- d. Paved and unpaved pedestrian paths are only allowed in the transition yard and undisturbed buffer required by "a" and "b" when their layout and design minimizes impacts on existing trees.*

And to show that existing undisturbed buffer must remain, replace regulating map figure 27-107B-1 with the following:



PC Recommendation 2: Relevant to DV-2 Village Office District, Figure 27-107B-3 maximum height, add the following section highlighted below:

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DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	4	section 27-107D Building Types
	General	4	
	Townhouse	4	
	Civic	4	
USE MIX	Mixed-Use Requirement	Ground floor residential use not allowed along a public or private street	section Error! Reference source not found. Error! Reference source not found. Uses
HEIGHT	Maximum (sites that are both south of Mt. Vernon Rd and east of Chamblee-Dunwoody Road)	2 stories or 35 feet, whichever is less, when a standard 30 feet wide TY4 transition yard is provided; or 3 stories or 52 feet, whichever is less, when the provided TY4 transition yard width is increased to 50 feet	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
	Maximum (all other sites)	3 stories or 52 feet, whichever is less	
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	85 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	80 percent	
LOTS	Lot Area	No minimum	
	Lot Width	16 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 feet minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	No minimum	
OPEN SPACE REQUIREMENTS	Plaza	4	section Error! Reference source not found. Open Space Types
	Green	4	
	Commons	4	
	Park	4	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

RECOMMENDATION

As previously noted, relevant to the office buildings found south of Mount Vernon Road, the Planning Commission recommended requiring a 30-foot TY-4 buffer along the rear for new two-story buildings and a 50-foot TY-4 buffer along the rear for new 3-story buildings. However, considering the fact that the proposed zoning change already reduces the current building height of office buildings from 5 stories to 3 stories, pulls new development up to the street further away from residences, and requires TY-2 buffers at minimum in the rear, requiring additional buffering should not be necessary. Therefore, it is of the opinion of staff that recommendation number 2 from the Planning Commission not be included in the text.

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Otherwise, staff recommends that the changes to Chapter 27 be approved as recommended in Exhibit "A" and "B" listed below, with inclusion of the Planning Commission's recommendation number 1 that maintains the existing undisturbed buffer as noted on map figure 27-107B-1, depicted in their recommendation above.

EXHIBIT A: Chapter 27, Division 6, Dunwoody Village Districts

EXHIBIT B: Chapter 27-230 Transition Yards

ATTACHMENTS

- EXHIBIT A: Chapter 27, Division 6, Dunwoody Village Districts
- EXHIBIT B: Chapter 27-230 Transition Yards
- EXHIBIT C: Ordinance for Dunwoody Village Text Amendments
- DV Districts-Planning Commission recommended updates

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27-107A Administration.

Intent and applicability.

27-107A Administration.

(a) **Intent and applicability.**

(1) **Intent.** The Dunwoody Village (DV) district regulations are intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village Master Plan. They are further intended to help:

- a. Maintain and enhance the identity and image of Dunwoody Village;
- b. Accommodate and promote walkable development patterns containing a complementary mix of land uses;
- c. Create opportunities for functional landscaped open and gathering spaces in the core of Dunwoody;
- d. Ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area of unique character, while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while supporting the addition of walkability and open space;
- e. Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow,

thereby helping to maintain property values and keeping vacancy rates low; and

- f. Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.

(2) **Applicability.**

- a. DV district regulations apply to properties zoned to a DV district in accordance with the regulating map (figure 27-107B-1) and the amendment procedures of article V, division 2.
- b. The general applicability provisions of Sec. 27-3 of this zoning ordinance apply to properties zoned a DV district, except where alternative applicability standards exist in DV district regulations.

(b) **Administration and procedures.**

(1) **Establishment of Dunwoody Village districts.** Dunwoody Village (DV) zoning district classifications may be applied to property and DV district boundaries may be amended only in accordance with the amendment procedures of article V, division 2 and the regulating map of figure 27-107B-1.

(2) **Effect of establishment.** Once property has been classified in a DV district, that property is subject

27-107A Administration.

Administration and procedures.

exclusively to the applicable DV district regulations.

(3) **Review and approval procedures.**

Unless otherwise expressly stated, all uses and development in DV districts are subject to the applicable review and approval procedures of article V, as well as any applicable procedures in chapter 16 of the municipal code (land development regulations).

(4) **Pre-application conference.**

Pre-application conferences with staff are required for development permit applications (see the pre-application provisions of section 27-305).

(5) **Site plan review.**

Development permits applications must be accompanied by a site plan, which is subject to review and approval in accordance with article V, division 10.

(6) **Relief.**

The DV districts are intended to accommodate development as-of-right when such development occurs in strict conformance with applicable regulations. In some instances, however, unique site conditions, existing building circumstances, or other constraints related to the subject property may make strict compliance impossible or highly impractical. In such instances, an applicant may seek relief from applicable regulations. Any relief granted and conditions imposed run with the land and are binding on the subject property owner and all future property owners.

a. **Minor exception** -

Administrative relief. The community development director is authorized to approve the following minor exceptions in accordance with the special administrative permit procedures of article v, division 7:

1. The location of a building relative to any minimum setback requirement or build-to zone width/location, provided that the location deviates from strict compliance by no more than five feet, except when a greater deviation is necessary to minimize the impact on special or specimen trees;
2. An increase in total impervious coverage by no more than five percent, not to exceed the total amount of permitted impervious plus semi-pervious coverage;
3. A decrease in the percent of building façade in the build-to zone by no more than 10 percent, except when a greater decrease is necessary to minimize the impact on special or specimen trees;
4. A reduction in the amount of required shopfront building frontage along primary streets, by no more than 10 percent,

27-107A Administration.

Text and Graphics.

- except when a greater reduction is necessary to minimize the impact on special or specimen trees;
- 5. Additional height of any building story by no more than two feet, provided that the overall building height does not exceed the maximum permitted height;
- 6. An increase in the maximum permitted height of a retaining wall by up to five feet;
- 7. A modification to the required streetscape along existing streets with existing utilities, special trees, or specimen trees within or adjacent to the otherwise required streetscape; and
- 8. Any other minor exception expressly authorized under the Dunwoody Village district regulations.

- b. **Major exceptions - Special exceptions.** Major exceptions to strict compliance with the DV district regulations include any exception to strict compliance that is not expressly authorized as a minor exception under the provisions of subsection 27-107A(b)(6)a. Major exceptions require review and approval in accordance with the special exception procedures of article V, division 6.

(c) **Text and Graphics.**

Graphics are included in DV districts to illustrate the intent and requirement of the text. In the case of a conflict between the text and any graphics, the text governs.

(d) **Primary street designation.**

When used within a DV district, "primary street" means Chamblee Dunwoody Road, Mt. Vernon Road, and Dunwoody Village Parkway.

27-107B Districts.

Districts and regulating map.

27-107B Districts.

(a) **Districts and regulating map.**

- (1) **District map.** The location for each DV district is designated in figure 27-107B-1, regulating map.
- (2) **Official zoning map.** The location for each DV district shown on the regulating map shall also be designated on the official zoning map.
- (3) **District requirements.** The requirements in this subsection apply to the DV districts as follows.
 - a. **Requirements specific to each district.** Refer to sections 27-107B(b) through 27-107B(e) for specific descriptions and requirements for each district.
 - b. **Use requirements for all districts.** Refer to section 27-107B(f), uses, for use requirements applicable to all districts.
- (4) **General regulations.** Refer to section 27-107C for general regulations that apply to all DV districts.
- (5) **Building type regulations.** Refer to section 27-107D for building type regulations that apply to all DV districts.
- (6) **Open space regulations.** Refer to section 27-107E for open space

regulations that apply to all DV districts.

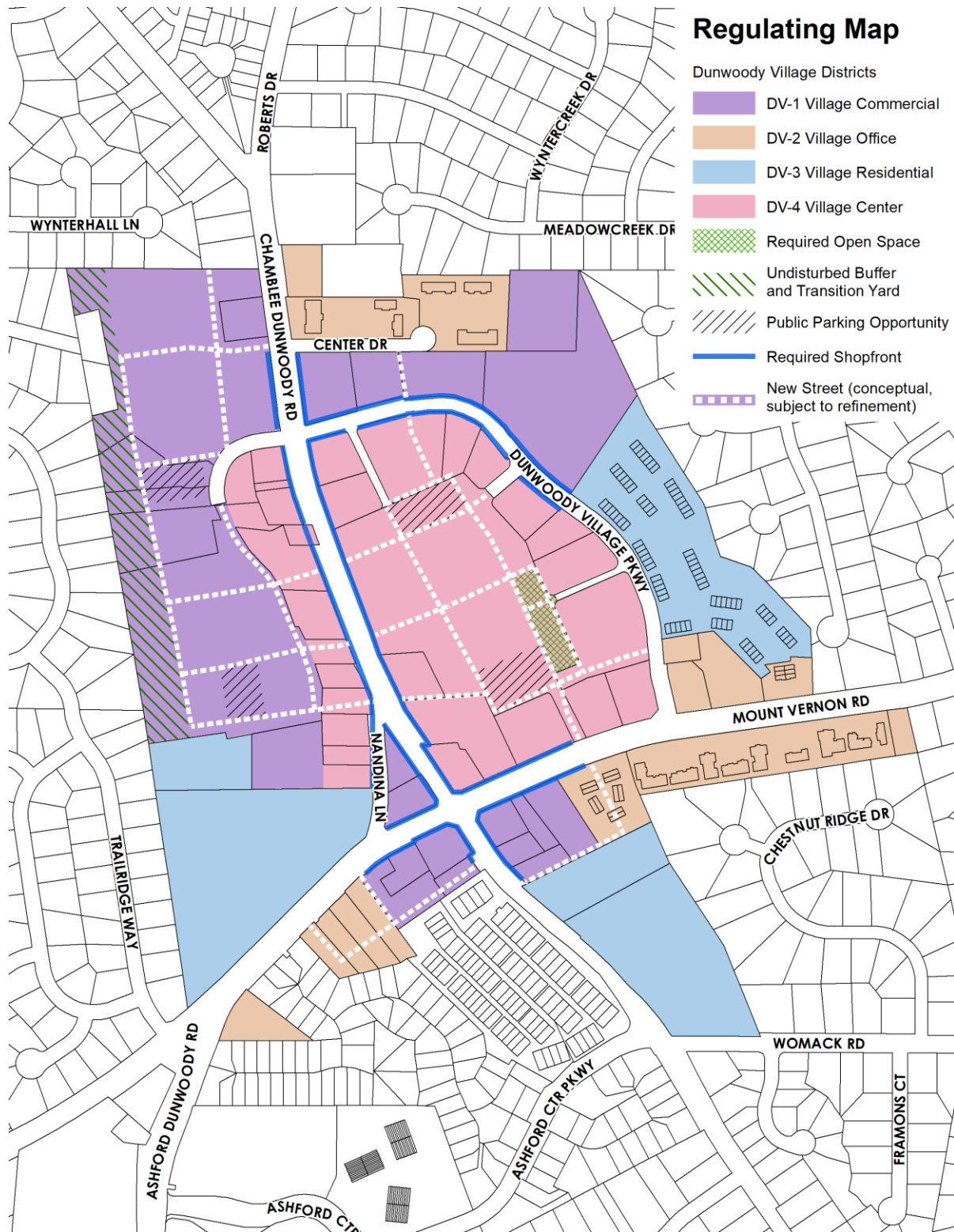
(7) **Buffers and transition yards.**

- a. Refer to section 27-230, transition yards, for information on buffer and screen requirements between different districts and uses, except where b. below applies.
- b. Where a DV-1 Village Commercial district abuts any single-family residential zoning district to the west, an undisturbed buffer with a depth of 130 feet is required abutting the single-family zoning district, except adjacent to 1205 and 1206 Hidden Ridge Lane, where an undisturbed buffer with a depth of 50 feet is required, as shown on the regulating map, figure 27-107B-1. Adjacent to the undisturbed buffer, a TY4 transition yard is required with a minimum width of 20 feet , except adjacent to the buffer adjacent to 1205 and 1206 Hidden Ridge Lane, where no transition yard is required. The total combined depth of the undisturbed buffer and transition yard shall be 150 feet, except adjacent to 1205 and 1206 Hidden Ridge Lane, where it shall be 50 feet.

