

May 11, 2021

PLANNING COMMISSION MINUTES

The Planning Commission of the City of Dunwoody held a hybrid meeting on May 11, 2021 at 6:00 PM. The meeting was held in City Hall and via Zoom.

Voting Members: Bob Dallas, Chair
 Thomas O'Brien, Vice-Chair
 Jared Abram, Board Member
 Kirk Anders, Board Member
 Erika Harris, Board Member
 Robert Price, Board Member

Also Present: Richard McLeod, Community Development Director
 Paul Leonhardt, Planning Manager
 Allegra DeNooyer, Planning Tech

A. CALL TO ORDER

Bob Dallas called the meeting to order.

B. ROLL CALL

C. MINUTES

1. Approval of Meeting Minutes from the April 13, 2021 Planning Commission Meeting.

Erika Harris moved to approve minutes, Robert Price seconded, motion passed.

Passed: For: 4 (Dallas, O'Brien, Harris, Price)

Against: 0;

Abstain: 2 (Abram, Anders);

Absent: 1 (Wagner).

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

E. UNFINISHED BUSINESS

1. Review and Consideration of a New Sign Ordinance to Replace Chapter 20 - Signs

Paul Leonhardt gave a staff presentation explaining that the document only includes changes requested by the Planning Commission and going over proposed staff changes. There was discussion around the best way to structure the document. Bob Dallas called for public comment. Carrie Brown spoke against the Sign Code. She spoke about Ashford Lane and spoke in favor of allowing internal box lighting on monument signs. The Planning Commission went through the document red line by red line. There was discussion around the terms occupational tax certificate vs business license, how to measure building heights for roof signs, making sure projecting signs are consistent section to section, wall sign sizes, and accounting for sign aesthetics in different zoning districts. There was consensus among the Planning Commission about the need for the proposed staff amendments. The Commission declined to act on the internal box lighting question that had been raised. There was discussion around how to recommend adoption of the code to move it to City Council.

Robert Price moved to recommend adoption of the redlined version with the following changes:

1. In Section 20-9 (1), add a reference to the appropriate nuisance section of the code.
2. In Section 20-14 (20), change 35 feet to 40 feet and remove single-story building.
3. In Section 20-21 (c), redline the word flash.
4. In Section 20-26 (c), limit building height to 40 feet and remove 3 stories.

and with the following amendments suggested by staff:

1. Replace the "Total Sign Area" provisions of Wall Signs where applicable in Sec. 20-23 (Office Districts), Sec. 20-24 (Commercial and Industrial Districts), and Sec. 20-25 (Perimeter Center; except for the provisions specific to high-rise construction in Sec. 20-25 – Perimeter Center) with the following:

Count	Single tenant building: Max. of number of building façades facing a street plus one. Limit of one sign per façade. <i>E.g., a corner building could have one wall sign on each street-facing façade and one wall</i>
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	<p><i>sign on the rear façade facing the parking lot.</i></p> <p>Multi-tenant building: Max. of number of tenant suite façades facing a street plus one. Limit of one sign per tenant suite façade. <i>E.g., a tenant suite at the corner of a building could have one wall sign on each street-facing tenant suite façade and one wall sign on the rear tenant suite façade facing the parking lot.</i></p>
Sign Face Area	<p>Single tenant building up to 30,000 square feet: Max. of 10% of façade area of the façade the sign is placed onto or up to 120 square feet, whichever is less.</p> <p>Single tenant building greater than 30,000 square feet: Max. of 10% of façade area of the façade the sign is placed onto or up to 180 square feet, whichever is less.</p> <p>Multi-tenant building up to 30,000 square feet: Max. of 10% of façade area of the tenant suite façade area the sign is placed onto or up to 120 square feet, whichever is less.</p> <p>Multi-tenant building greater than 30,000 square feet: Max. of 10% of façade area of the tenant suite façade area the sign is placed onto or up to 180 square feet, whichever is less.</p>

2. Remove the distinction of Single-Panel and Multi-Panel Monument Signs throughout Ch. 20 as follows:

- a. Remove the qualifiers "Single-Panel" and "Multi-Panel" in favor of the term "Monument Sign."
 - b. Remove the "Multi-Panel Monument Sign" definition and graphics in Sec. 20-17.
 - c. Include new definition of Monument Sign in Sec. 20-17 as follows: "A two-sided sign attached to a permanent foundation or fastened to a base and not attached or dependent upon any structure, pole, post, or similar support."
 - d. Remove the regulations specific to "Multi-Panel Monument Sign" in each set of districts and apply the current Single-Panel Monument Sign standards to the new "Monument Sign" category.
3. Limit the number of neon window signs to one by adding the following language in Sec. 20-15 "Exempt Signs: "
- (11) One neon (or LED tube or rope lighting resembling neon) window sign not larger than 3 square feet in total area per individual tenant suite. No blinking shall be allowed.
4. Add the following provisions from Sec. 20-69 "Construction Fence Wrap" after Sec. 20-21. Renumber all following sections.

Sec. 20-22: Construction Fence Wrap

- (1) Wraps are allowed on fences securing construction sites for the duration of the construction activity.
- (2) The wrap must be removed prior to issuance of a Certificate of Occupancy.
- (3) The fence wrap must be maintained in good condition and be properly attached to the fence.
- (4) Messages, logos, renderings, or similar information may not exceed 40 percent of the total area of the fence wrap.

Thomas O'Brien seconded and the motion passed unanimously.

Passed: For: 6 (Abram, Anders, Dallas, Harris, O'Brien, Price);

Against: 0;

Abstain: 0;

Absent: 1 (Wagner).

F. NEW BUSINESS

G. OTHER BUSINESS

H. PUBLIC COMMENT

I. COMMISSION COMMENT

Kirk Anders brought up the topic of making sure citizens were equally represented on the steering committee. Jared Abram thanked the commission for their work and brought up the topic of making sure signs proportional to buildings.

J. ADJOURN

Bob Dallas adjourned the meeting.

MEMORANDUM

To: Planning Commission

From: Paul Leonhardt, Planning & Zoning Manager

Date: July 13, 2021

Subject: RZ21-01 – 5500 Chamblee Dunwoody Rd & 1244 Dunwoody Village Parkway, Parcel IDs # 18 366 01 001 & 18 366 01 022

REQUEST

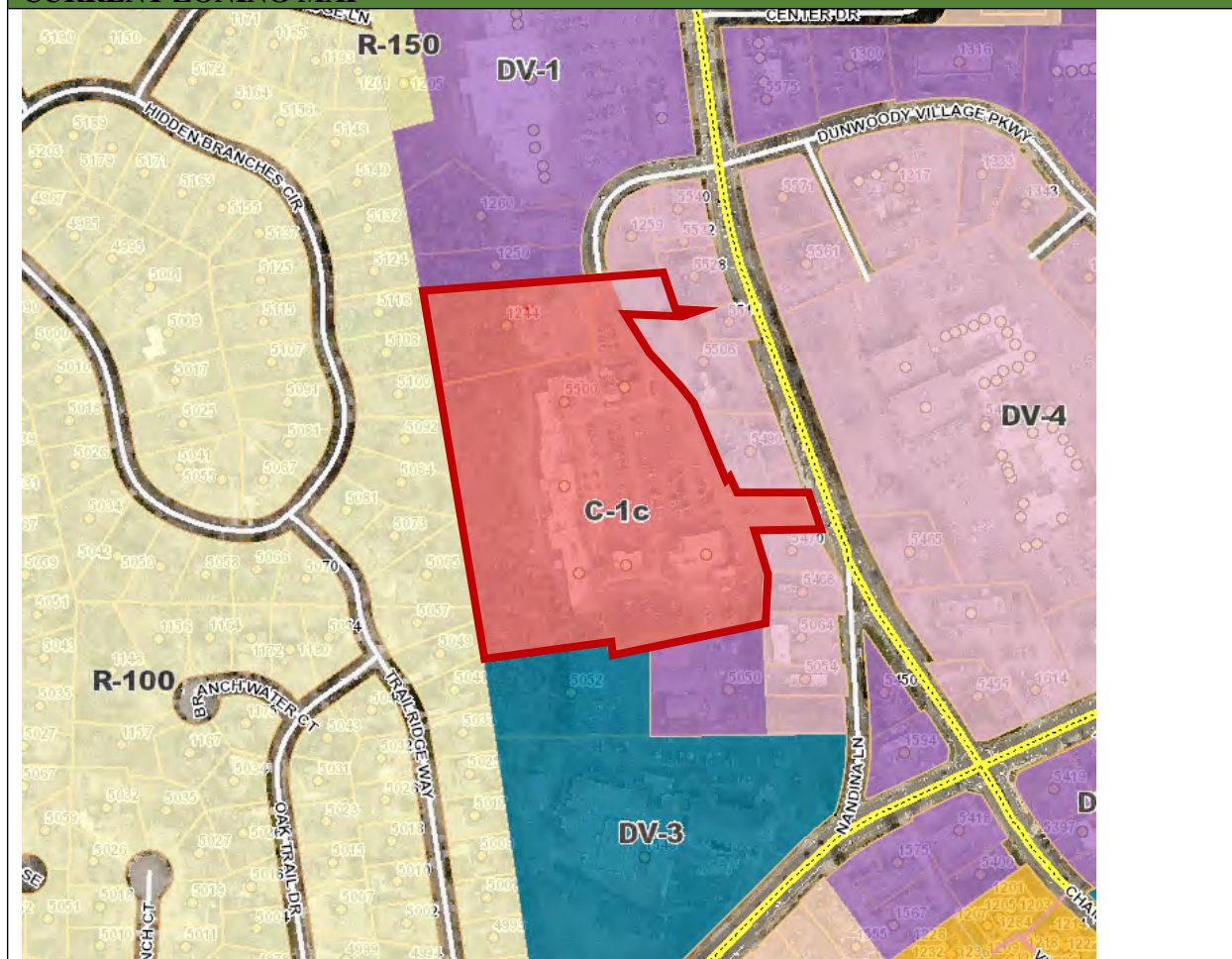
The City of Dunwoody sees a rezoning from the current C-1 (Local Commercial) District and Dunwoody Village Overlay District to the DV-4 (Village Center) District.

