

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. Undisturbed buffers shall be required in the locations shown on the regulating map and with the width shown on the regulating map. Adjacent to these undisturbed buffers, an additional TY4 transition yard is also required in the locations shown on the regulating map and with the width shown on the regulating map.

~~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~~

27-107B Districts.

Districts and regulating map.

~~feet, except adjacent to 1205 and
1206 Hidden Ridge Lane, where it
shall be 50 feet.~~

27-107B Districts.

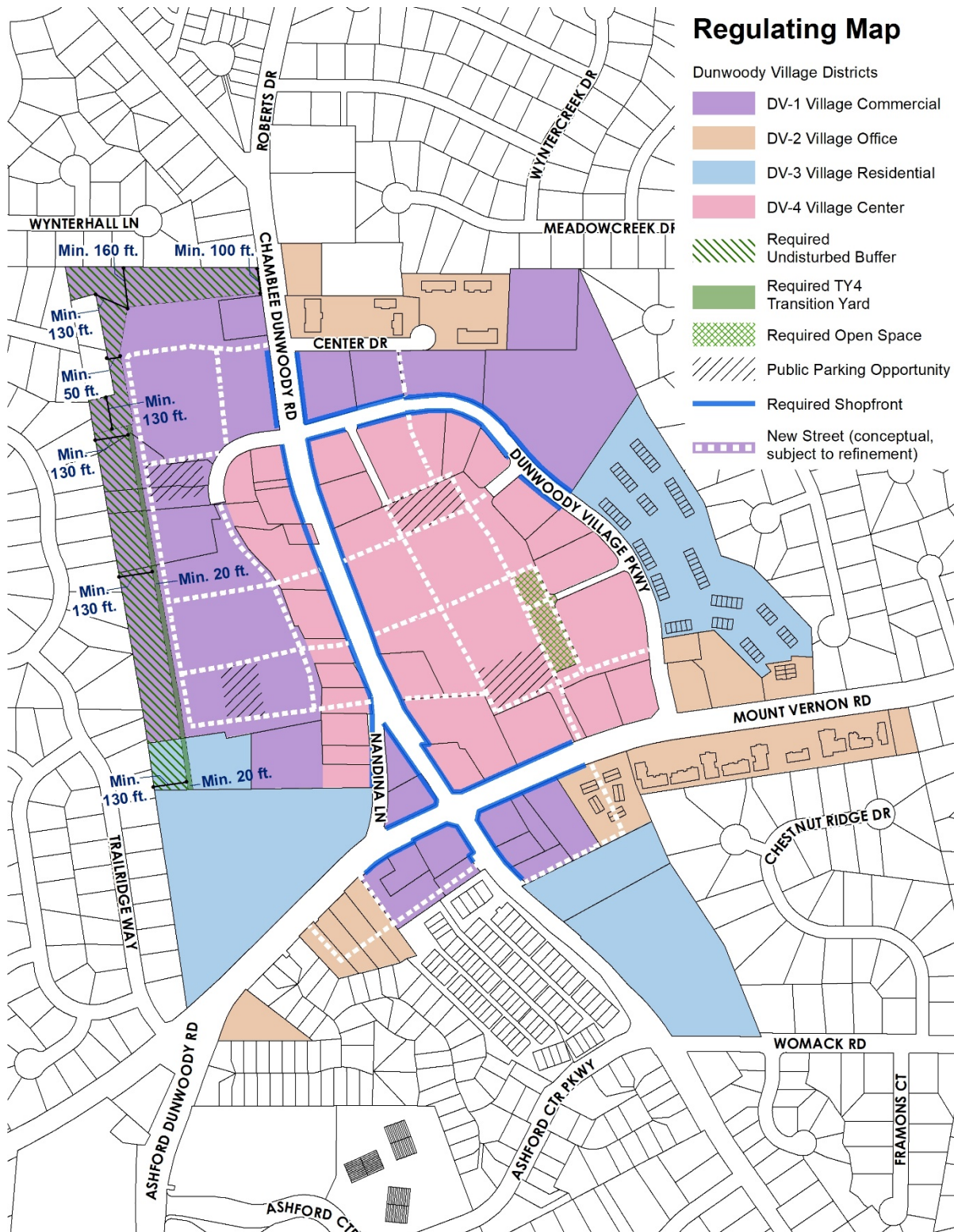
Districts and regulating map.

DRAFT

11/30 Draft

Recommended

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 / <u>20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)</u> 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-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 permitted 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 / <u>20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)</u> 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-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 / <u>20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)</u> 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.****(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	-	P[6]	-	-	
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	SP[1]	SP[1,4]	SP[1]	SP[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	
All other	P	P	P	P	

27-107B Districts.**Uses.**

USES	DISTRICT				Reference
	DV-1	DV-2	DV-3	DV-4	
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)
<u>Parking Structures, Accessory or Non-Accessory</u>	<u>S[7]</u>	<u>S[7]</u>	<u>S[7]</u>	<u>S[7]</u>	<u>27-107D(i)(5)</u>
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.
- [6] Detached houses shall be subject to the Street Façade Design Requirements of the Townhouse building type. No other building type standards shall apply.
- [7] A special land use permit is only required for accessory or non-accessory parking structures when any above-ground portion of such structure is located within ~~450~~ 200 feet of a single-family residential zoning district. The use is permitted as of right in all other locations.

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.

(9) Multi-unit building balconies. All multi-unit residential buildings, including those incorporating non-residential uses, shall incorporate balconies as follows:

- a. At least 50% of the dwelling units located on façades facing streets or facades adjacent to open spaces must provide private balconies.
- b. Required balconies must have a minimum depth of 4 feet and a minimum width of 8 feet.

d.c. Required balconies may be covered or uncovered.