27-107B Districts.

Districts and regulating map.

Figure 27-107B-1 Regulating Map



27-107B Districts.

DV-1 Village Commercial District.

(b) **DV-1 Village Commercial District.**

Requirements for this district are provided in figure 27-107B-1. DV-1 District Requirements.

- (1) **Description & Intent.** The DV-1 District is intended to provide areas for commercial uses that primarily serve the needs of nearby neighborhoods. The district also includes opportunities for residential uses when incorporated into mixed-use developments.

Figure 27-107B-2 DV-1 District Requirements

DV-1 VILLAGE COMMERCIAL DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	●	section 27-107D Building Types
	General	●	
	Townhouse	●	
	Civic	●	
USE MIX	Mixed-Use Requirement	Maximum 75% of floor area may be residential	section 27-107B(f) Uses
HEIGHT	Maximum: less than 100 feet from a lot line adjacent to single family zoning district	3 stories or 45 feet, whichever is less	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
	Maximum: greater than 100 feet to a lot line adjacent to single family zoning district	4 stories or 65 feet, whichever is less	
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	85 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	80 percent	
LOTS	Lot Area	No minimum	
	Lot Width	20 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 feet minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	No minimum	
OPEN SPACE REQUIREMENTS	Plaza	●	section 27-107E Open Space Types
	Green	●	
	Commons	●	
	Park	●	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

● = permitted

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27-107B Districts.

DV-2 Village Office District.

(c) **DV-2 Village Office District.**

Requirements for this district are provided in figure 27-107B-3. DV-2 District Requirements.

(1) **Description & Intent.** The DV-2 District is intended to provide areas for small-scale office uses to serve nearby neighborhoods.

Figure 27-107B-3 DV-2 District Requirements

DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	●	section 27-107D Building Types
	General	●	
	Townhouse	●	
	Civic	●	
USE MIX	Mixed-Use Requirement	Ground floor residential use not allowed along a public or private street	section 27-107B(f) Uses
HEIGHT	Maximum	3 stories or 52 feet, whichever is less	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	85 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	80 percent	
LOTS	Lot Area	No minimum	
	Lot Width	16 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 feet minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	No minimum	
OPEN SPACE REQUIREMENTS	Plaza	●	section 27-107E Open Space Types
	Green	●	
	Commons	●	
	Park	●	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

● = permitted

27-107B Districts.

DV-3 Village Residential District.

(d) **DV-3 Village Residential District.**

Requirements for this district are provided in figure 27-107B-4. DV-3 District Requirements.

- (1) **Description & Intent.** The DV-3 District is intended to provide areas for residential uses that are within walking distance of retail and services. The district also supports existing quasi-public and institutional uses within Dunwoody Village.

Figure 27-107B-4 DV-3 District Requirements

DV-3 VILLAGE RESIDENTIAL DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront		section 27-107D Building Types
	General	●	
	Townhouse	●	
	Civic	●	
USE MIX	Mixed-Use Requirement	n/a	section 27-107B(f) Uses
HEIGHT	Maximum	3 stories or 52 feet, whichever is less	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	85 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	80 percent	
LOTS	Lot Area	No minimum	
	Lot Width	20 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 foot minimum	
	Side (interior)	10 foot minimum	
	Side (corner)	See front	
	Rear	No minimum	
OPEN SPACE REQUIREMENTS	Plaza	●	section 27-107E Open Space Types
	Green	●	
	Commons	●	
	Park	●	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

● = permitted

27-107B Districts.

DV-4 Village Center District.

(e) **DV-4 Village Center District.**

Requirements for this district are provided in figure 27-107B-5. DV-4 District Requirements.

- (1) **Description & Intent.** The DV-4 District is intended to serve as the core of Dunwoody Village and provide its most intense mix of uses, centralized landscaped open spaces, and highly walkable development patterns.

Figure 27-112-5 DV-4 District Requirements

DV-4 VILLAGE CENTER DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	●	section 27-107D Building Types
	General	●	
	Townhouse	●	
	Civic	●	
USE MIX	Mixed-Use Requirement	For all developments with over 15,000 square feet of floor area, a minimum 2 use categories shall be provided	section 27-107B(f) Uses
HEIGHT	Minimum	2 stories along all public streets	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
	Maximum	5 stories or 80 feet, whichever is less	
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	95 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	90 percent	
LOTS	Lot Area	No minimum	
	Lot Width	20 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 foot minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	10 foot minimum	
OPEN SPACE REQUIREMENTS	Plaza	●	section 27-107E Open Space Types
	Green	●	
	Commons	●	
	Park	●	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

● = permitted

27-107B Districts.

Uses.

(f) **Uses.**

The following applies to all DV districts.

(1) **Use table.** The following apply to the uses outlined in this section. Refer to figure 27-107B-6, use table.

- 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 figure 27-107B-6, 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 27-107D, building types), unless otherwise specified.

(2) **Use subcategories.** For the purposes of fulfilling the use mix requirements defined in each district table (refer to section 27-107B(b) through section 27-107B(e)), utilize the following subcategories of uses, consisting of those uses listed in the table, 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

27-107B Districts.

Uses.

(3) **Live-Work**

a. **Defined.** Accessory nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, or clients to visit.

b. **Use Standards.** All live-work is subject to the following:

1. Live-work is only allowed when the dwelling unit to which it is accessory has been approved in accordance with figure 27-107B-6, use table.
2. Live-work is only allowed on the ground story of a building.
3. At least one person must occupy the dwelling containing the live-work use as their primary place of residence.
4. The live-work use may employ no more than two persons not living on the premises at any one time.
5. No business storage or warehousing of material, supplies, or equipment is permitted outside of the dwelling containing the live-work use.
6. The nonresidential use of the live-work use is limited to a use allowed in the DV district.
7. No equipment or process may be used that creates, without

limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

Figure 27-107B-6 Use Table

USES	DISTRICT				Reference
	DV-1	DV-2	DV-3	DV-4	
RESIDENTIAL					
Household Living					
Detached house	-	-	-	-	
Attached house, rental	S	-	S	-	
Attached house, owner occupied	P	-	P	-	
Multi-unit building, rental	S[1]	S[1, 4]	S[1]	S[1]	
Multi-unit building, owner occupied	P[1]	P[1, 4]	P[1]	P[1]	
Age-Restricted Multi-unit building, rental	P	P	P	P	
Age-Restricted Multi-unit building, owner occupied	P	P	P	P	
Live/work	See principal dwelling unit				27-107B(f)(3)
Group Living	S	-	S	S	
QUASI-PUBLIC & INSTITUTIONAL					
Ambulance Service	S	S	S	S	
Club or Lodge, Private	P	-	-	P	
Cultural Exhibit	P	P	P	P	
Day Care	P	P	P	P	
Educational Services	S	S	-	S	
Hospital	-	-	-	-	
Place of Worship	P	P	P	P	27-146
Utility Facility, Essential	P	P	P	P	27-151
COMMERCIAL					
Animal Services	S	S	-	P	
Microbrewery, wine specialty shop, distillery, cidery	P[2]	-	-	P[2]	
Communication Services					
Telecommunications antenna mounted to building or similar structure	A	A	A	A	

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Uses.

USES	DISTRICT				Reference
	DV-1	DV-2	DV-3	DV-4	
All other	P	P	P	P	
Standalone tower	S	S	S	S	
Construction and Building Sales and Services	P[2]	-	-	P[2]	
Eating and Drinking Establishments					
Food truck	P	P	-	P	27-138
Other eating or drinking establishment	P[2]	-	-	P[2]	
Drive-through Facility	-	-	-	-	
Entertainment and Spectator Sports					
Indoor	P[2]	-	-	P[2]	
Outdoor	-	-	-	-	
Financial Services					
Brokerage and investment services	P	P	-	P	
Banks, credit unions, savings and loan associations	P[3]	P[3]	-	P[3]	
Food and Beverage Retail Sales	P[2]	-	-	P[2]	
Funeral and Interment Services	-	-	-	-	
Lodging	P	P	-	P	
Medical Service	P	P	-	P	
Office or Consumer Service	P	P	-	P	
Parking, Non-accessory	P	P	-	P	27-107D(i)(5)
Personal Improvement Service	P[2]	P[2]	-	P[2]	
Repair or Laundry Service, Consumer	P	P	-	P	
Research and Testing Services	P	P	-	P	
Retail Sales	P[2]	-	-	P[2]	
Sports and Recreation, Participant					
Indoor	P[2]	-	-	P[2]	
Outdoor	-	-	-	-	
Vehicle and Equipment, Sales and Service					
Gasoline sales	-	-	-	-	
Vehicle sales and rental	P[5]	-	-	P[5]	27-154
Vehicle repair, minor	-	-	-	-	27-153

P = use permitted as of right

A = special administrative permit required

S = special land use permit required

- [1] No more than 60% of dwelling units may have a floor area of less than 800 square feet.
- [2] Individual establishments shall not exceed 50,000 square feet in gross floor area.
- [3] Use shall not be located within 1,320 feet of the same use (as measured in a straight line from property line to property line), including any uses not within a DV district.
- [4] Use shall not be located on the ground story along any public or private street. When the use is allowed on the ground story it must be set at least 30 feet behind the street-facing façade.
- [5] No more than 4 vehicles for sale or rent may be displayed on site. All vehicles for sale or rent must be located in conditioned space.

27-107C General Regulations

Streets, Blocks, and Paths.

27-107C General Regulations

(a) **Streets, Blocks, and Paths.**

(1) **Intent.** The intent of the following is to form an interconnected network of streets with multiple intersections and block sizes scaled to support multiple modes of transportation, including walking, biking, transit use, and driving, within Dunwoody Village. Refer to chapter 16 for additional regulations.

(2) **Applicability.** New development and redevelopment must meet these street, block, and path requirements under any of the following circumstances:

- a. **New structure.** Development of a new principal structure on a lot or portion of a lot.
- b. **Redevelopment or renovation.** Redevelopment or renovation to an existing structure or site that increases the gross building square footage by more than 10 percent over a 12-month period.
- c. **Parking lots.** Redevelopment or revision to 10 percent or more of an existing parking lot or development of a new parking lot, not including resurfacing, restriping, or minor repairs to an existing lot.

(3) **New street locations.**

- a. **Regulating map streets.** New streets must be installed in the

approximate locations shown on figure 27-107B-1, regulating map, in order establish a network that fulfills the streets, block, and path intent and regulations. Additional streets not shown on the regulating map are also allowed.

- b. **Community development approval.** The design and locations of all streets shall be approved by the community development director during the site plan review process.

(4) **Street connectivity.** The following provides requirements and guidance for locating new streets and connecting to surrounding context.

- a. The arrangement of streets must provide for the continuation of existing streets from adjoining areas into new developments.
- b. Cul-de-sac and dead-end streets shall only be allowed where topography and other existing barriers, such as or waterways, prevent street connectivity.
- c. Streets must follow natural features rather than interrupting or dead-ending at the feature.
- d. Streets must terminate at another street with either landscaped open space or a building façade across from the termination.
- e. When adjacent developments do not provide street connectivity,

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applicants must coordinate with the community development director to determine the potential for future connections and provide for those connections.

(5) **Block configuration.** Refer to figure 27-107C-1 for an illustration of typical block elements and section 16-240 for blocks.

a. Blocks should be deep enough to accommodate buildings that face streets with parking located in the interior of the block.