APPLICANT & PROPERTY OWNER

Petitioner: City of Dunwoody

Property Owner: Peachtree Shops of Dunwoody LLC (5500 Chamblee Dunwoody Rd) & Sodop II LLC (1244 Dunwoody Village Pkwy)

CURRENT ZONING MAP



SURROUNDING LAND USE			
Direction	Zoning	Future Land Use	Current Land Use
N	DV-1/DV-4	Dunwoody Village	Commercial
S	DV-1/DV-3	Dunwoody Village	Commercial/Institutional
E	DV-4	Dunwoody Village	Commercial
W	R-100	Residential	Single-family residential

BACKGROUND

On November 30, 2020, the City Council adopted the new zoning code for the Dunwoody Village. As part of the code overhaul, the City comprehensively rezoned properties in the Dunwoody Village area to four new Dunwoody Village zoning districts. The two subject parcels were initially part of that process; however, the City Council removed both after objections by the property owners. This rezoning case will complete the Dunwoody Village comprehensive zoning project and implement the zoning component of the Dunwoody Village Master Plan.

The parcel at 5500 Chamblee Dunwoody Rd. is currently zoned C-1 and is developed with the Shops of Dunwoody shopping center, including businesses such as Nai Thai Cuisine, Dunwoody Tavern, and Taqueria Los Hermanos. The parcel at 1244 is zoned C-1 and is developed with a small two-story commercial building and the Sunshine Carwash facility. Both lots front towards the Dunwoody Village district and are separated by an approximately 150- to 200-foot buffer towards a single-family residential neighborhood to the west.

The main issue of contention was the 130-foot undisturbed buffer plus 20-foot required transition yard along the western property line and adjacent to the Dunwoody West subdivision. The property owners contested that the buffer would amount to a taking. At the time of development in the 1970s, the developer negotiated a 150-foot buffer with the neighbors to the West. This private agreement expired since. The staff also conducted an extensive search for zoning conditions. The files transferred by DeKalb County at the time of the City's incorporation appear incomplete, and additional open records requests to the County did not provide additional documents. Based on an initial review, the staff cannot find evidence of any zoning conditions requiring a 150-foot buffer.

Since then, the staff has continued negotiations with the property owners of the two subject parcels to complete the Dunwoody Village district-wide zoning project. The proposed agreement rezones the subject properties to the DV-4 (Village Center) district. Along the western property line of the two parcels, a 35-foot buffer adjacent to the property line is followed by a 115-foot required open space.

DISCUSSION

Under the initial draft regulations, the parcel at 1244 Dunwoody Village Parkway was zoned DV-1 (Village Commercial), while 5500 Chamblee Dunwoody Road was split-zoned along a future north-south street with the part fronting Chamblee Dunwoody Road zoned DV-4 (Village Center) and the part to the rear zoned DV-1 (Village Commercial). Under the current proposal, the entirety would be zoned DV-4.

The DV-4 district is intended as the core of the Dunwoody Village area and provides a mix of uses, centralized open spaces, and highly walkable development patterns at the highest intensity level of the four Dunwoody Village districts. When compared with the DV-1 district, the permitted uses are fairly similar, while the DV-4 district allows an additional story and higher impervious cover (see below table for comparison).

	DV-4	DV-1
Maximum Height (>100 from Single-family)	5 Stories or 80 Feet, Whichever is Less	4 Stories or 65 Feet, Whichever is Less
Maximum Impervious Cover (Sites ≥ 1 Acre)	90 Percent	80 Percent
Mixed-Use Requirement	For All Developments Over 15,000 Square Feet of Floor Area, a Minimum of 2 Use Categories Shall Be Provided	Max. 75% of Floor Area May Be Residential

The heart of the agreement is to shift future development density from the western part of the properties, adjacent to the neighborhood, towards the center of the Dunwoody Village district. The property owner agrees not to construct any buildings within 150 feet of the neighborhood, while being granted the additional development potential that comes with the DV-4 zoning. While there are no current development plans, the staff believes that this agreement allows for sufficient development rights to achieve the goals of the Dunwoody Village Master Plan, while reducing impacts on the residential neighborhood.

The combined 35-foot undisturbed buffer and 115-foot open space exceeds the zoning standards for comparable new construction. Adjacent to a single-family residential subdivision, development in the current C-1-district (Local Commercial) would have to provide a TY2 transition yard that is 10 feet deep. Should the property remain in its current C-1 District, a new retail building could be built within 30 feet of the residential properties and a loading area could be within 10 feet of the residential properties.

	Proposed (DV-4)	Current (C-1)
Undisturbed Buffer	35 ft.	-
Transition Yard	-	10 ft. (TY2 yard)
Required Open Space	115 ft.	-
Effective Building Distance from Residential Properties	150 ft.	30 ft. (rear building setback)

REVIEW AND APPROVAL CRITERIA

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

Section 27-335. Review and approval criteria.

b. Zoning Map Amendments. The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;
7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning map amendment is not tied to a specific project. Instead, it is intended to complete the comprehensive rezoning of the Dunwoody Village district that was adopted in 2020. As such, there will be no immediate impacts associated with the rezoning.

The Dunwoody Comprehensive Plan includes both subject parcels in the Dunwoody Village character area. The plan calls for a “center of the community, focused on pedestrian and bicycle amenities, functional public open space, a multi-modal transportation environment, architectural controls, connectivity, and place making” (p. 24). Further, the plan suggests, “redevelopment efforts should have a residential component” (p. 24). The zoning map amendment enables both goals by achieving a large public open space, enabling a mix of uses, and requiring the much stricter design standards of the Dunwoody Village zoning district.

Staff does not anticipate negative impacts on neighboring properties. On three sides, the subject properties are surrounded by properties that have Dunwoody Village zoning. Staff anticipates that any future redevelopment will similarly meet the vision for the district as expressed in the Comprehensive Plan. While there is currently a vegetated buffer of approximately 150 to 200 foot along the western property lines, no impacts are anticipated until the property is redeveloped in the future. Under current zoning rules, the property owner could construct commercial structures within 30 feet of the property line. The proposed rules are significantly more protective, requiring future buildings to be 150 feet from the property line.

There are no known historic building or site or archaeological resources affected. Staff anticipates no excessive or burdensome impacts on infrastructure or schools. Staff anticipates that the mix of uses that is enabled by the proposed zoning will contribute to less resource usage than comparatively sized single-use developments would have.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings staff has determined that the requested zoning map amendment meets the requirements of Sec. 27-335 of the Zoning Ordinance; therefore, staff recommends **APPROVAL** of the rezoning from the current C-1 (Local Commercial) District and Dunwoody Village Overlay District to the DV-4 (Village Center) District.

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2021-XX-XX

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 366 01 001, and 18 366 01 022 IN CONSIDERATION OF ZONING CASE RZ 21-01 (5500 Chamblee Dunwoody Rd & 1244 Dunwoody Village Pkwy)

WHEREAS, the Mayor and City Council have considered and approved a comprehensive rezoning of properties in the Dunwoody Village area in 2020; and

WHEREAS, Most of the development with the Dunwoody Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are largely one-story in height, contain large surface parking lots and have minimal functional open space; 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 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 two subject parcels were originally intended to be part of said comprehensive rezoning and are essential for the implementation of the City's Comprehensive Plan and of the Dunwoody Village Master Plan; 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: The Mayor and City Council have conducted a public hearing as required by the Zoning Procedures Act prior to adoption of this Ordinance; and

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WHEREAS: Notice to the public regarding said amendment to the zoning map has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY ORDAIN AND APPROVE the rezoning of said properties from C-1 (Local Commercial) District and Dunwoody Village Overlay District to a DV-4 (Village Center) District subject.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2021.

Approved by:

Lynn Deutsch, Mayor

Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

Office of City Attorney

SEAL

MEMORANDUM

To: Planning Commission

From: Paul Leonhardt, Planning & Zoning Manager

Date: July 13, 2021

Subject: Text Amendment
Chapter 27— Dunwoody Village Overlay District
Chapter 27 – Dunwoody Village Districts

ITEM DESCRIPTION

These text amendments are a companion ordinance to the zoning map amendment case RZ21-01 for 5500 Chamblee Dunwoody Rd. and 1244 Dunwoody Village Pkwy. To implement the associated zoning buffer and open space area requires a change to the regulating map in Figure 27-107B-1 in Division 6. Dunwoody Village Districts of the Zoning Ordinance.

Separately, because these two parcels are the only remaining parcels in the Dunwoody Village Overlay District, there is no need for any of the overlay district regulations to remain. This ordinance will accordingly repeal the code language for the Dunwoody Village Overlay District.

DISCUSSION

The implementation of the zoning map amendment case RZ21-01 requires changes to the regulating map that is part of the Dunwoody Village District regulations. This ordinance will assign a 35-foot required undisturbed buffer and an additional 115-foot required open space along the western property line of the two parcels at 5500 Chamblee Dunwoody Rd and 1244 Dunwoody Village Pkwy. Only by making the changes to the regulating map will the buffer and open space requirements of the zoning ordinance apply to the two parcels.

One goal of the drafting of the Dunwoody Village Districts was to retire the Dunwoody Village Overlay District. With the rezoning of the two subject parcels, the last remaining parcels are taken out of the overlay district so that no more parcels remain. Accordingly, the language can be removed.

STAFF RECOMMENDATION

Staff recommends APPROVAL.