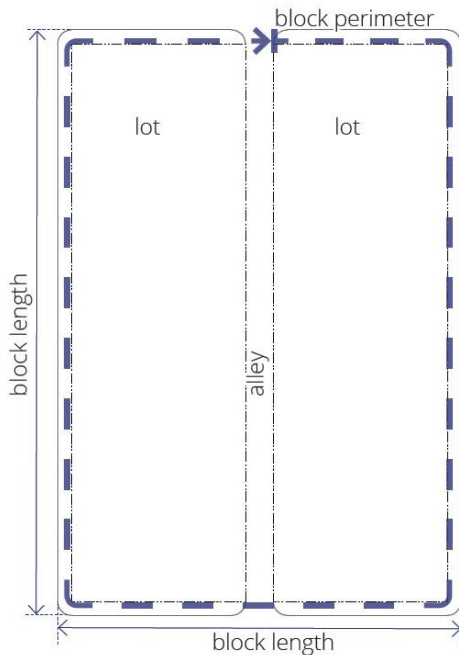


Figure 27-107C-1 Typical Block Elements

b. Blocks may be configured to include existing lots within an existing zoning district that is not a DV district.

c. A network of streets is required to meet the maximum block size requirement.

d. Maximum block perimeter is 1,800 feet, except where the new streets required by the regulating map result in a smaller block perimeter, in which case such smaller block perimeter shall apply.

e. Exceptions to block sizes may be granted by the community development director for new blocks that contain only open spaces or in locations adjacent to natural features such as steep grades and drainage areas, or other existing physical barriers.

(6) **Block driveway access.**

a. Blocks may include internal alleys, drives, or driveway entrances for service, parking accessibility, and other routes internal to the development.

b. Alleys shall have a maximum paved surface width of:

1. Twelve feet when only serving attached houses; otherwise
2. Twenty-four feet.

c. Alleys and driveways should be aligned with alleys, driveways, and similar access points in other blocks.

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(7) Mid-block pedestrian ways.

- a. Mid-block pedestrian ways are required through blocks longer than 800 feet and at locations that connect public rights-of-way with other public facilities such as parks and transit stops.
- b. When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
- c. Mid-block pedestrian ways should be located in the middle third of a block face.
- d. The minimum width for mid-block pedestrian ways rights-of-way or easements is 20 feet.
- e. A minimum of one canopy tree per 600 square feet of area is required.
- f. Mid-block pedestrian ways shall be treated with the same design requirements as existing streets per subsection (8), streetscapes.
- g. Required new pedestrian paths per figure 27-107B-1 may fulfill the requirements for mid-block pedestrian ways.

(8) Streetscapes.

- a. **Applicability.** The following standards apply on existing and new public or private streets.
- b. **Landscape area.** All streets must incorporate the following

landscape area abutting the back of the curb:

- 1. **New streets.** Refer to section 27-107C(9), new streets.
 - 2. **Existing streets.** A minimum 6-foot wide landscaped area, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- c. **Sidewalk area.** All streets must incorporate the following sidewalks immediately adjacent to the required landscape area:
- 1. **New streets.** Refer to section 27-107C(9), new streets.
 - 2. **Existing streets.** A minimum 12-foot wide sidewalk, except when an official City plan or project uses an alternate design. When an alternate design is used, existing streets must conform to said design.
- d. **Buildings.** Buildings must be built to the back of the sidewalk as established by build-to zone regulations. If buildings are set back from the edge of the required sidewalk, the setback area must include features such as outdoor dining and seating areas or plazas and landscaped open spaces that provide a safe, comfortable, and

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active environment for pedestrians.

e. **Lighting.** Lighting must conform to the following:

1. Pedestrian and street lighting must be installed in the streetscape landscape zone at intervals of 50 to 70 feet on center and must be located an equal distance from required street trees.
2. Pole height may not exceed 15 feet.
3. Light poles and lamps must be selected from the city's approved streetscape list, which is available in the public works department. Alternative designs may be approved on a case-by-case basis with the approval of the community development director.

f. **Street Furniture.** Street furniture must be provided as follows:

1. Benches and trash and recycling receptacles must be installed every 250 feet along the street and at each building entrance adjacent to a pedestrian walkway.
2. Furniture must be selected from the city's approved streetscape list, which is available in the community development department;

alternative designs may be approved on a case-by-case basis with the approval of the community development director.

g. **Maintenance.** Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.

h. **Recycling receptacles.** Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use.

(9) **New Streets.** The following apply to all new streets, including those not required by the regulating map.

a. **Street type.** All new streets must be designed in accordance with new street type a, except where new street type b or new street type c are authorized by approval of both the community development director and the public works director, and except as provided for in "d" below.

b. **Public use.** All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

c. **Public street standards.** All new streets shall be public streets or private streets built to public standards.

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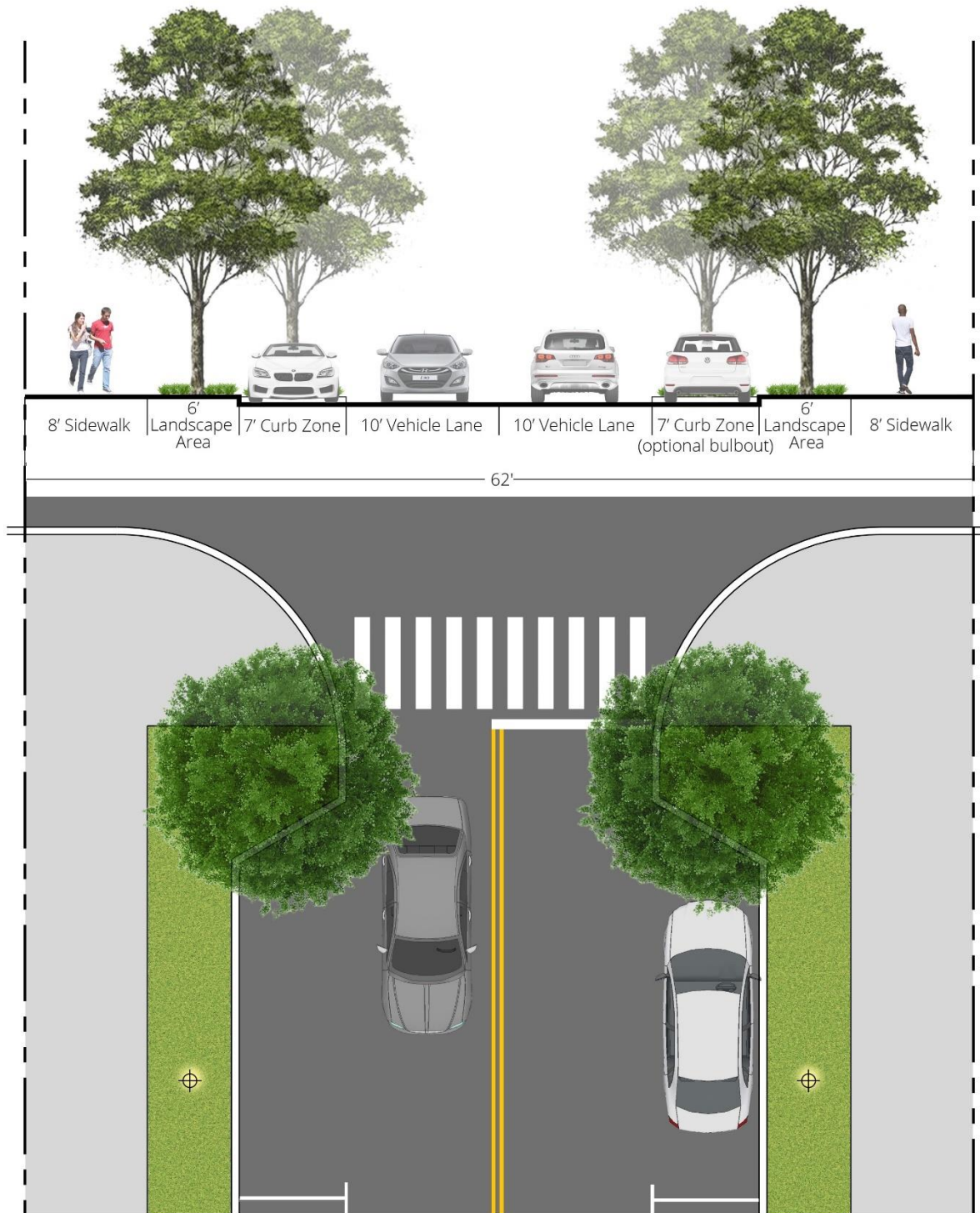
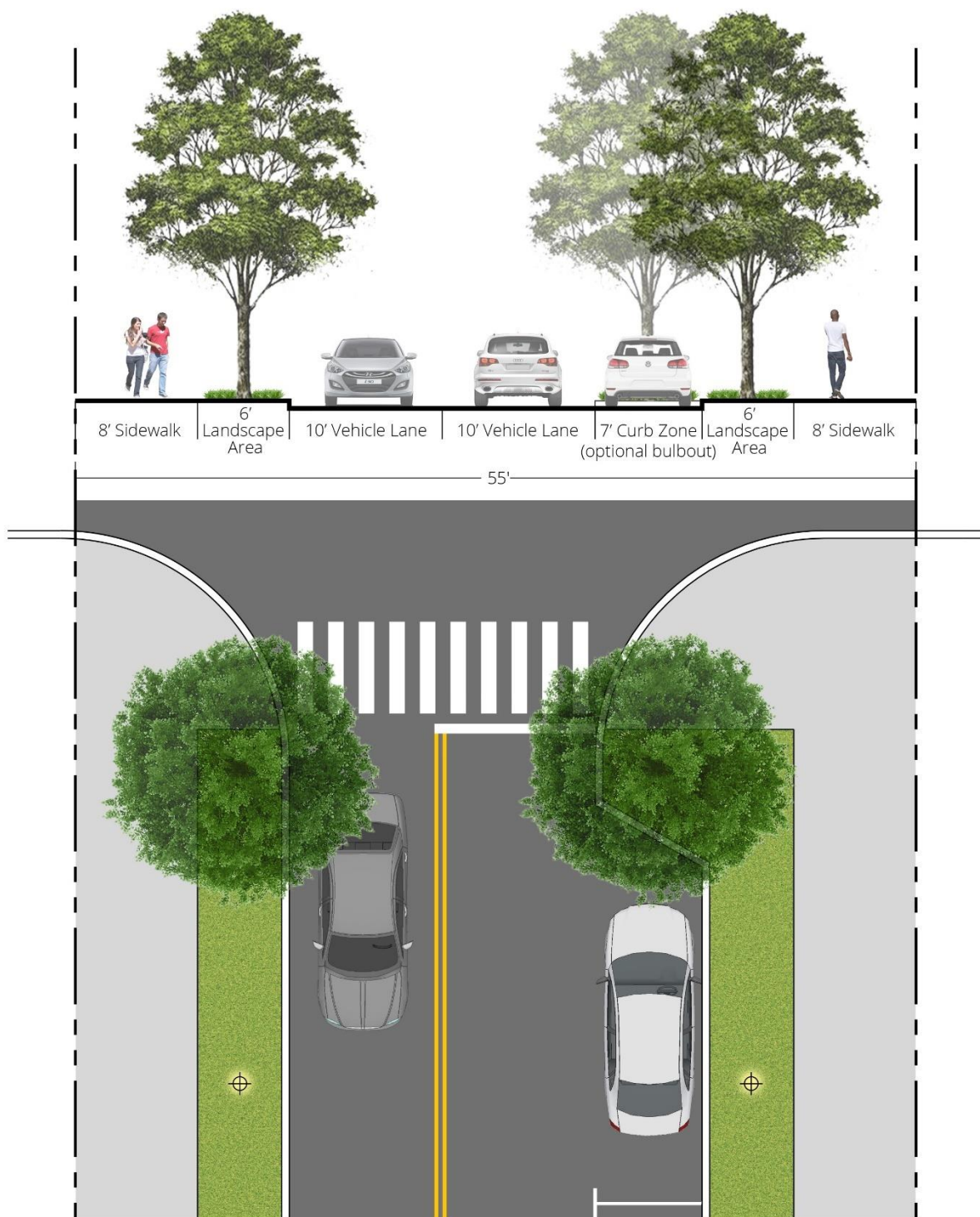


Figure 27-107C-4 New Street Type A (not to scale)

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Figure 27-107C-3 New Street Type B (not to scale)