ATTACHMENTS

Updated Dunwoody Village District Zoning Text

AN ORDINANCE AMENDING CHAPTER 27 OF THE CITY OF DUNWOODY CODE OF ORDINANCE BY AMENDING SECTION 27-107B TO AMEND THE DUNWOODY VILLAGE REGULATING MAP AND BY AMENDING SECTION 27-97 TO DELETE THE REGULATIONS FOR THE DUNWOODY VILLAGE OVERLAY DISTRICT.

WHEREAS, the Mayor and City Council have considered and approved a comprehensive rezoning of properties in the Dunwoody Village area in 2020; and

WHEREAS, Most of the development with the Dunwoody Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are largely one-story in height, contain large surface parking lots and have minimal functional open space; 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 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 two parcels at 5500 Chamblee Dunwoody Road (Parcel ID 18 366 01 001) and at 1244 Dunwoody Village Parkway (Parcel ID 18 366 01 022) were originally intended to be part of said comprehensive rezoning and are essential for the implementation of the City's Comprehensive Plan and of the Dunwoody Village Master Plan; and

WHEREAS, By removing the two subject parcels from the Dunwoody Village Overlay district, no parcels remain in the district and the district regulations become obsolete; and

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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: The Mayor and City Council have conducted a public hearing as required by the Zoning Procedures Act prior to adoption of this Ordinance; and

WHEREAS: Notice to the public regarding said amendment to the zoning map has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia.

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

Section 1: That Chapter 27 (Zoning Ordinance) of the City of Dunwoody is hereby amended by amending Section 27-107B, entitled "Districts" as follows.

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.

Figure 27-107B-1 Regulating Map

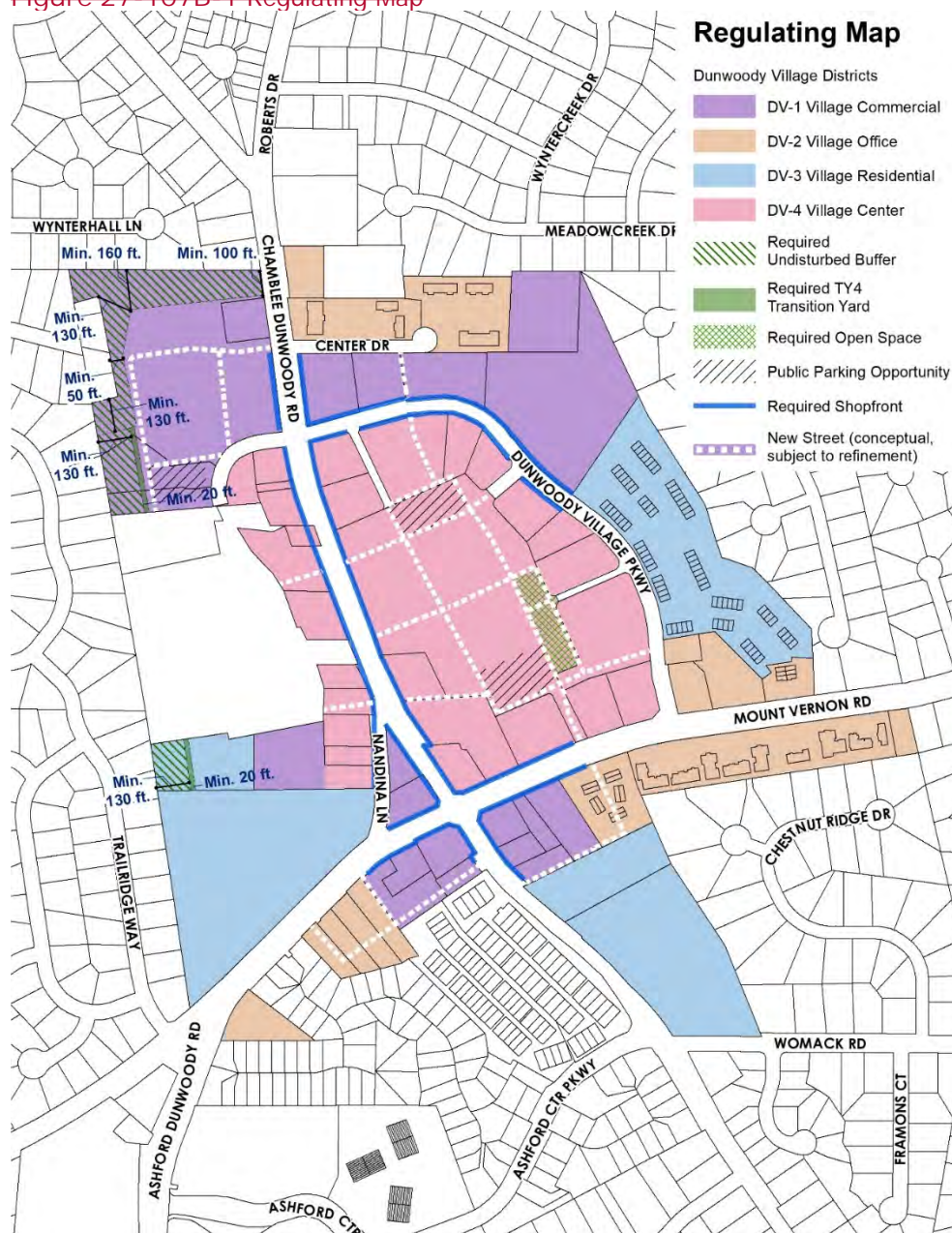
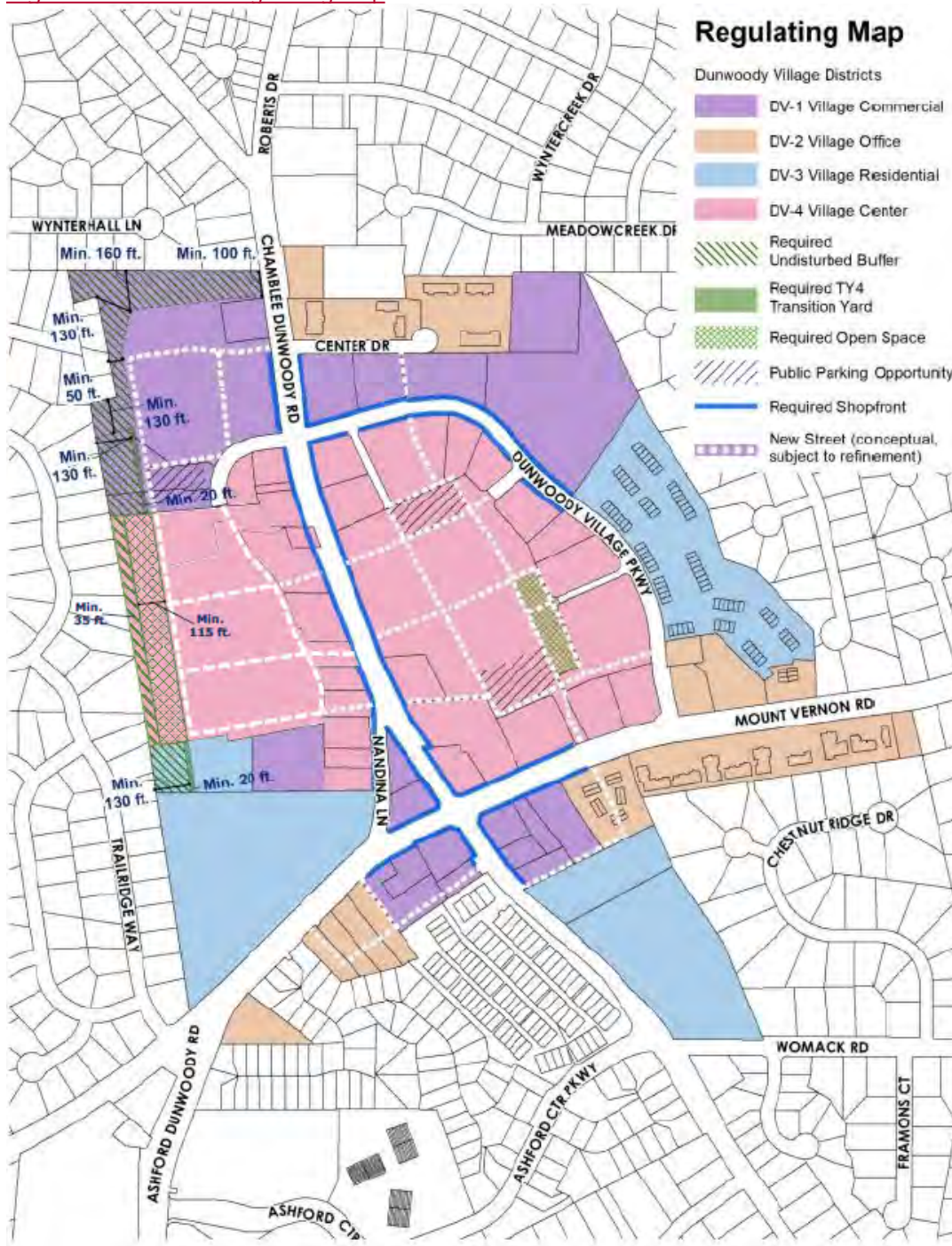


Figure 27-107B-1 Regulating Map



Section 1: That Chapter 27 (Zoning Ordinance) of the City of Dunwoody is hereby amended by amending Section 27-97, currently entitled "DVO, Dunwoody Village Overlay." and to be entitled "Reserved." as follows.

Sec. 27-97. -- DVO, Dunwoody Village Overlay.

Sec. 27-97. -- Reserved.

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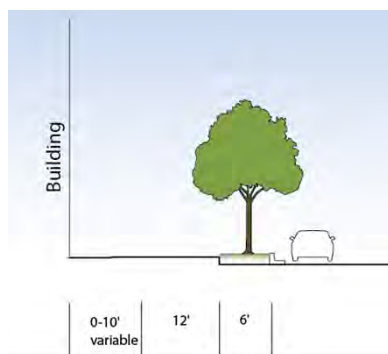
- (a) ~~*Purpose and intent.* The Dunwoody Village Overlay district is primarily intended to implement the policies and objectives of the comprehensive plan and the Dunwoody Village Master Plan. It is further intended to help:~~
- ~~(1) Maintain and enhance the identity and image of the Dunwoody Village area;~~
 - ~~(2) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;~~
 - ~~(3) Create new opportunities for public open spaces and gathering spaces in the commercial core of Dunwoody;~~
 - ~~(4) Ensure that new development and substantial additions to existing buildings are designed to promote the Dunwoody Village Overlay 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 encouraging the addition of walkability and green space;~~
 - ~~(5) 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~~
 - ~~(6) Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.~~
- (b) ~~*Redevelopment.* The city council anticipates that in the future a developer may desire to redevelop all or portions of the Dunwoody Village area, and that the type of redevelopment proposed may be difficult or impossible to carry out under the existing zoning. To accommodate and encourage large-scale redevelopment in accordance with the approved Dunwoody Village Master Plan, the city council may consider rezoning or planned development (PD) development proposals.~~
- (c) ~~*Site plan review.* No building permit may be issued for buildings that are subject to one or more of the overlay district regulations of this section until the building has been reviewed through the site plan review process prescribed in article V, division 10. In order to ensure compliance with the requirements set forth in this section, a code compliance certificate (CCC) shall be required prior to approval of any building permit for any exterior and building facade additions, improvements, or renovations within the Dunwoody Village Overlay.~~
- (d) ~~*Architecture and design.* The architecture and design regulations of this subsection apply within the Dunwoody Village Overlay district to all new buildings, additions, and exterior renovations to building facades. Work that includes maintenance and repair of the existing doors, windows, paint and roofs does not apply. These requirements govern in the event of conflict with other DVO district and base zoning regulations.~~
- ~~(1) *Exterior materials.*~~
 - ~~a. *Predominant exterior materials.* Exterior finish materials must include brick, natural stone, wood, cement-based siding, and/or hard coat stucco.~~
 - ~~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 process.~~
 - ~~c. *Accent materials.* The following materials may be used for trim, details, soffits, eaves, and other accent areas: all predominant exterior material, wood or painted wood; PVC/cementitious trim boards, aluminum and other durable metals. Other materials may be approved by the director of community development.~~
 - ~~d. *Restrictions.* The use of plain CMU block, aluminum siding, and vinyl materials are prohibited as a façade material.~~

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- 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.~~
- (2) ~~Building facades.~~
 - a. ~~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. ~~Facades 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 facade 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 shall be enclosed by a parapet that is a minimum of 42 inches in height, or 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.~~
- (e) ~~Signs.~~ All signs within the Dunwoody Village Overlay district are subject to the requirements of the city's sign ordinance and the following additional regulations:
 - (1) ~~Signs must be designed and constructed to be compatible with the architectural style that is characteristic of the Dunwoody Village Overlay district area.~~
 - (2) ~~Ground signs must be monument-style signs with a brick base.~~
 - (3) ~~For lots containing nine or fewer storefronts, ground signs may not exceed eight feet in height and eight feet in width.~~
 - (4) ~~For lots containing ten or more storefronts, ground signs may not exceed 12 feet in height and eight feet in width.~~
 - (5) ~~Temporary signs are prohibited except for new businesses as permitted in chapter 20 and pole banners as permitted in chapter 26 of the Municipal Code.~~
 - (6) ~~Signs must have a matte finish and be constructed of wood or other substitute material approved by the design review advisory committee because of its wood-like appearance and durability.~~
 - (7) ~~Neon, gas, colored, flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited. This prohibition notwithstanding, a single LED or neon sign up to two square feet in area is allowed, provided that the sign does not employ any flashing, animation, movement or sound and provided that the sign may be illuminated only during hours in which the establishment is open for business.~~
 - (8) ~~Sign shape and lettering is limited as follows:~~
 - a. ~~Sign facing must be flat in profile and may not exceed eight inches in thickness.~~
 - b. ~~Sign lettering and logo content may not exceed 18 inches in height.~~
 - (9) ~~Standard informational signs:~~
 - a. ~~May not be more than three feet above grade;~~

- b. ~~May not exceed six square feet in area;~~
 - c. ~~May not have more than two sign faces;~~
 - d. ~~May not be made from flexible materials, such as vinyl, cloth or paper;~~
 - e. ~~Must be free-standing and not attached to permanent or temporary structures;~~
 - f. ~~Must comply with the color standards of the district; and~~
 - g. ~~Must be maintained in good repair.~~
- (f) ~~*Parking and circulation.* The parking and circulation regulations of article IV, division 4, apply within the Dunwoody Village Overlay district except as modified by the following regulations:~~
- (1) ~~New nonresidential buildings and nonresidential uses and additions to existing nonresidential buildings and nonresidential uses may not provide more than five parking spaces per 1,000 square feet of floor area for restaurants and three parking spaces per 1,000 square feet for all other uses. This provision does not require that existing "excess" parking spaces be removed.~~
 - (2) ~~Parking areas must be separated from the main road by a minimum distance of 30 feet and include at least the landscaping required by section 27-229. Wherever possible, parking must be confined to the rear of structures or be placed underground.~~
- (g) ~~*Landscaping and open space.*~~
- (1) ~~The landscaping and screening regulations of article IV, division 2, apply within the Dunwoody Village Overlay district. See also subsection (i).~~
 - (2) ~~Street tree regulations of chapter 16, section 16-238 shall apply within the Dunwoody Village Overlay district.~~
 - (3) ~~For any redevelopment, all open space provided within Dunwoody Village shall comply with the open space requirements in section 27-106.~~
- (h) ~~*Streetscape and pedestrian amenities.*~~
- (1) ~~The streetscape and pedestrian regulations of this subsection apply within the Dunwoody Village Overlay District to all new buildings, additions, and exterior renovations. A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting public and private streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk. If buildings are set back from the edge of the required 12-foot sidewalk, the setback area must include features such as outdoor dining and seating areas, plazas and landscaped open spaces that provide a safe, comfortable and active environment for pedestrians.~~



- (2) ~~Lighting must conform to the following:~~
 - a. ~~Pedestrian and street lighting must be placed in the landscape zone at intervals of 90 to 100 feet on center and must be equal distance from required street trees.~~

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2021-XX-XX

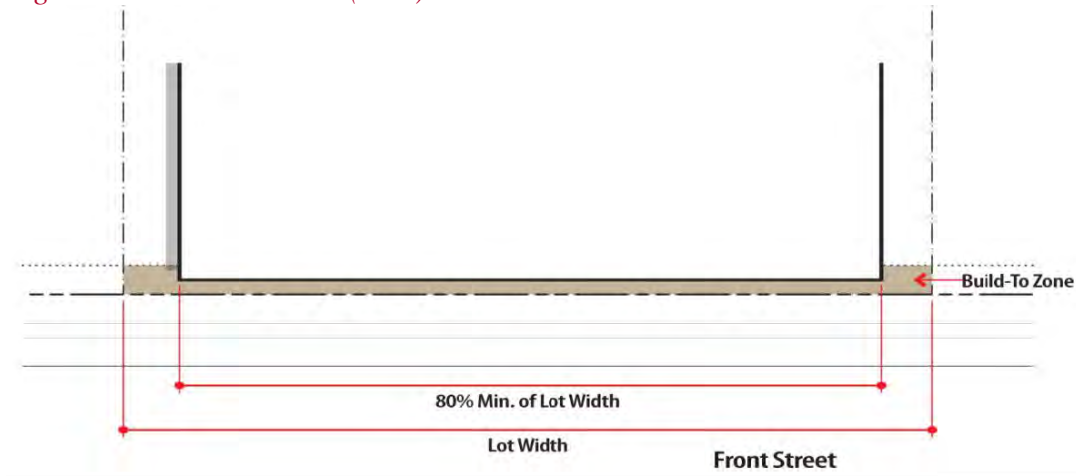
- b. ~~Pole height may not exceed 15 feet.~~
- c. ~~Light poles and lamps must be selected from the city's approved streetscape list, which is available in the community development department; alternative designs may be approved on a case-by-case basis with the approval of the community development director.~~
- (3) ~~Furniture must be provided as follows:~~
 - a. ~~Benches and trash and recycling receptacles must be installed every 250 feet along the public street and at each building entrance adjacent to a pedestrian walkway.~~
 - b. ~~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.~~
- (4) ~~Maintenance of trash and recycling receptacles, including servicing, repair, and replacement, is the full responsibility of the nearest adjacent property owner.~~
- (5) ~~Recycling receptacles must be clearly identified with symbols and/or text indicating its intended use for recyclables.~~
- (i) ~~Public areas, service areas, retaining walls, and drive-thrus.~~
 - (1) ~~Public plazas and outdoor dining areas must be easily accessible to pedestrians and provide protection from vehicular traffic by means of their location and design.~~
 - (2) ~~All 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.~~
 - (3) ~~Retaining walls must comply with the city building code. Visible areas of retaining wall must be covered with the face brick or stone of the downhill neighbor with a roll lock at the top. Horizontal wall expanses exceeding 20 feet must include offset pilasters with the same brick or stone rising three courses above the top of the adjoining wall and finished with a double course capital of the same brick or stone.~~
 - (4) ~~Evergreen hedges and street walls may be used to mask parking, so long as they are no less than 75 percent opaque and built along the build-to-line. Street walls shall 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.~~
 - (5) ~~All utilities must be placed underground unless otherwise approved by the director of community development and the public works director.~~
 - (6) ~~Drive-thrus for new buildings are prohibited.~~
- (j) ~~Building placement. The form and design regulations of this subsection apply to all new buildings, and additions to existing buildings within the DVO-district that result in an increase of ten percent or more in the buildings gross floor area. These requirements govern in the event of conflict with other chapter 27 zoning regulations.~~
 - (1) ~~Build-to-zone.~~
 - a. ~~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. The requirements are as follows:~~