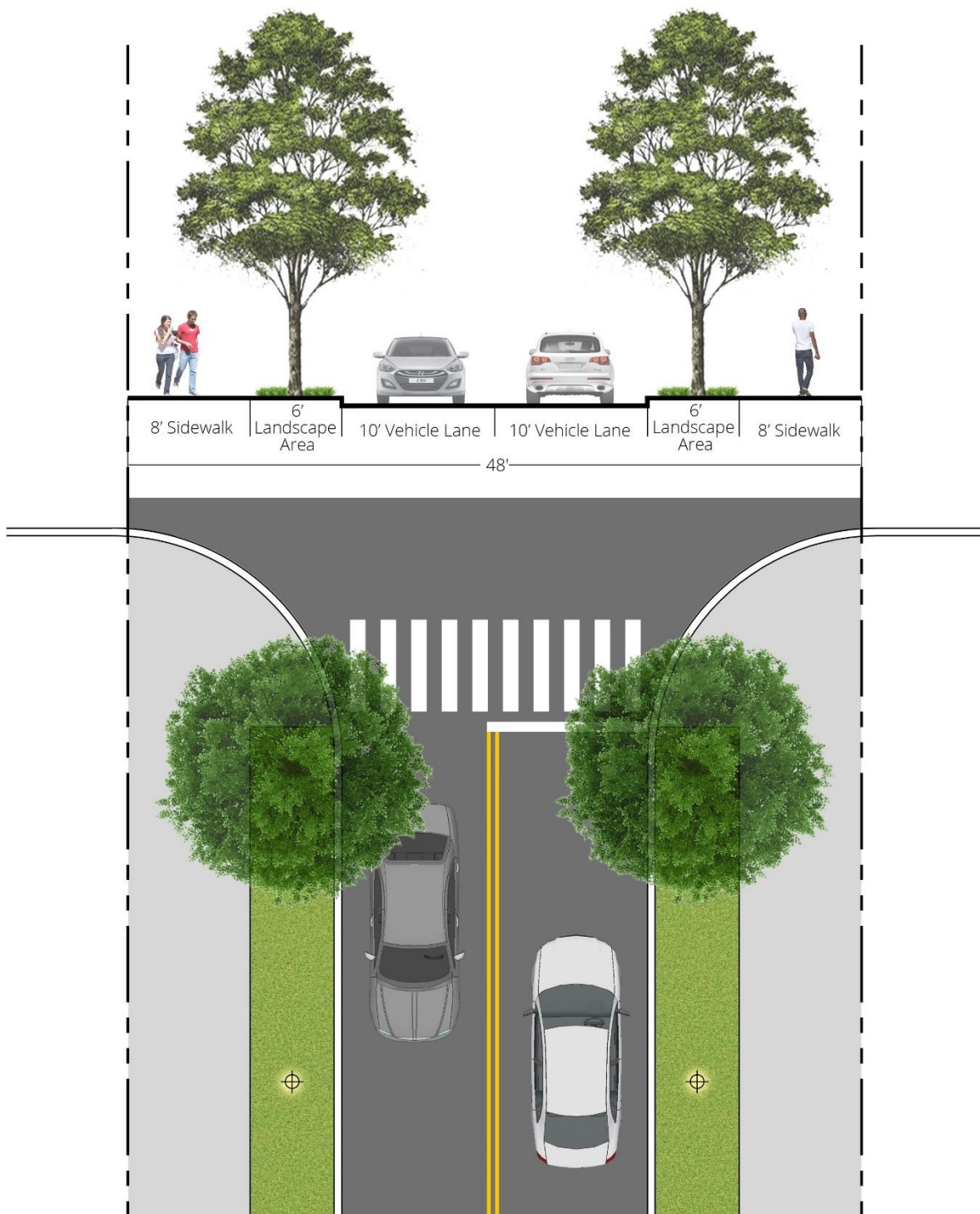


Figure 27-107C-2 New Street Type C (not to scale)

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d. Street design minor exceptions.

Minor exceptions to the street types identified in “a” above may be authorized by approval of both the community development director and the public works director where both directors find that the minor exception is for one or more of the following public purposes:

1. To provide on- or off-street bicycle facilities;
2. To provide narrower sidewalks or landscaped zones in order to accommodate existing buildings, existing landscaping, existing topography, other existing features, lot size, or lot shape which restrict the ability to provide the required width;
3. To provide a median, a left turn lane, or combination thereof;
4. To add or eliminate bulb-outs;
5. To provide hardscape surface in the landscaped zone in order to provide pedestrian access to adjacent on-street parking;
6. To provide alternative curb zone or on-street parking configurations, such as angled parking, or to eliminate on-street parking along one or both sides;

7. To increase or decrease the travel lane width; or

8. To provide traffic calming or pedestrian safety measures.

(10) Pedestrian paths.

a. **Location.** New pedestrian paths shall be required in the approximate location shown in the Dunwoody Village Master Plan or other plan that has been adopted by the City, in order to establish an off-street bicycle and pedestrian network. Additional pedestrian paths not shown in adopted plans are also allowed.

b. **Path type.** All new paths shall be designed in accordance with figure 27-107C-5, new pedestrian path.

c. **Public use.** All pedestrian paths shall be available for public use at all times. Gated pedestrian paths or paths posted as private are not permitted.

d. **Adjustments to requirements.** During the pre-submittal conference, the community development director and/or public works director may adjust requirements for path location, right-of-way width and alignment, pavement width, or pedestrian path elements depending on

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unique site locations and characteristics.



Figure 27-107C-5 New Pedestrian Path (not to scale)

(b) **Required shopfronts.** New shopfront buildings (refer to section 27-107D(e)) must be constructed in areas shown on figure 27-107B-1, regulating map, in order to concentrate commercial activity in a pedestrian-friendly location.

(c) **Parking and circulation.**

The parking and circulation regulations of article IV, division 1 apply except as modified by the following regulations. (Refer also to the parking regulations of 27-107D(i)(5).)

(1) Parking may be provided in excess of the citywide parking maximums by special exception (see article V, division 6) only when all of the following occur:

- a. The excess parking is located within a parking deck having at least two parking levels.
- b. The excess parking is located in a location identified as a public parking opportunity on the regulating map.
- c. The excess parking is available to the general public, either with or without paying a fee, on a daily basis.
- d. The excess parking may not be assigned to or otherwise deemed accessory to any on-site or off-site use.

(2) Parking lots and parking structures must observe the parking setbacks established by district regulation and building type. Parking lot and parking structure setbacks are shown in figure 27-107C-6.

(3) Parking lots must be set back from a lot line abutting another property a minimum of five feet.

(4) Any parking deck which faces any public or private street must provide an intervening building having habitable space along the full length of the parking structure.

(5) Wherever possible, parking lots must be confined to the rear of structures and parking decks must be placed underground.

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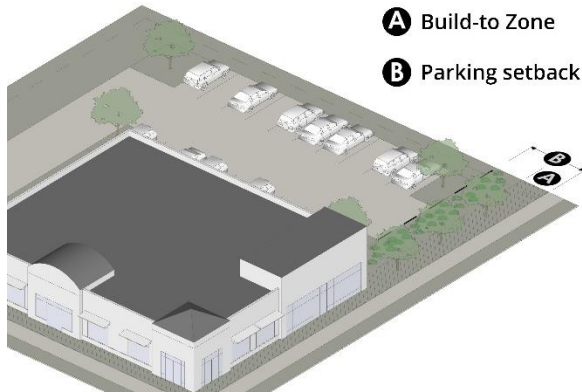


Figure 27-107C-6 Parking setback for parking lots and parking structures

(d) Landscaping.

- (1) The landscaping and screening regulations of article IV, division 2, apply.
- (2) Street tree regulations of chapter 16, section 16-238 apply.

(e) Service areas, retaining walls, parking, and drive-throughs.

- (1) Dumpsters and other building service areas must be concealed from view of public rights-of-way, publicly accessible areas of the site, and residential zoning districts. All dumpsters must be concealed with secured gates screening in accordance with section 27-231.
- (2) Retaining walls must comply with the city building code. Visible areas of retaining wall must be faced with brick or stone compatible with the façade materials of the closest downhill building. Visible horizontal retaining wall expanses exceeding 20 feet must

include offset pilasters faced with the same brick or stone as the wall, rising three courses above the top of the adjoining wall, and finished with a double course capital of the same brick or stone. As used here, “visible” means visible from a public street, private street, or adjacent parcels.

- (3) Parking must be concealed from view of public rights-of-way by buildings, evergreen hedges, or street walls. Evergreen hedges and street walls must be no less than 75 percent opaque and built along the build-to-line. Street walls must be a minimum of 3.5 feet in height. The street wall shall have other individual openings not exceeding four square feet in area at height of less than 3.5 feet.
- (4) Utilities must be placed underground unless otherwise approved by the director of community development.
- (5) New drive-throughs are prohibited and existing drive-throughs shall be deemed non-conforming uses subject to section 27-554.

27-107D Building Types.

General standards.

27-107D Building Types.

(a) **General standards.**

The building types detailed in this section define the required building forms for new construction and renovated structures within the DV districts defined in section 27-107B, districts.

(b) **Applicability.** The provisions of this section shall only apply to improvements which involve one or more of the following:

- (1) **New structure.** Development of a new principal structure on a lot or portion of a lot; or
- (2) **Expansions of existing structures.** Redevelopment or expansion that results in an increase in existing building gross floor area on the subject property by more than 10 percent, based on the total floor area added over the previous 12-month period.

(c) **Districts, building types.**

For each lot, a designated DV district is found on figure 27-107B-1, regulating map.

- (1) **District.** Each district, per section 27-107B, districts, has a set of requirements related to permitted building types, building height, site coverage, lot dimensions, setbacks, uses, and open spaces.
- (2) **Building types.** Each building type, as established in this section has a set of requirements.

(3) **Uses.** Uses are permitted by district, per 27-107B27-107B(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) **Multiple principal structures.** Multiple structures are permitted on all lots. All structures shall meet the requirements of one of the permitted building types for the district.

(5) **Permanent structures.** All buildings constructed shall be permanent construction, unless otherwise noted.

(6) **Other structures.** Utility structures and towers permitted in the district are exempt from the building type standards.

(7) **Build to the corner.**

- a. The corner of the lot is defined as the intersection of the two build-to zones of each street.
- b. Buildings shall be built up to the corner along both adjoining streets, occupying the intersection of the two build-to zones of any intersection streets. Courtyards shall not be located in this area.

(8) **Treatment of build-to zones, setbacks.** See section 27-621 terms defined for definition of build-to zones and setbacks.

27-107D Building Types.

Districts, building types.

- a. **Landscape areas.** All build-to zones and setbacks not containing authorized buildings 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 path extensions, buffers, and/or landscape yards, unless otherwise specifically noted.

(9) Driveways.

- a. **Public works director.** The public works director shall determine the need to close existing driveways, width of driveways, and proximity of driveways to other driveways or streets.
- 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.
- 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. **Driveway access.** If no alley or secondary street exists, one driveway access point is permitted off each primary street.
- e. **Shared driveways.** Shared driveways are required for all adjacent developments.
- f. **Inter-lot drives.** When two or more parking lots are located adjacent to each other and each lot is within the same DV district, the parking lots shall be connected with a drive perpendicularly crossing the transition yard. Other parking lots should be connected wherever practical.
- g. **Pedestrian facilities.** At-grade, designated pedestrian routes, including sidewalks and crosswalks, shall be provided to connect each parking area to either the primary sidewalk (and front entrance) or a rear public entrance.
 - 1. Vehicular areas, such as driveways, parking lot aisles, bike lanes/facilities, and parking areas, shall not be utilized as designated pedestrian routes.
 - 2. Pedestrian connections are required between all adjacent sites and land uses.
- h. **Driveway location.** Driveways may cross perpendicularly through build-to zones and setbacks, or to

27-107D Building Types.

connect to a parking lot on an abutting lot.

shrubs, with mature height of a minimum six feet, is required.

(10) Loading facilities.