Build-to-Zone	
Minimum/maximum (feet)	0/10
Minimum percent of building in build-to-zone (percent)	80

Parking Setback	
Minimum (feet)	30

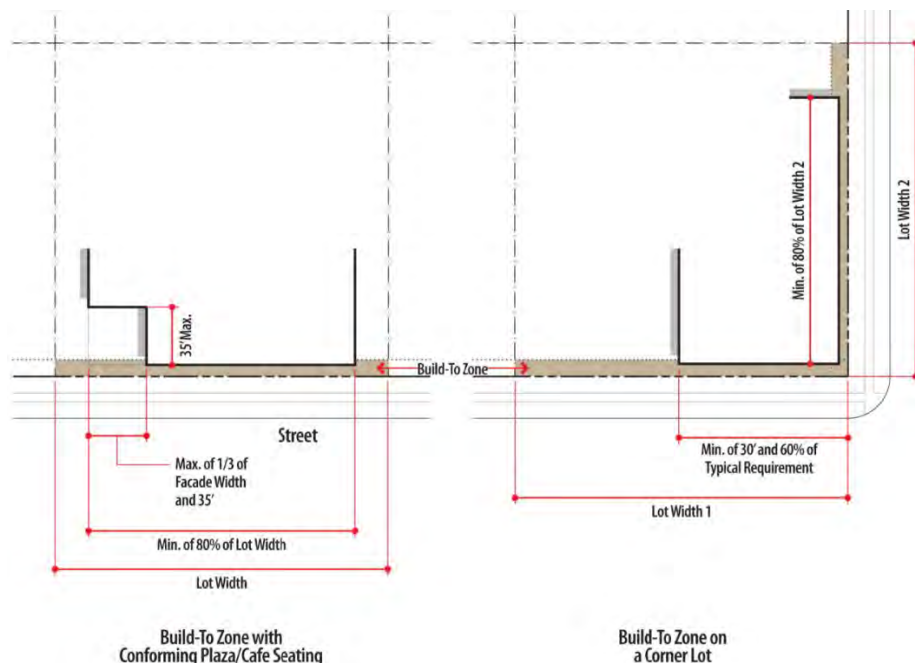
- b. The required percentage specifies the amount of the front building façade that must be located in the build-to zone, based on the width of the front building façade divided by the width of the lot.

Figure 7-1: Build-to-Zone (BTZ)



- c. 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:
1. The area does not exceed one-third the length of the building face or 35 feet, whichever is less; and
 2. The area is no more than 35 feet in depth (see Figure 7-2).

Figure 7-2: BTZ with allowed plaza (left) and BTZ on corner lot (right)



- d. 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 (the intersection of the build-to-zones) (see Figure 7-2).

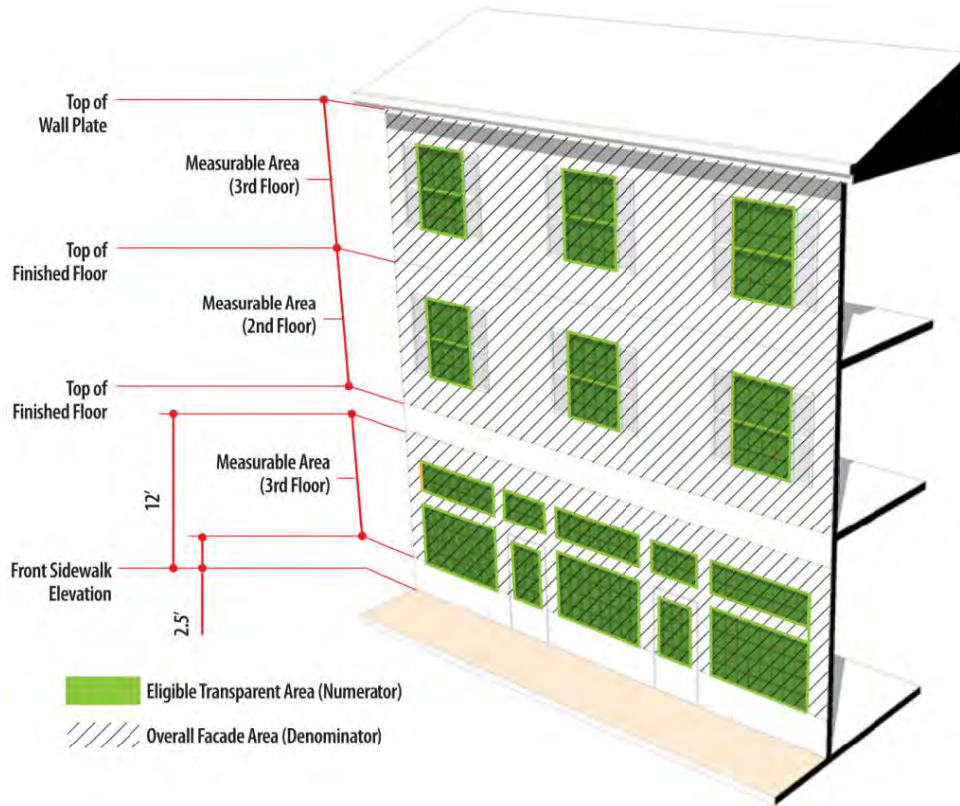
(2) *Transparency.*

- a. Transparency regulations govern the percentage of a street-facing building façade that must be covered by glazing (e.g., transparent windows and doors). The minimum requirements are as follows:

Transparency	
Minimum ground story (%)	65
Minimum upper story (%)	20

- b. The transparency of a ground story façade is measured between 2.5 and 12 feet above the adjacent sidewalk.
- c. The transparency of an upper-story façade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper-story transparency is measured from the top of the finished floor to the top of the wall plate (see Figure 7-3).

Figure 7-3: Transparency Measurements



- d. ~~Glazed element must be clear and non-reflective and not be painted or tinted, provided that low-emission (Low-E) glass coatings are permitted.~~
- e. ~~On the ground floor or street level, finished ceiling heights must be a minimum of 12 feet tall.~~
- f. ~~Along street frontages, the base of the building and entrances shall be at the average level of the sidewalk.~~

~~(3) Blank wall area.~~

- a. ~~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 as follows:~~

Maximum blank wall length (feet)	20
---	---------------

- b. ~~Blank wall area regulations apply in both a vertical and horizontal direction.~~

~~(4) Street-facing building entrances. At least one street-facing building entrance must be provided on all principal buildings. The building entrance must provide ingress and egress for residents and customers. Additional entrances off another street, pedestrian area or internal parking area are also permitted.~~

- (k) ~~Building heights. All buildings heights are allowed up to three stories in the DVO-district. Buildings in excess of three stories may be approved through the special land use permit procedures of article V, division 3.~~

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ORDINANCE 2021-XX-XX

~~(l) — Modifications and adjustments. Unless otherwise stated in the chapter, the regulations of subsections (d) through (j) above may be modified only if reviewed and approved in accordance with the special exceptions procedures of article V, division 6.~~

~~(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015; Ord. No. 2017-02-03, § 1, 2-13-2017; Ord. No. 2017-04-07, § 1, 4-11-2017; Ord. No. 2018-12-20, § I, 12-10-2018; Ord. No. 2019-05-08, § 2, 5-6-2019)~~

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2021.

Approved by:

Lynn Deutsch, Mayor

Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

Office of City Attorney

SEAL

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COMMISSION DRAFT**

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Division 6. Dunwoody Village Districts
27-107A Administration.
 Intent and applicability.

PLANNING
COMMISSION DRAFT

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 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, 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

Division 6. Dunwoody Village Districts
27-107A Administration.
 Text and Graphics.

PLANNING
COMMISSION DRAFT

Dunwoody Village district
 regulations.

special exception procedures of
 article V, division 6.

- 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

- (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.****PLANNING
COMMISSION DRAFT****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.