- a. Loading facilities may not face a primary street.
- b. Loading facilities may not be located in any required building setback area or within the build-to zone.
- c. The preferred location for loading facilities is in the interior of the lot, not visible from any streets.
- d. Loading facilities visible from a street must be screened from the sidewalk by a fence/wall or a combination of fence/wall and landscape screening.
 - 1. **Fence/wall.** Fences and walls shall be no taller than six feet and shall have a minimum overall opacity of 80 percent. Materials must meet the requirements of section 27-107D(d)(3)a, predominant exterior materials.
 - 2. **Landscape.** Tree canopies shall be used to screen above the six-foot wall or fence.
 - 3. **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

(11) Accessory buildings.

- a. Attached accessory structures are considered part of the principal structure and shall meet all requirements of the principal structure.
- b. Detached accessory structures are not permitted between the face of the building and any public or private street right-of-way line.

(d) Architectural standards.

- (1) **Applicable façades.** These standards shall apply to all façades visible from the street, facing streets, facing main parking lots, and adjacent to open spaces, unless otherwise noted.
- (2) **Applicability.** In addition to the applicability requirements of 27-107D27-107D(b), the provisions of this section shall apply to any alteration to an existing structure that includes renovation of more than 25 percent of an applicable façade. Work that includes maintenance and repair of the existing doors, windows, paint, and roofs does not apply.
- (3) **Exterior materials.**
 - a. **Predominant exterior materials.** Predominant exterior finish materials are limited to:
 - 1. Brick;

27-107D Building Types.

Architectural standards.

- 2. Unpainted natural stone;
 - 3. Fiber cement siding;
 - 4. Hard-coat stucco; or
 - 5. Architectural ceramic panels.
- b. **Secondary exterior materials.** Secondary façade materials include all predominant materials. Other materials may be approved by the director of community development during the site plan review process.
- c. **Accent materials.** The following materials may be used for trim, details, soffits, eaves, and other accent areas: all predominant exterior materials, wood (including painted wood), synthetic materials, fiber cement, and aluminum or other durable metals. Other materials may be approved by the director of community development.
- d. **Restrictions.** The use of plain concrete block, aluminum siding, and vinyl siding are prohibited as façade materials.
- e. **Roof materials.** Acceptable roofing materials include asphalt shingles, wood shingles, reflective flat roofing systems, and other materials approved by the director of community development. Wherever asphalt shingles are used, they shall be a minimum three-dimensional architectural

type. Standing seam metal roofs are permitted only as accents on porches or dormers.

(4) Building façades.

- a. Façades shall provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
- b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and/or balconies to provide expressive character.
- c. Façades of all buildings with two or more stories shall provide a discernable base, middle, and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and/or varied window patterns can assist in expression.
- d. Building wall materials may be combined on each façade only horizontally, with the lighter above more substantial materials.
- e. All glass shall be clear and free of color.
- f. Low pitch or flat roofs must be enclosed by a parapet that is a minimum of 42 inches in height, or

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Architectural standards.

- a greater height as necessary to conceal mechanical equipment.
 - g. Hardwood used for rafters, fascia boards, and all visible portions of roof decking shall be varnished, oiled, stained, or painted. Pressure treated wood shall be painted.
- (5) **Awnings.** All awnings must be canvas, glass, or metal. Plastic awnings are prohibited. Canvas and metal awnings may not be translucent.
- (6) **Shutters.** Where installed, shutters, whether functional or not, must be designed to the following standards:
- a. All shutters must be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
 - b. Shutters must be wood, metal, or fiber cement. Other "engineered" woods may be approved during the site plan review process with an approved sample and examples of successful, high quality local installations.
- (7) **Garage doors.** The following requirements apply to garage doors provided on any street façade:
- a. **Location.** Garage doors are not permitted on primary street façades unless not utilized for vehicular access (but may be used for patio access, open air dining, or similar purposes). Garage doors are permitted on secondary street façades with direct access to the street. The preferred location is on interior lot façades.
 - b. **Recessed from façades.** Garage doors located on street facing façades shall be recessed a minimum of three feet from the dominant façade of the principal building facing the same street.
 - c. **Design.** Garage doors facing a secondary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building. Carriage-style doors are required on the townhouse building type.
- (8) **Ground story at sloping façades.**
- a. **Intent.** Given the topography in many parts of Dunwoody Village, building design must accommodate grade changes along the sidewalk without creating tall, out-of-scale blank walls. Large, unarticulated building façades signal to pedestrians that an area is not intended for walking, reducing activity in the area and creating dead zones.
 - b. **Regulations for shopfronts.**
 - 1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-

27-107D Building Types.

Architectural standards.

scale frontages between waist and eye level while minimizing blank walls.

- 2. Unless impracticable, the interior floor level shall step to match the exterior grade.
 - 3. If it is necessary for the interior floor to remain constant along the grade, changes may be accommodated by a storefront window display space.
 - 4. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of façade length.
 - 5. If grade change is more than 12 feet along a single block face, entrance requirements may be increased to one entrance per 80 feet of building frontage.
- c. **Regulations for residential and other building frontages.**
- 1. Grade transitions at the building along the sidewalk

should be designed to minimize blank walls.

- 2. Unless impracticable, the interior floor level should step to match the exterior grade.
- 3. Transition zones between the sidewalk and building façade of porches, terraces, and landscape areas may be used assist with grade changes.
- 4. If it is necessary for the interior floor to remain constant along the grade, changes can be accommodated by terraced planters and retaining walls.
- 5. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
- 6. When the elevation of the first floor is more than three feet above grade, windows should be provided into the basement or lower floor elevations.

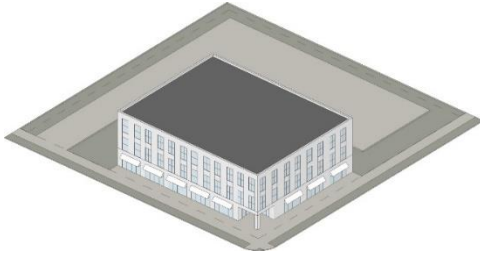
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(e) **Shopfront building regulations.**

(1) **Intent.** The shopfront building is intended for use as a mixed-use building located close to the sidewalk with parking 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 pedestrian entrances along the sidewalk, typically for retail and service uses.

(2) **Standards.** The following are the regulations for shopfront buildings.

SHOPFRONT BUILDING STANDARDS			
	DV-1 Village Commercial District	DV-2 Village Office District	DV-4 Village Center District
BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district			
Percent of building façade in build-to zone (primary street)	70% min.	60% min.	90% min.
Percent of building façade in build-to zone (all other existing and new streets)	50% min.	No min.	50% min.
Off-street parking along frontage	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height.			
Ground Story Minimum Height	14 ft.	14 ft.	14 ft.
Ground Story Maximum Height	30 ft.	24 ft.	30 ft.
Ground Story Elevation	80% between 0 to 2 ft. above adjacent sidewalk in right-of-way; visible basement not permitted (see 27-107D(d)(8) Ground Story at Sloping Façades for stepping façades at sloped sidewalks)		
USES			
Ground Story	any retail subcategory, service subcategory, lobbies for lodging (see 27-107B(f) uses) permitted in the district		
Upper Story	any use permitted in the district		
Parking within Building	permitted fully in any basement and in rear of ground and upper stories; parking entrance shall not be on a primary street		
Required Occupied Space	30 ft. deep from any façade on all ground and upper stories		
STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements			
Ground Story Fenestration Measured between 2 and 10 ft. above grade	75% min.	60% min.	75% min.
Upper Story Fenestration	15% min.	15% min.	15% min.
Ground Story Blank Wall along a Primary Street	20 ft. max. length or height		
Entry Area	recessed between 3 and 8 ft. from the façade closest to the street		
Entrance Elevation	within 2 ft. of average grade at the sidewalk adjacent to entrance		
Required Number of Street Entrances along a Primary Street	1 per establishment located along the front façade		
Vertical Façade Divisions	1 per 30 ft. of façade width max.		

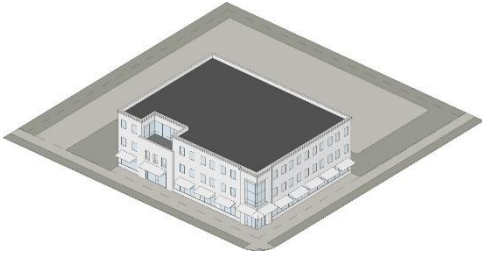
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(f) **General building regulations.**

(1) **Intent.** The general building is intended to be built close to the sidewalk, but may also have a landscape yard. 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.

(2) **Standards.** The following are the regulations for general buildings.

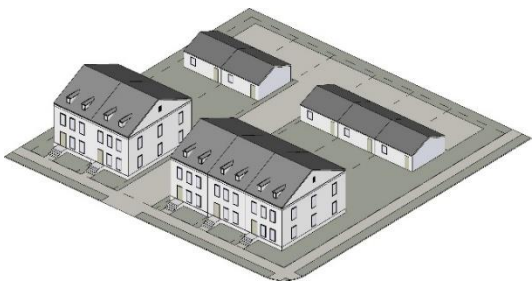
GENERAL BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Core District
	BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district			
Percent of building façade in build-to zone (primary street)	80% min.	70% min.	60% min.	80% min.
Percent of building façade in build-to zone (all other existing and new streets)	30% min.	30% min.	30% min.	30% min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	14 ft.	14 ft.	12 ft.	14 ft.
Ground Story Maximum Height	30 ft.	24 ft.	24 ft.	30 ft.
Ground Story Elevation	maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement			
USES				
Ground Story	any use permitted in the district			
Upper Story	any use permitted in the district			
Parking within Building	permitted fully in any basement and in rear of ground and upper floors; parking entrance shall not on a primary street			
Required Occupied Space	30 ft. deep from any façade on all ground and upper stories			
STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements				
Ground Story Fenestration Measured between 2 and 10 ft. above grade	20% min.	20% min.	20% min.	20% min.
Upper Story Fenestration	15% min.	15% min.	15% min.	15% min.
Ground Story Blank Wall along a primary street	30 ft. max. length or height			
Entry Area	recessed minimum 3 ft. from the façade closest to the street			
Required Number of Street Entrances along a primary street	1 per 150 ft. width of front façade			
Vertical Façade Divisions	1 per 150 ft. of façade width max.			

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Townhouse building regulations

(g) **Townhouse building regulations**

- (1) **Intent.** The townhouse building is typically comprised of several multi-story single-family units, located adjacent to each other, each with its own pedestrian entrance to the street.
- (2) **Standards.** The following are the regulations for townhouse buildings.

TOWNHOUSE BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Center District
	BUILDING SITING See section 27-107B districts, for build-to zone dimensions by DV district			
Percent of building façade in build-to zone (primary street)	65% max.	65% max.	65% max.	65% max.
Percent of building façade in build-to zone (all other existing and new streets)	No min.	No min.	No min.	No min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	9 ft.	9 ft.	9 ft.	9 ft.
Ground Story Maximum Height	14 ft.	14 ft.	14 ft.	14 ft.
Ground Story Elevation	maximum of 2.5 ft. above the sidewalk without a visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement			
USES				
Ground Stories	attached house, live-work			
Upper Story	attached house			
Parking within Building	permitted fully in any basement and in rear of ground and upper floors; garage doors and access to structured parking shall be off an interior side or rear façade (not a street façade), except parking may be front or rear loaded from an internal driveway			
Required Occupied Space	20 feet deep from any façade along a primary street on all ground and upper stories			
STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements				
Ground Story Fenestration Measured between 2 and 10 ft. above grade	15% min.	15% min	15% min.	15% min.
Ground Story Blank Wall along a Primary Street	No max.			
Entry Area	Entrance shall be off a stoop or a porch. See 27-621 Terms Defined. The porch shall be at least 5 feet deep and 8 feet wide. The stoop shall be at least 3 feet deep and 5 feet wide.			
Required Number of Street Entrances	1 per unit	1 per unit	1 per unit	1 per unit
Vertical Façade Divisions	No more than two side by side units may share the same façade plane and then a 2 foot offset is required.			

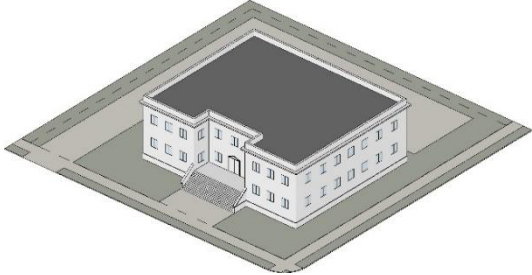
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(h) **Civic building regulations**

(1) **Intent.** The civic building is the most flexible building type and is limited to civic and institutional types of uses. These buildings are distinctive within the village fabric created by the other building types and could be designed as iconic structures.

(2) **Standards.** The following are the regulations for civic buildings.

CIVIC BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Center District
BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district				
Percent of building façade in build-to zone (all streets)	No min.	No min.	No min.	No min.
Off-street parking along Frontage	Not permitted	Not permitted	Not permitted	Not permitted
FLOOR-TO-FLOOR HEIGHT See figure 27-107D-2 Measuring Story Height and section 27-107(i)(2) Floor-To-Floor Height.				
Ground Story Minimum Height	14 ft.	14 ft.	14 ft..	14 ft.
Ground Story Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.
Ground Story Elevation	maximum of 2.5 ft. above the adjacent sidewalk in right-of-way without visible basement and a maximum of 4.5 ft. above the sidewalk with a visible basement			
USES				
All Stories	Limited to civic subcategory of uses			
Parking within Building	Permitted fully in any basement and in rear of ground and upper floors; entrance should be from an interior façade			
Required Occupied Space	30 feet deep from any façade along a primary street on all ground floor and upper stories			
STREET FAÇADE DESIGN REQUIREMENTS See section 27-114(d)(4) Street Façade Design Requirements				
Ground Story Fenestration Measured between 2 and 10 ft. above grade	20% min.	20% min.	20% min.	20% min.
Ground Story Blank Wall along a Primary Street	No max.			
Entry Area	Entrance shall be off a stoop or a porch. Refer to 27-621 Terms Defined. Porch shall be at least 5 feet deep and 8 feet wide. Stoop shall be at least 3 feet deep and 5 feet wide.			
Required Number of Street Entrances	One per building			
Ground Story Vertical Façade Divisions	none required			

27-107D Building Types.

Explanation of specific building type requirements.

(i) **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.

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

a. **Build-to zone coverage.** The minimum percentage of building wall or façade along the street for each street is designated on each building type table.

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.

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.**

1. **Defined.** The build-to zone is the area on the lot where a certain percentage of the front

building façade must be located, measured as a minimum and maximum yard (setback) range from the edge of the right-of-way.

2. **Measurement.**

a. The percent of building façade in build-to zone specifies the amount of the front building façade that must be located in the build-to zone, based on the width of the street-facing building façade divided by the width of the lot. The build-to zone is measured from the edge of the street frontage area onto the site. The lot width shall exclude any portions of the lot used for required transitions, provided new streets, or provided open space.

b. When a lot contains multiple buildings, the build-to zone requirements are measured as the sum of all buildings. There are no build-to zone requirements when a building is located behind another building that conforms to build-to zone requirements.

27-107D Building Types.

Explanation of specific building type requirements.

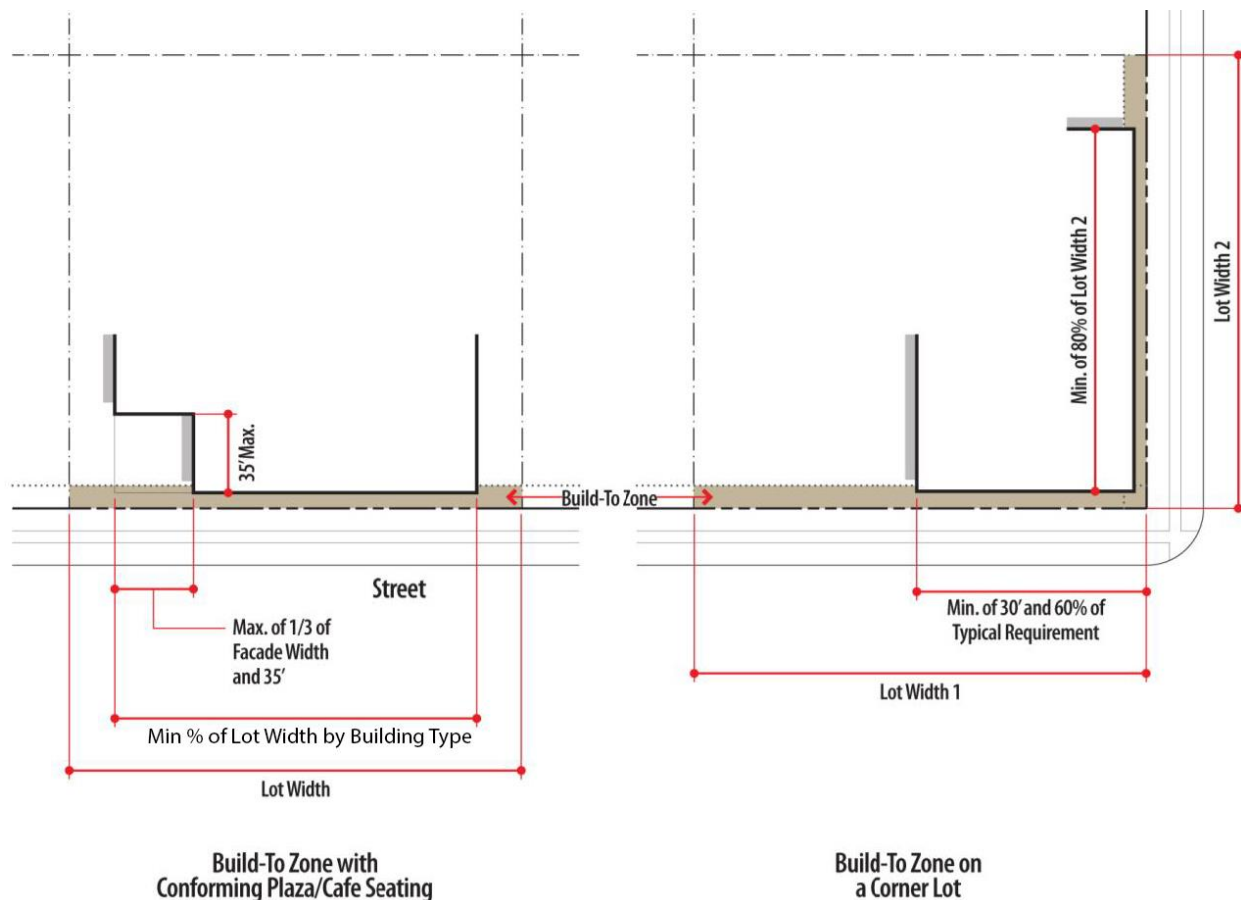


Figure 27-107D-1 Build-to zone with allowed plaza (left) and on corner lot (right)

3. **Open Spaces.** Outdoor open space, plazas, and outdoor dining areas are counted as part of the building for the purpose of measuring compliance with build-to zone requirements, provided that:
 - a. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
 - b. The area is no more than 35 feet in depth (refer to figure 27-107D-1).
- c. **Corner Lots.** On corner lots, minimum requirements governing the percent of building façade that must be located in the build-to zone may be reduced by 60 percent along one of the frontages, at the property owner's option, provided that a building façade must be placed in the build-to zone for the first 30 feet along each street extending from the corner (refer to figure 27-107D-1).
 1. **Encroachments.** Awnings and building mounted signage may

27-107D Building Types.

Explanation of specific building type requirements.

extend beyond the build-to zone into the frontage area, but may not extend into the street right-of-way.

2. **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.

(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."

- a. Overall permitted building heights are designated by district in stories. Refer to section 27-107B(b) through (e).
- b. **Ground story, minimum and maximum height.** (Refer to figure 27-107D-2, measuring story height). Each building type provides a permitted range of height in feet for the ground story of the building.

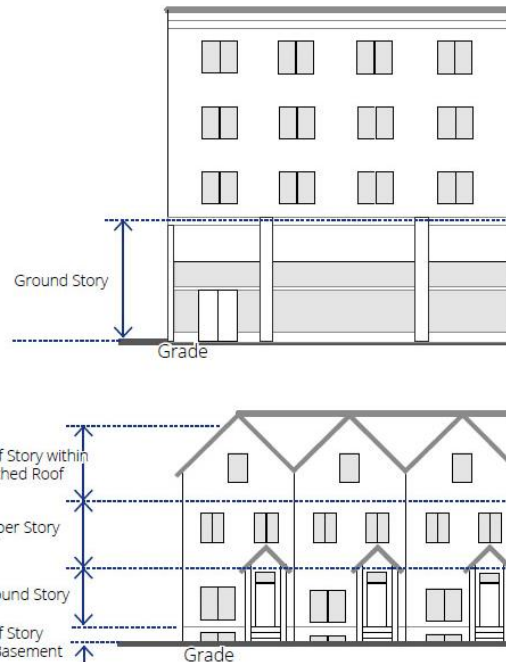


Figure 27-107D-2 Measuring Story Height

- 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 other street façades.
- c. **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 must not

27-107D Building Types.

Explanation of specific building type requirements.

exceed one-half the height of the tallest story.

(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 27-107B(f) uses for uses permitted within each DV district. The requirements in this section of the building type tables may limit those uses within a specific building type.

- a. **Ground and upper story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- b. **Parking within building.** The area(s) of a building in which parking is permitted within the structure.
- c. **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.

- a. **Minimum fenestration.** (refer to figure 27-107D-4, measuring

fenestration, per façade). Fenestration shall be measured as the percentage of the total façade area of each story dedicated to glazing. The following articulates the minimum amount of ground story transparent glass required on all façades facing streets.

1. **Measurement.** Ground story fenestration, when defined separately from the overall minimum fenestration, shall be measured as the percentage of the total façade area dedicated to glazing between two feet and ten feet above average grade at the base of the front façade. Refer to figure 27-107D-3, measuring ground story fenestration.
2. **Transparent.** Transparent means any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance. Glazed elements must be clear and non-reflective and not be painted or tinted, except that low-emission (Low-E) glass coatings are permitted.

27-107D Building Types.

Explanation of specific building type requirements.

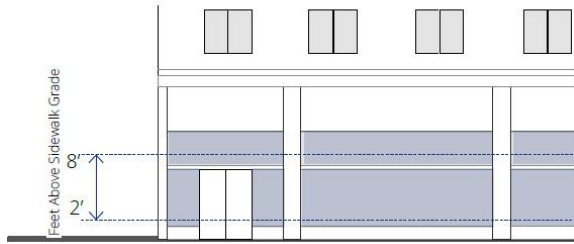


Figure 27-107D-3 Measuring Ground Story Fenestration

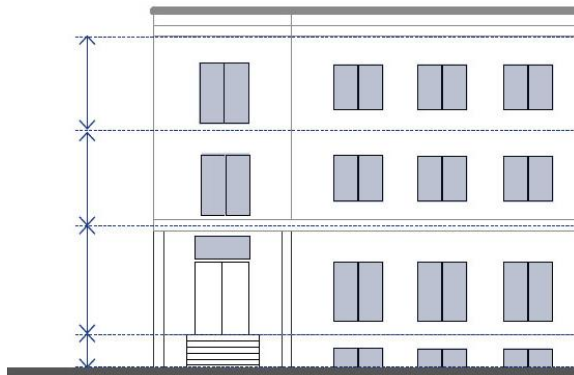


Figure 27-107D-4 Measuring Fenestration per Façade

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. Blank wall area.