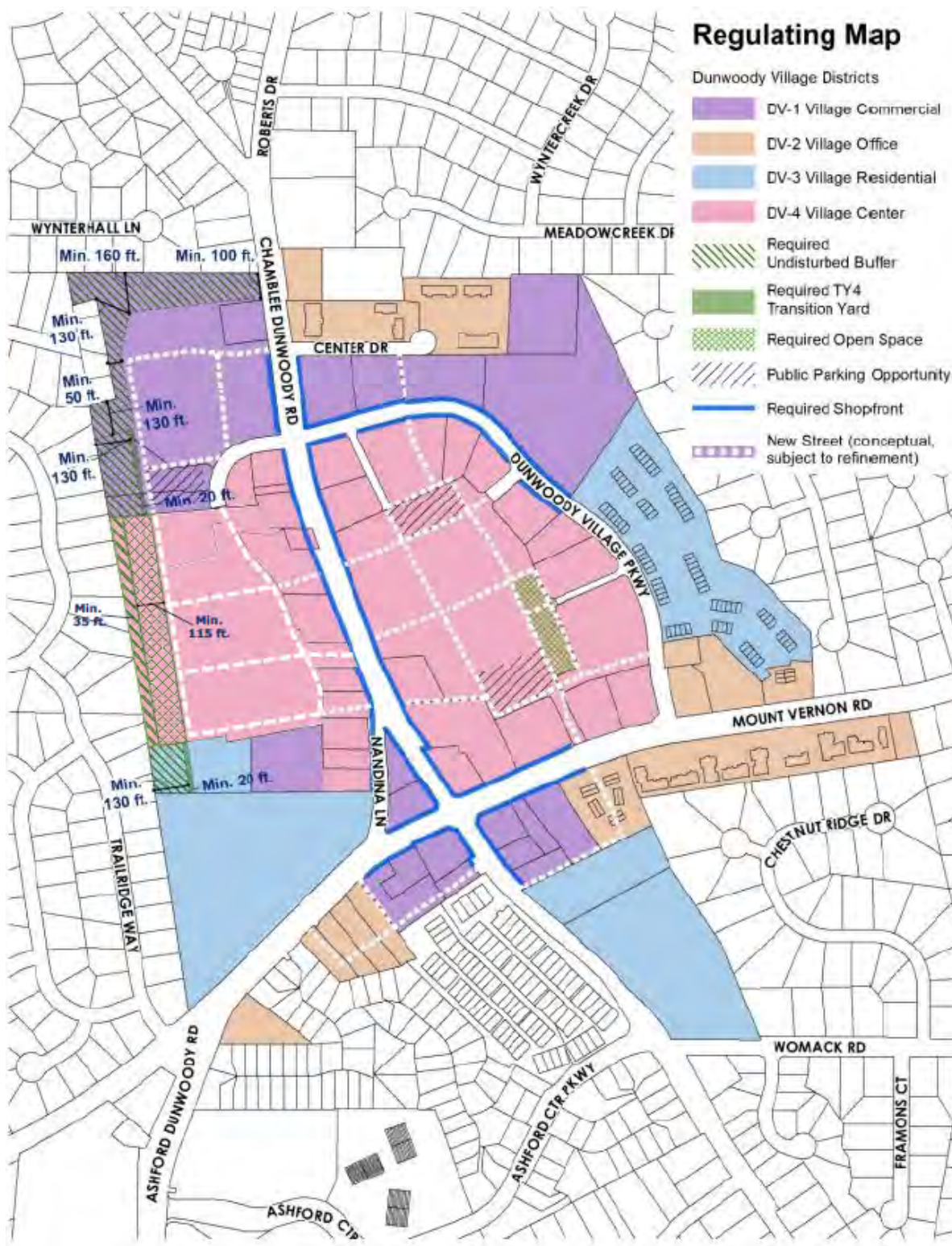
- (5) Building type regulations. Refer to section 27-107D for building type regulations that apply to all DV districts.
- (6) Open space regulations. Refer to section 27-107E for open space regulations that apply to all DV districts.
- (7) Buffers and transition yards.
 - a. Refer to section 27-230, 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.

27-107B Districts.

Districts and regulating map.

**PLANNING
COMMISSION DRAFT**

Figure 27-107B-1 Regulating Map



27-107B Districts.**DV-1 Village Commercial District.****PLANNING
COMMISSION DRAFT****(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	4	section 27-107D Building Types
	General	4	
	Townhouse	4	
	Civic	4	
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 / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)	
	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 27-107E 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

27-107B Districts.**DV-2 Village Office District.****PLANNING
COMMISSION DRAFT**

(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	4	section 27-107D Building Types
	General	4	
	Townhouse		
	Civic	4	
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 / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)	
	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 27-107E 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

27-107B Districts.**DV-3 Village Residential District.****PLANNING
COMMISSION DRAFT****(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	4	
	Townhouse	4	
	Civic	4	
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	4	section 27-107E 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

(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	4	section 27-107D Building Types
	General	4	
	Townhouse		
	Civic	4	
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 / 20 feet maximum (for restaurant outdoor dining only), 10 feet maximum (all other uses)	
	Parking (front and side corner)	30 foot minimum	
	Side (interior)	No minimum	
	Side (corner)	See front	
	Rear	10 foot minimum	
OPEN SPACE REQUIREMENTS	Plaza	4	section 27-107E 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

27-107B Districts.**Uses.****PLANNING
COMMISSION DRAFT****(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
- (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.

27-107B Districts.

Uses.

**PLANNING
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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	S[1]	S[1,4]	S[1]	S[1]	
Age-Restricted Multi-unit building, rental	P	P	P	P	
Age-Restricted Multi-unit building, owner occupied	P	P	P	P	

USES	DISTRICT				Reference
	DV-1	DV-2	DV-3	DV-4	
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	
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)
Parking Structures, Accessory or Non-Accessory	S[7]	S[7]	S[7]	S[7]	27-107D(i)(5)

Division 6. Dunwoody Village Districts

27-107B Districts.**Uses.****PLANNING
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USES	DISTRICT				Reference
	DV-1	DV-2	DV-3	DV-4	
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 200 feet of a single-family residential zoning district. The use is permitted as of right in all other locations.

Division 6. Dunwoody Village Districts
27-107C General Regulations
 Streets, Blocks, and Paths.

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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 to 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, 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.

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27-107C General Regulations
 Streets, Blocks, and Paths.

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

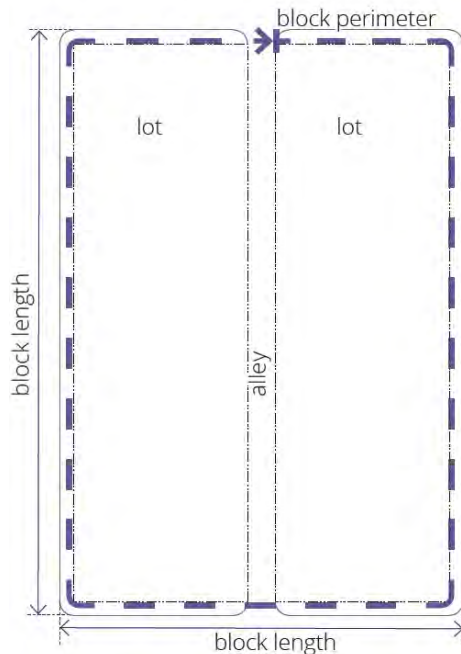


Figure 27-107C-1 Typical Block Elements

- 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.

(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

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 Streets, Blocks, and Paths.

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- 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 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

27-107C General Regulations

Streets, Blocks, and Paths.

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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.

Division 6. Dunwoody Village Districts
27-107C General Regulations
 Streets, Blocks, and Paths.

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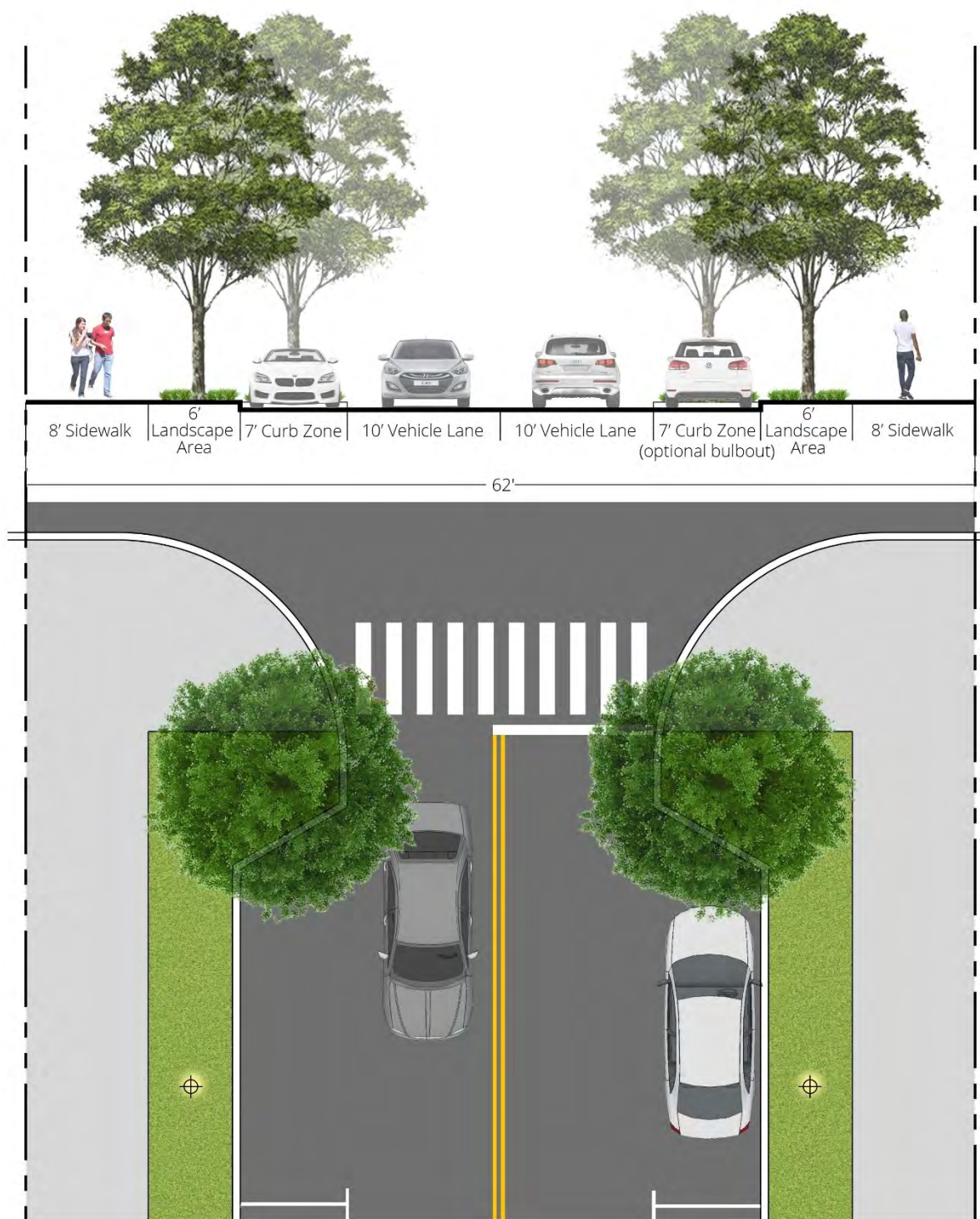


Figure 27-107C-4 New Street Type A (not to scale)

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 Streets, Blocks, and Paths.