1. Blank walls are areas on the exterior façade of a building that do not include a substantial material change; windows or doors; columns, pilasters or other articulation greater than 12 inches in depth. Blank wall limits are established in 27-107D(e) through 27-107D(h).
2. Blank wall area regulations apply in both a vertical and horizontal direction.

c. Entry area. Size requirements and recommended types of entrance areas per building type.

d. Required number of street entrances. The minimum number of and maximum spacing between entrances on the ground floor building façade with street frontage. Street entrances for all non-residential uses shall remain unlocked during business hours. Entrances located on corners may satisfy the requirement of both adjacent streets.

3. **Other stories.** A general minimum fenestration requirement applies to all other stories visible from any street. The fenestration is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story fenestration is measured from the top of the finished floor to the top of the wall plate.
4. **Arcades, galleries, courtyards.** Ground story

27-107D Building Types.

Explanation of specific building type requirements.

- e. **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.

(5) **Parking structures fronting a street.**

The following applies to parking structures fronting a public street, in addition to the requirements of 27-107C(c).

- a. **Primary streets.** Parking structures, whether accessory or principal use, shall not front a primary street, unless otherwise approved with special land use permit per article V, division 3.

b. **Parking structure design requirements.**

- 1. **Blank wall limitations.** On any street façade, no rectangular area greater than 30 percent of any story's façade, as measured from floor to floor, and no horizontal segment of a story's façade greater than 15 feet in width may be solid, blank wall.

- 2. **Pedestrian entry.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the entry is enclosed, 65 percent of the entry must be transparent glass.
- 3. **Screening.** All openings of any parking deck must be fully screened from view from any residential dwelling or adjacent public or private streets so that cars, sloped ramps, and interior deck lighting are not visible.

27-107E Open Space Types.

Intent.

27-107E Open Space Types.

(a) **Intent.**

To provide open space as an amenity that promotes physical and environmental health within the community and to provide access to a variety of active and passive open space types.

(b) **Applicability.**

These standards apply to open space required by 27-107B.

(1) **Existing open space.** At the discretion of the city, existing open space on the site may be used to meet the minimum requirement; however, the existing open space shall conform to one of the types defined.

(2) **Historic preservation incentive.** When buildings built before 1930 are incorporated into a development and when no changes are made to their exterior (other than paint color), an area equal to three times the building footprint is may be used to meet the minimum requirement.

(3) **Fee in-lieu.** Open space requirements of this section must be met by open space provided on the development site, unless off-site open space or a fee in lieu of open space provision is approved in accordance with the special administrative permit process.

(c) **General requirements.**

All open space shall meet the following:

(1) **Open space types.** All open space provided shall comply with one of the open space types defined by subsections (e) through (i).

(2) **Location.** Open space must be provided in the approximate location required on figure 27-107B-1, regulating map.

(3) **Access.** All open space types shall provide public access from a pedestrian route associated with a vehicular right-of-way and/or adjacent building entrances/exits.

(4) **Fencing.** Open space types may incorporate fencing, provided that the following requirements are met.

a. **Height.** Fencing shall be a maximum height of 48 inches, unless approved by the community development director for such circumstances as use around athletic facilities.

b. **Level of opacity.** Fence opacity shall be no greater than 60 percent.

c. **Type.** Chain-link fencing is not permitted along any street frontage, with the exception of dedicated athletic facility fencing approved by the community development director.

d. **Spacing of openings.** Openings or gates shall be provided on every street face at a minimum of one per every 200 feet.

Division 6. Dunwoody Village Districts
27-107E Open Space Types.

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General requirements.

- (5) **Open water body.** All open water bodies, such as lakes, ponds, pools, creeks, and streams within an open space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
- (6) **Parking requirements.** Parking shall not be required for any open space type, unless otherwise determined by the community development director.
- (7) **Continuity.** New open space shall connect to abutting or proximate existing or planned trail rights-of-way.
- (8) **Measuring size.**
 - a. **Size.** The size of the open space shall be is measured to include all landscape and paving areas associated directly with the open space.
 - b. **Minimum dimension.** The minimum dimension shall be the minimum length or width of the open space, as measured along the longest two straight lines intersecting at a right angle which define the maximum length and width of the lot. Refer to figure 27-107E-1, measuring minimum dimensions.

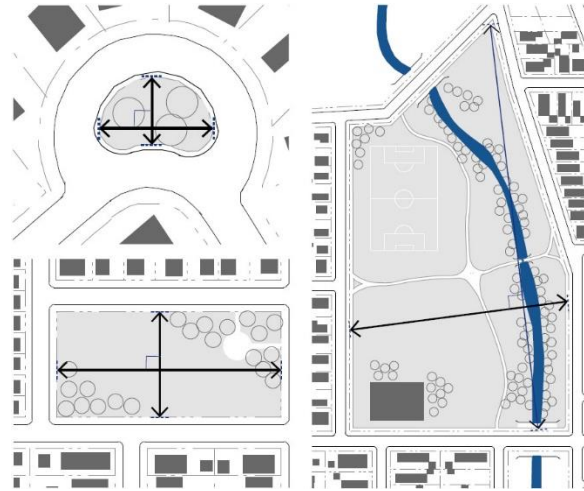


Figure 27-107E-1 Measuring Minimum Dimensions

- (9) **Minimum percentage of street frontage required.** A minimum percentage of the open space perimeter, as measured along the outer edge of the space, shall be located directly adjacent to a primary or secondary street. This requirement provides access and visibility to the open space.

27-107E Open Space Types.

Stormwater in open space types.

(10)**Improvements.** As noted in the specific requirements for each open space type (subsections (e) through (i)), the following types of site improvements and structures may be permitted on an open space.

a. **Fully enclosed structures permitted.** Fully enclosed structures may include such uses as small cafes, kiosks, community centers, and restrooms.

1. **Maximum area.** For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.

2. **Semi-enclosed structures.** Open-air structures, such as gazebos, are permitted in all open space types.

b. **Maximum impervious and semi-pervious surface permitted.** The amounts of impervious and semi-pervious coverage are provided separately for each open space type (subsections (e) through (i)) to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, sidewalks, paths, and structures as permitted.

c. Maximum percentage of open water body. The maximum amount of area within an open space type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

(d) **Stormwater in open space types.**

Stormwater management practices, such as normally dry storage and retention facilities or ponds maintaining water at all times, may be integrated into open space types and utilized to meet stormwater requirements for surrounding parcels.

(1) **Stormwater features.** Stormwater features in open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.

(2) **Walls.** Retaining walls over 30 inches in height are not permitted in any open space accommodating stormwater.

(3) **Qualified professional.** A qualified design professional shall be utilized to incorporate the stormwater features into the design of the open spaces.

Division 6. Dunwoody Village Districts
27-107E Open Space Types.

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Plaza.



(e) **Plaza.**

The intent of the plaza is to provide a formal open space type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

PLAZA CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	60 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of plaza area
Maximum Impervious Surface + Semi-Pervious Surface	40% + 20%
Maximum Percentage of Open Water & Stormwater Features	30%



(f) **Green.**

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

GREEN CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	25%
Improvements	
Fully Enclosed Structures	Not Permitted
Maximum Impervious Surface + Semi-Pervious Surface	20% + 15%
Maximum Percentage of Open Water & Stormwater Features	30%

Division 6. Dunwoody Village Districts
27-107E Open Space Types.
 Commons.

DRAFT



(g) Commons.

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building occupants.

COMMONS CRITERIA	
Dimensions	
Minimum Size	0.45 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	0%; requires a minimum of two access points with a total depth of 100 feet maximum (minimum 30 feet wide)
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of commons area
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water & Stormwater Features	30%



(h) Park.

The intent of the park is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

PARK CRITERIA	
Dimensions	
Minimum Size	0.75 acres
Minimum Dimension	30 feet; minimum average width of 80 feet
Minimum Percentage of Street Frontage Required	30% for parks less than 5 acres; 20% for parks 5 or more acres in size
Improvements	
Fully Enclosed Structures	Permitted in parks 2 acres or larger in size
Maximum Impervious Surface + Semi-Pervious Surface	20% + 10%
Maximum Percentage of Open Water & Stormwater Features	30%

Division 6. Dunwoody Village Districts
27-107E Open Space Types.

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Rooftop terrace.



(i) **Rooftop terrace.**

The intent of the rooftop terrace is to provide a formal or informal, small to medium scale space for passive or active recreation or gatherings. Rooftop terraces tend to serve adjacent building occupants but must be open to the general public to count toward the open space requirement.

ROOFTOP TERRACE CRITERIA	
Dimensions	
Minimum Size	0.10 acres
Minimum Dimension	45 feet
Minimum Percentage of Street Frontage Required	0% but must have signage that is clearly visible from the street indicating how to access the terrace
Minimum Percentage of Accessible Terrace Area	25% of terrace area must be designed to be accessible; all remaining areas must be planted
Improvements	
Fully Enclosed Structures	Permitted; may cover maximum 5% of terrace area
Maximum Impervious Surface + Semi-Pervious Surface	No maximum
Maximum Percentage of Open Water & Stormwater Features	30%

Sec. 27-230. - Transition yards.

(a) *Applicability.* The transition yard landscaping regulations of this section apply along interior property lines in those instances expressly identified in this zoning ordinance and only to the following activities:

- (1) The construction or installation of any new principal building or principal use; and
- (2) The expansion of any existing principal building or principal use that increases gross floor area or impervious surface area by more than 25 percent or 1,000 square feet, whichever is greater. In the case of expansions triggering transition yard requirements, the transition yard must be placed to provide reasonable screening and buffering of areas visually impacted by the proposed expansion, as determined by the community development director.

(b) *Transition yard types.*

- (1) Four transition yard types are established in recognition of the different contexts that may exist. They are as follows:

Specifications	Transition Yard Types			
	TY1	TY2	TY3	TY4
Min. yard width[1] (feet)	7.5	10	15	30
Min. fence/wall height (feet)	6 (wall required)	6[2]	NA	NA
Min. Trees (per 100 feet)				
Canopy	Not required	3	4	4
Understory	4	3	4	5
Min. shrubs (per 100 feet)	Not required	30[2]	15	30

[1] Yard widths calculated on the basis of average per 100 feet, provided that the yard width at any point may not be less than 50 percent of the minimums stated in the table. Required zoning district setbacks may be counted toward satisfying transition yard widths.

[2] TY2 transition yard must include either (a) a fence/wall or (b) shrubs meeting the minimum requirements of this table.

Figure 13-4: Transition Yard 1 (TY1)



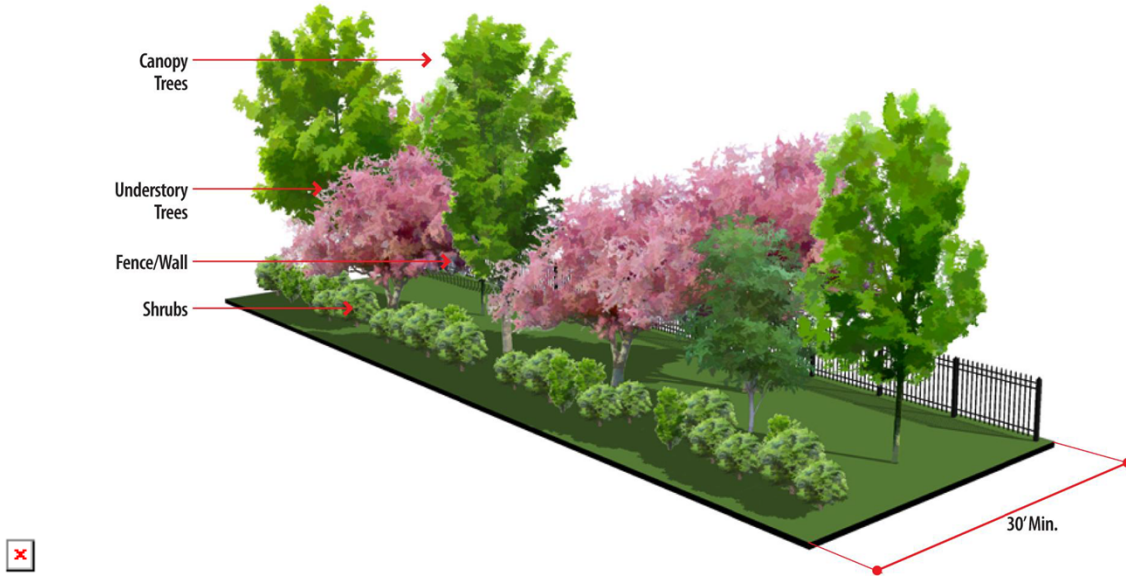
Figure 13-5: Transition Yard 2 (TY2)



Figure 13-6: Transition Yard 3 (TY3)



Figure 13-7: Transition Yard 4 (TY4)



- (2) Transition yard requirements are minimum regulations. Property owners who are subject to transition yard requirements may elect to provide a higher level transition yard.
- (3) The city arborist is authorized to count existing vegetation and structural elements as satisfying all or part of transition yard requirements upon determining that such existing vegetation and structural elements meet the overall intent of these landscaping and screening regulations.
- (4) No buildings or parking areas may be located in required transition yards. Breaks for motorized and non-motorized transportation access are allowed.

(c) *Zoning district transition yards.* Transition yards are required between zoning districts in accordance with the following minimum requirements.

	Zoning of Abutting Site									
	Zoning District ↓→	R, RA	RM-150 to 75	OCR, CR-1, RM-HD	O-I-T, NS	NS, C-1, C-2	O-I, PC-1, PC-2, <u>DV-1, DV-2, DV-3, DV-4</u>	PC-3, PC-4	O-D	M
Zoning of Subject Site	R or RA	None	TY1	TY2	TY1	TY2	TY2	TY1	TY1	TY3
	RM-150 to 75	TY3	None	None	TY1	TY1	TY1	TY1	TY1	TY3
	OCR, CR-1, RM-HD	TY4	None	None	None	None	None	None	None	None
	O-I-T, NS	TY2	TY1	TY1	None	None	None	None	None	None
	C-1, C-2	TY2	TY1	TY1	None	None	None	None	None	None
	O-I, PC-1, PC-2	TY3	TY2	TY1	None	None	None	None	None	None
	PC-3, PC-4, <u>DV-1, DV-2, DV-3, DV-4</u>	TY4	TY3	None	None	None	None	None	None	None
	O-D	TY3	TY3	TY2	TY1	None	TY1	TY1	None	None
	M	TY4	TY3	TY2	TY1	TY1	TY2	TY2	None	None
	PD	As approved at time of PD approval								

(d) *Landscape materials and design.* Trees species must be selected from the city's approved street tree list, which is available in the community development department; alternative cultivars may be approved on a case-by-case basis with the approval of the city arborist. Transition yard landscaping is subject to the regulations of section 27-233.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-13.50), 10-14-2013; Ord. No. 2017-04-07, § 4, 4-11-2017)

AN ORDINANCE TO AMEND CHAPTER 27 OF THE CITY OF DUNWOODY ZONING ORDINANCE TO ADOPT A NEW DUNWOODY VILLAGE DISTRICT ZONING REGULATION AND TO REPEAL CONFLICTING SECTIONS

- WHEREAS:** The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1c) and one overlay district; and
- WHEREAS:** These districts consist of a combination of multi-family, office, commercial, and institutional uses, which are isolated by zoning type; and
- WHEREAS:** The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto-repair shops, gas stations, office buildings and banks; and
- WHEREAS:** Most of the development within the Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space; and
- WHEREAS:** In January of 2019 City staff began working with TSW, an Atlanta-based architecture and planning firm, to rewrite the regulations of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** The analysis and revisions seek to take into consideration connectivity, public open space, and the future character of development in the areas of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** A "regulating map" would replace the existing overlay district with site-specific requirements, including new Dunwoody Village zoning districts, required new streets, pedestrian paths, shopfronts, and open spaces; and
- WHEREAS:** The new regulations would address connectivity by requiring new streets in connection with redevelopment, required streetscapes, potential public parking locations, architectural requirements, building types, use standards and restrictions, building heights, zoning transition/buffers, open spaces, and variances; and
- WHEREAS:** One of the main objectives of this rezoning is to implement policies and objectives of the City of Dunwoody's Comprehensive Plan and the Dunwoody Village Master Plan; and
- WHEREAS:** By adopting these changes, the City of Dunwoody intends to: maintain and enhance the identity and image of Dunwoody Village; accommodate and promote walkable, development patterns containing a complementary mix of land uses; create opportunities for functional, landscaped, open and gathering spaces in the commercial core of Dunwoody; ensure that new development and substantial additions to existing buildings are designed to promote Dunwoody Village as an area

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2020-__-__

of unique character while requiring that all new construction makes use of design standards and materials that enhance the district, complement existing character, and allow for the introduction of new design elements while encouraging the addition of walkability and green space; support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces;and

WHEREAS: The Mayor and City Council find that the proposed changes are appropriate and will enhance the public health, safety, and welfare within the City; and

WHEREAS: Notice to the public regarding said rezoning has been duly published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the adoption of the new Chapter 27 of the Dunwoody Zoning Ordinance as attached hereto.

Attachments

- EXHIBIT A: Chapter 27, Division 6, Dunwoody Village Districts
- EXHIBIT B: Chapter 27-230 Transition Yards

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2020.

Approved by:

Approved as to Form and Content

Lynn Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

Division 6. Dunwoody Village Districts
Potential Updates

DRAFT

Planning Commission Update 1:

To replace Sec. 27-107B(a)(7)(b) with the following:

- b. When a property is zoned DV-1 Village Commercial district, and when said property is located both west of Chamblee Dunwoody Road and north of Mt. Vernon Road, and when said property abuts a single-family residential zoning district, then no transition yard is required but the existing undisturbed buffer between the two districts must be maintained, as generally shown on the regulating map figure 27-1-7B-1. The buffer must be 50 feet at its most narrow point and 150 feet at its widest point.

To add new Sec. 27-107B(a)(7)(c) and Sec. 27-107B(a)(7)(d) as follows:

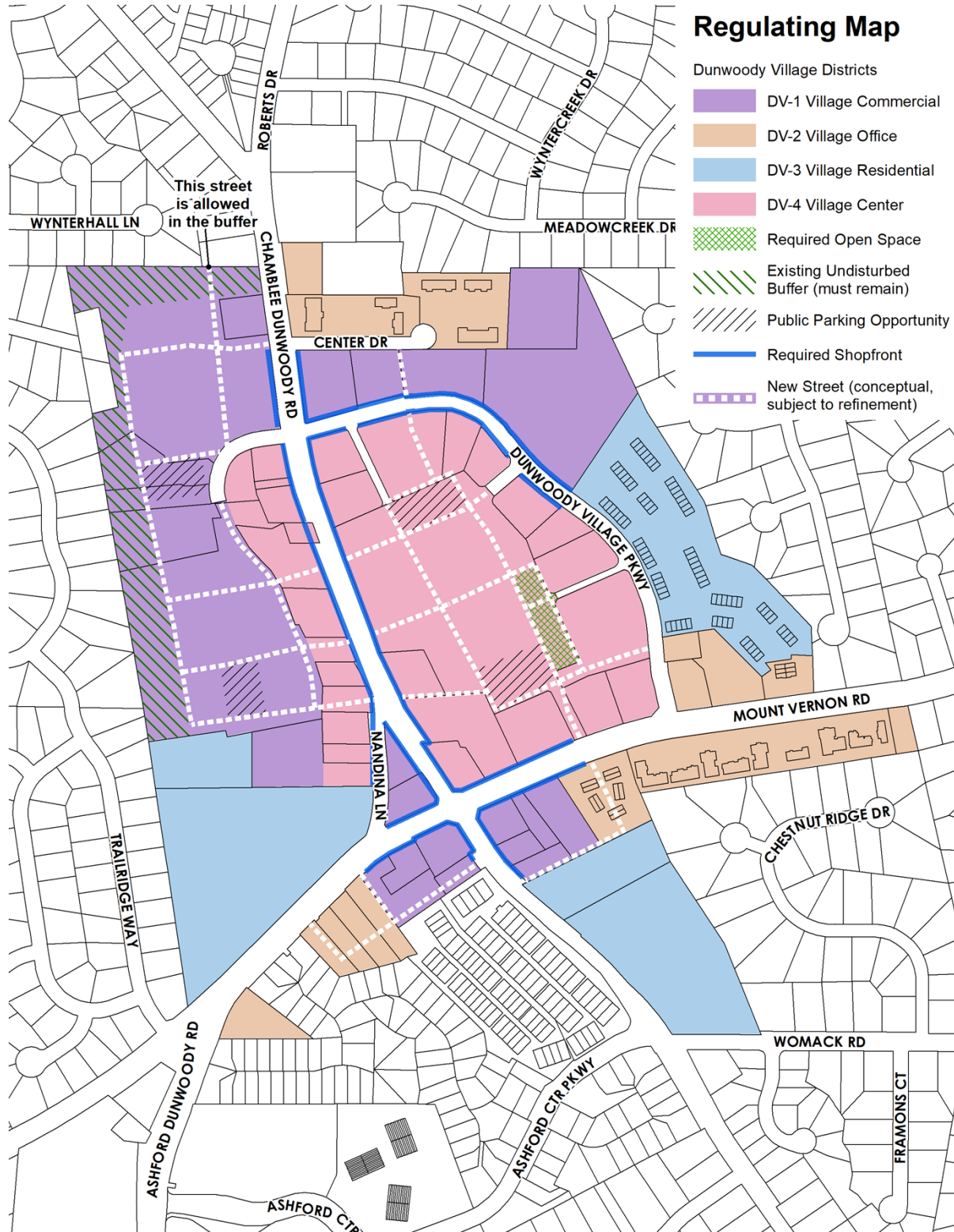
- c. Streets are not allowed in the transition yard and undisturbed buffer required by “a” and “b” above unless they are specifically shown on the regulating map as allowed in the buffer.
- d. Paved and unpaved pedestrian paths are only allowed in the transition yard and undisturbed buffer required by “a” and “b” when their layout and design minimizes impacts on existing trees.

And to replace regulating map figure 27-1-7B-1 with the following:

Division 6. Dunwoody Village Districts Potential Updates

DRAFT

Figure 27-107B-1 Regulating Map



Division 6. Dunwoody Village Districts
Potential Updates

DRAFT

Planning Commission Update 2:

To replace Figure 27-107B-3 with the following:

Figure 27-107B-3 DV-2 District Requirements

DV-2 VILLAGE OFFICE DISTRICT REQUIREMENTS			Reference
BUILDING TYPES	Shopfront	4	section 27-107D Building Types
	General	4	
	Townhouse	4	
	Civic	4	
USE MIX	Mixed-Use Requirement	Ground floor residential use not allowed along a public or private street	section Error! Reference source not found. Error! Reference source not found. Uses
HEIGHT	Maximum (sites that are both south of Mt. Vernon Rd and east of Chamblee-Dunwoody Road)	2 stories or 35 feet, whichever is less, when a standard 30 feet wide TY4 transition yard is provided; or 3 stories or 52 feet, whichever is less, when the provided TY4 transition yard width is increased to 50 feet	section 27-107D(c) through (f) for floor-to-floor heights per Building Type
	Maximum (all other sites)	3 stories or 52 feet, whichever is less	
SITE COVERAGE	Maximum Impervious Cover (Sites under 1 acre)	85 percent	section 27-621 Terms Defined
	Maximum Impervious Coverage (Sites 1 Acre or Larger)	80 percent	
LOTS	Lot Area	No minimum	
	Lot Width	16 feet minimum	
SETBACKS	Build-to Zone	No minimum / 10 feet maximum	
	Parking (front and side corner)	30 feet minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	No minimum	
OPEN SPACE REQUIREMENTS	Plaza	4	section Error! Reference source not found. Open Space Types
	Green	4	
	Commons	4	
	Park	4	
	Minimum Area (Sites Under 1 Acre)	5 percent of total site area	
	Minimum Area (1 to 10 Acres)	10 percent of total site area	
	Minimum Area (Sites Over 10 Acres)	15 percent of total site area	

4 = permitted