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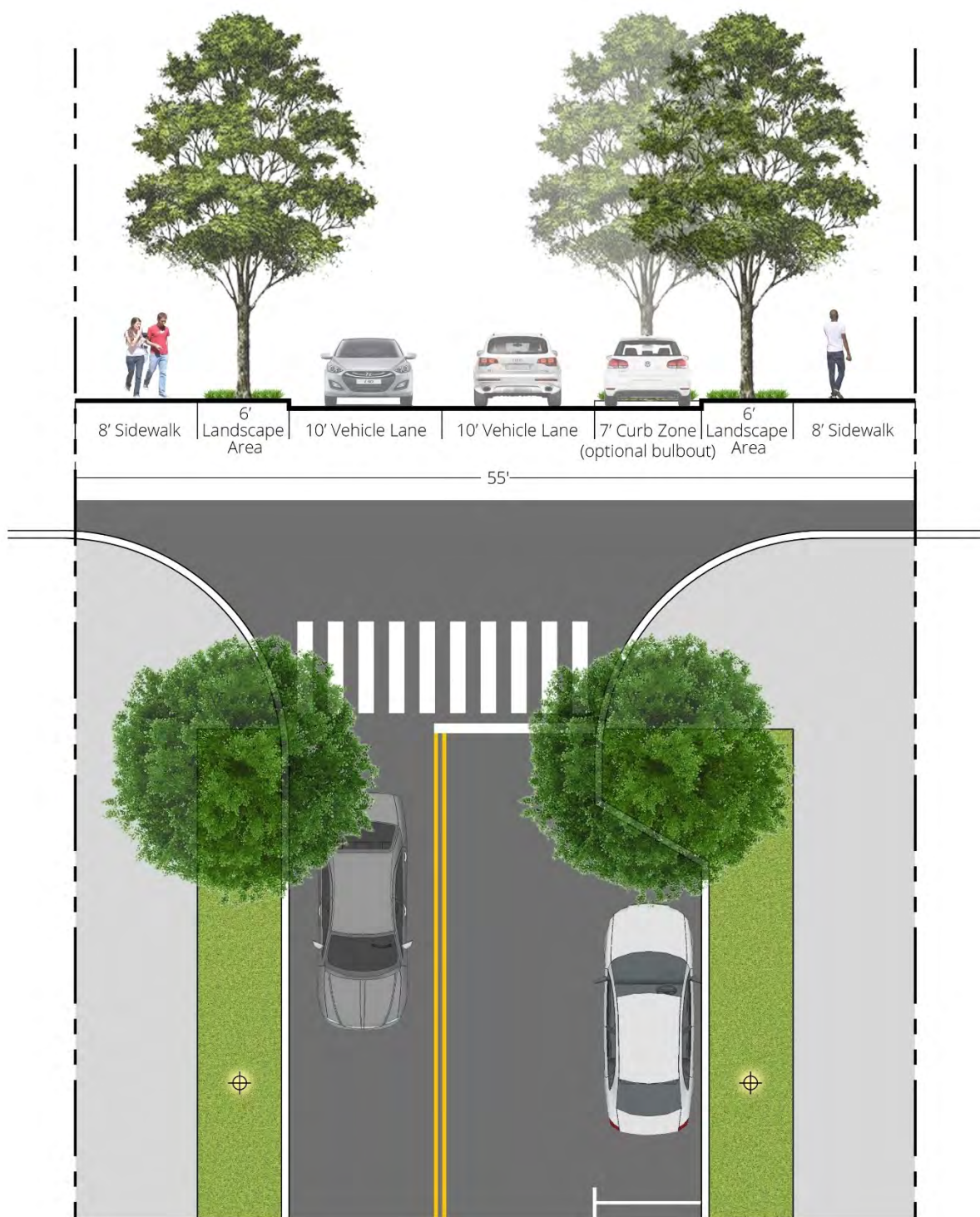


Figure 27-107C-3 New Street Type B (not to scale)

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 Streets, Blocks, and Paths.

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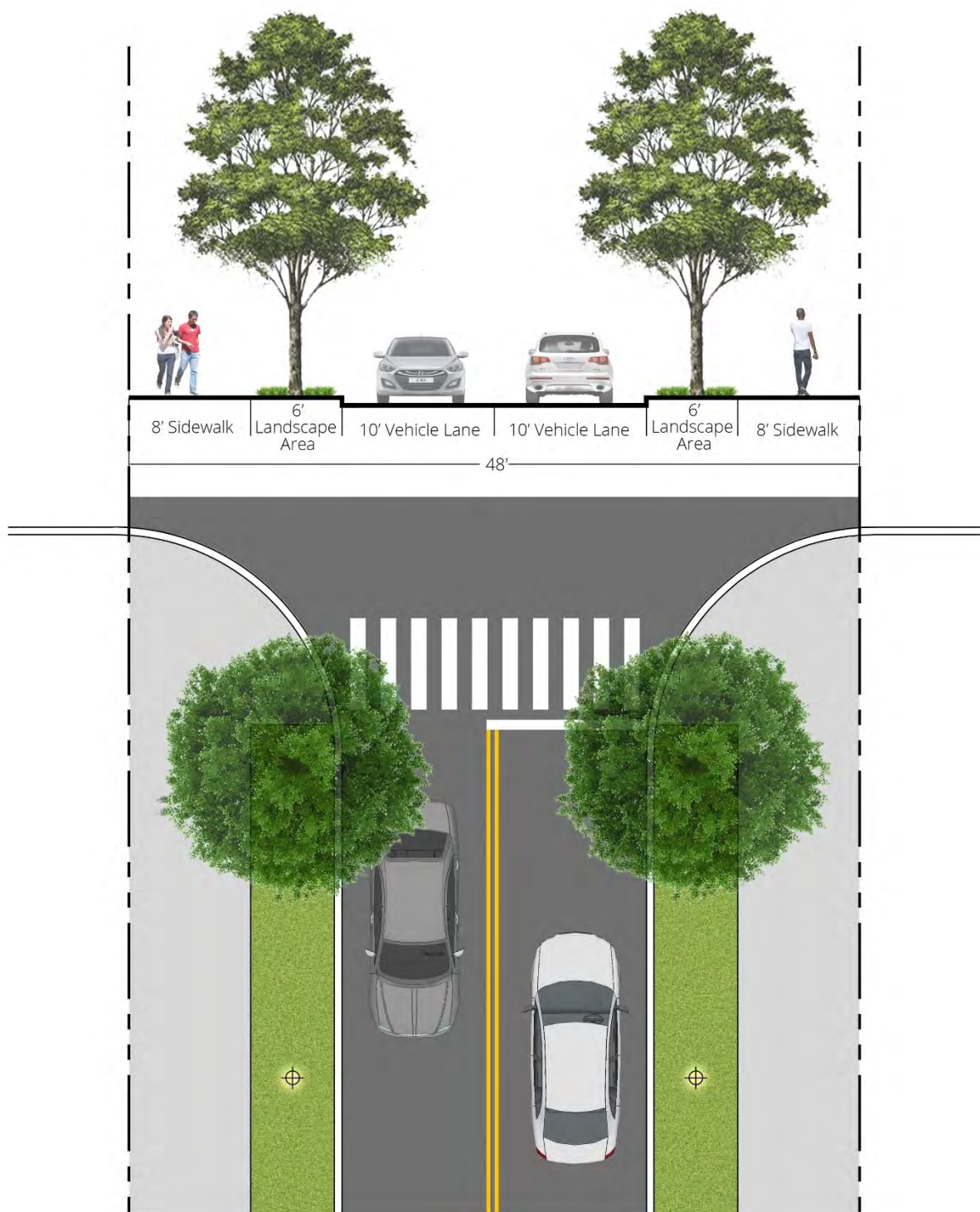


Figure 27-107C-2 New Street Type C (not to scale)

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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.

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27-107C General Regulations
 Required shopfronts.

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- d. Adjustments to requirements.
 During the pre-submittal conference,
 the community development director



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

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 unique site locations and characteristics.

(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.

27-107C General Regulations

Landscaping.

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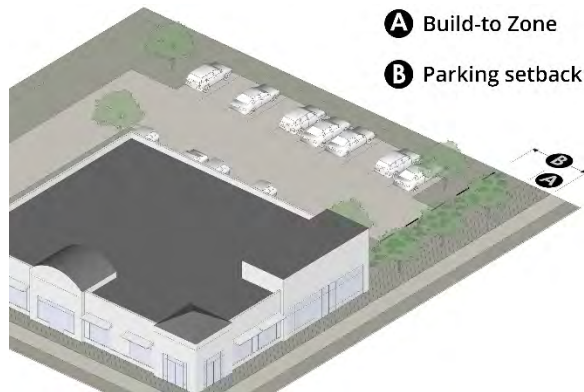


Figure 27-107C-6 Parking setback for parking lots and parking structures

(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.

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27-107D Building Types.
 General standards.

PLANNING
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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.
 - 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.

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27-107D Building Types.
 Districts, building types.

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(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 connect to a parking lot on an abutting lot.

(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.

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27-107D Building Types.
 Architectural standards.

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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 shrubs, with mature height of a minimum six feet, is required.
- (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 27-107D(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;
 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

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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 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

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- 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-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.
 - 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

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

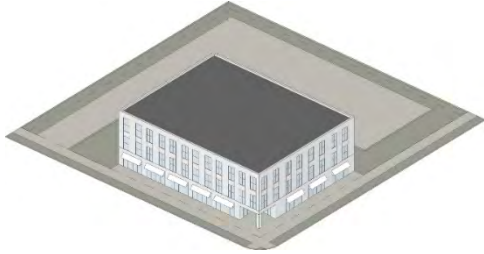
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 Shopfront building regulations.

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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.		

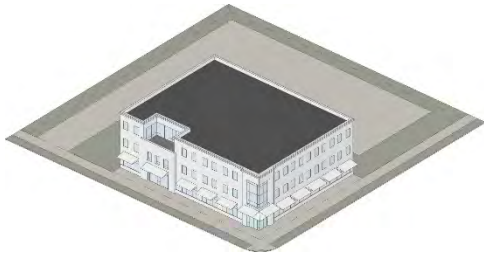
Division 6. Dunwoody Village Districts
27-107D Building Types.
 General building regulations.

PLANNING
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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.

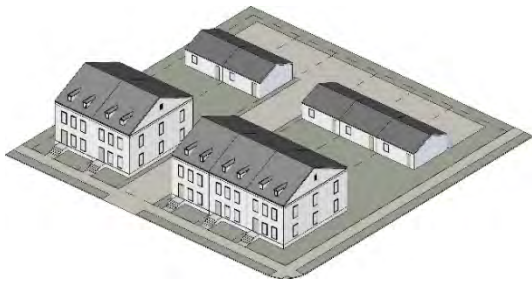
GENERAL BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District	DV-3 Village Residential District	DV-4 Village Core District
BUILDING SITING See section 27-107B, districts, for build-to zone dimensions by DV district				
Percent of building façade in build-to zone (primary 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.			

Division 6. Dunwoody Village Districts
27-107D Building Types.
 Townhouse building regulations

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(g) Townhouse building regulations

- (1) Intent. The townhouse building is typically comprised of several multi-story attached house 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.

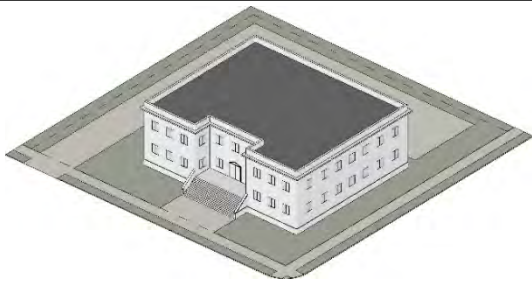
TOWNHOUSE BUILDING STANDARDS				
	DV-1 Village Commercial District	DV-2 Village Office District (townhouses not permitted)	DV-3 Village Residential District	DV-4 Village Center District (townhouses not permitted)
BUILDING SITING See section 27-107B districts, for build-to zone dimensions by DV district				
Percent of building façade in build-to zone (primary street)	65% max.	n/a	65% max.	n/a
Percent of building façade in build-to zone (all other existing and new streets)	No min.	n/a	No min.	n/a
Off-street parking along Frontage	Not permitted	n/a	Not permitted	n/a
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.	n/a	9 ft.	n/a
Ground Story Maximum Height	14 ft.	n/a	14 ft.	n/a
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.	n/a	15% min.	n/a
Ground Story Blank Wall along a Primary Street	No max.	n/a	No max.	n/a
Entry Area	Entrance shall be off a stoop or a porch. See 27-621 Terms Defined. The porch shall be a 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	n/a	1 per unit	n/a
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.			

Division 6. Dunwoody Village Districts
27-107D Building Types.
 Civic building regulations

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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.

**PLANNING
COMMISSION DRAFT****(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.

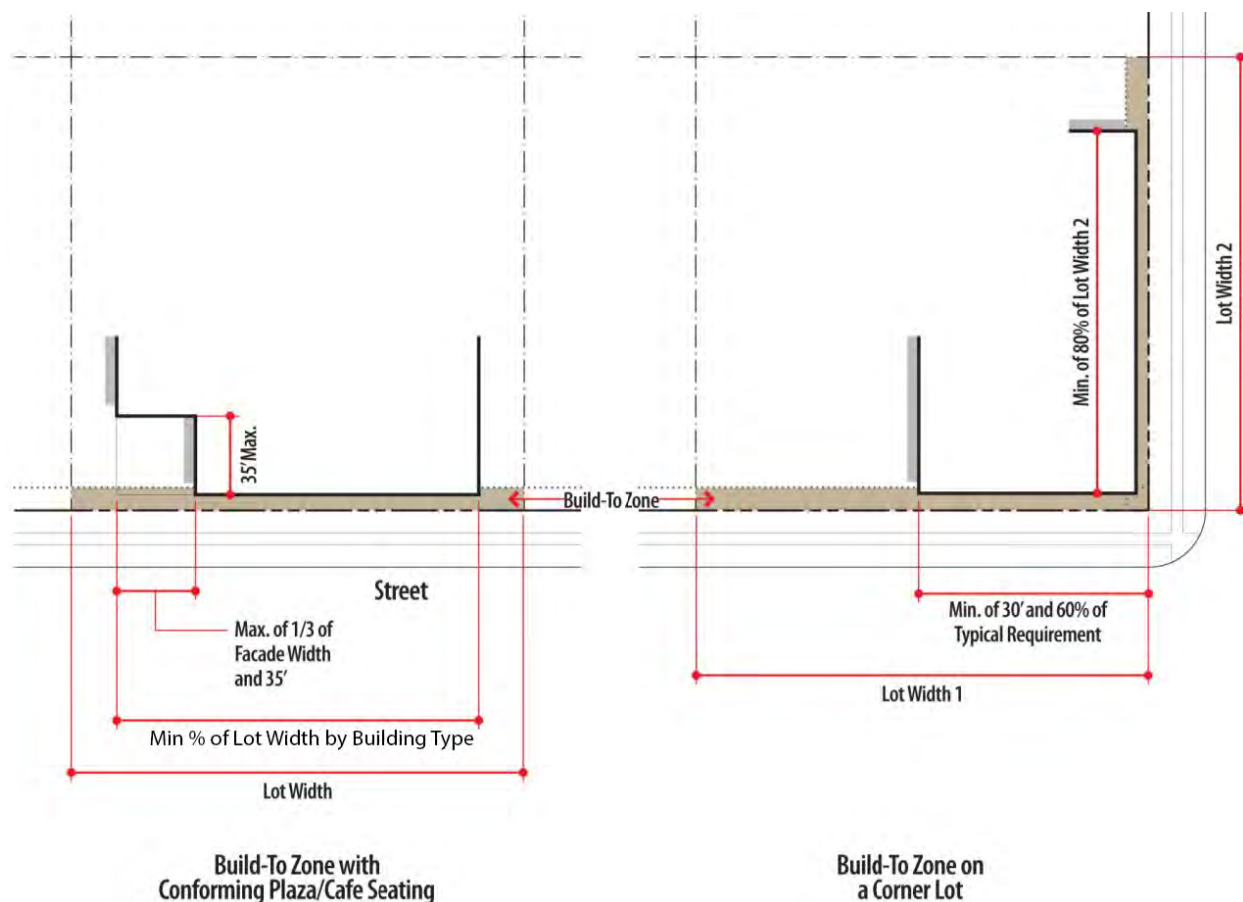
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Figure 27-107D-1 Build-to zone with allowed plaza (left) and on corner lot (right)

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 extend beyond the build-to zone into the frontage area, but may

27-107D Building Types.

Explanation of specific building type requirements.

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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 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

27-107D Building Types.

Explanation of specific building type requirements.

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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.

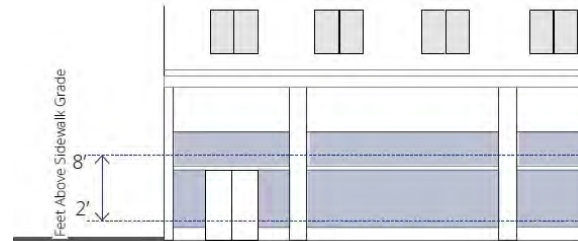


Figure 27-107D-3 Measuring Ground Story Fenestration



Figure 27-107D-4 Measuring Fenestration per Façade

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.

**PLANNING
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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.

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

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27-107D Building Types.

Explanation of specific building type requirements.

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public or private streets so that cars, sloped ramps, and interior deck lighting are not visible.

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

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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, when applicable.

(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.

(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,

27-107E Open Space Types.

General requirements.

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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.

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.

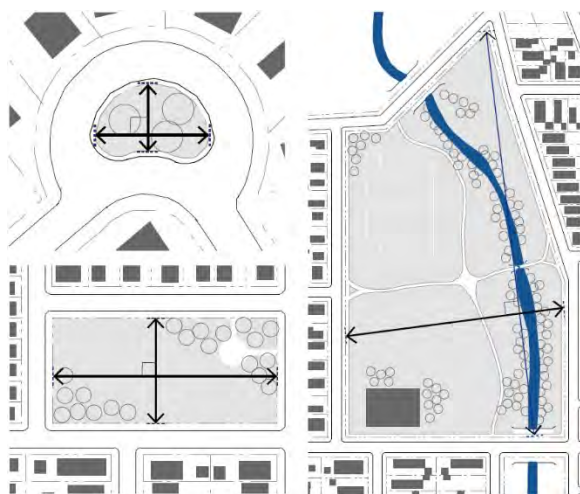


Figure 27-107E-1 Measuring Minimum Dimensions

(9) Minimum percentage of street frontage required. A minimum

27-107E Open Space Types.

Stormwater in open space types.

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(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.

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27-107E Open Space Types.
 Plaza.

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(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.

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(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%



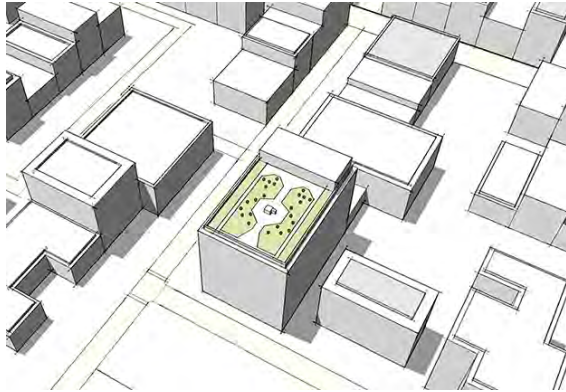
(h) Park.

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.
 Rooftop terrace.

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(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%