

# Article 7. Civic and Open Space Districts

## Sec. 7.1. District Intent Statements

- 7.1.1. CIV: Civic and Institutional ..... 7-2
- 7.1.2. REC: Parks and Recreation ..... 7-2
- 7.1.3. CON: Conservation and Open Space ..... 7-3

## Sec. 7.2. District Standards

- 7.2.1. CIV: Civic and Institutional District..... 7-4
- 7.2.2. REC: Parks and Recreation District ..... 7-5
- 7.2.3. CON: Conservation and Open Space ..... 7-6

## Sec. 7.3. Neighborhood Compatibility

- 7.3.1. Applicability ..... 7-7
- 7.3.2. Landscape Buffers ..... 7-7
- 7.3.3. Building Setbacks..... 7-7
- 7.3.4. Bulk Plane ..... 7-7

## Sec. 7.4. Allowed Uses

- 7.4.1. Use Categories..... 7-8
- 7.4.2. Use Table..... 7-8

## Sec. 7.1. District Intent Statements

### 7.1.1. CIV: Civic and Institutional



CIV is intended to provide for civic and institutional uses that serve the surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts. CIV implements the Estate Residential, Suburban Residential, Highway 9/Alpharetta Highway Corridor Commercial, GA 400/Holcomb Bridge Road Node, Holcomb Bridge Road/SR 140, Parkway Village Overlay District SR 92, Industrial/Flex and Historic Area Town Center/Downtown designations on the Future Development Map of the Comprehensive Plan.

### 7.1.2. REC: Parks and Recreation



REC is intended to create, preserve and enhance parkland to meet the active and recreational needs of residents. REC is intended to provide for both improved and unimproved parkland. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfields, sport courts, dog parks and associated accessory facilities such as parking areas and restrooms. REC is also intended to accommodate buildings of a public nature such as community centers, recreation centers, and police, fire or EMS stations. REC implements the Estate Residential, Suburban Residential, Highway 9/Alpharetta Highway Corridor Commercial, GA 400/Holcomb Bridge Road Node, Holcomb Bridge Road/SR 140, Parkway Village Overlay District SR 92, Industrial/Flex and Historic Area Town Center/Downtown designations on the Future Development Map of the Comprehensive Plan.

### 7.1.3. CON: Conservation and Open Space

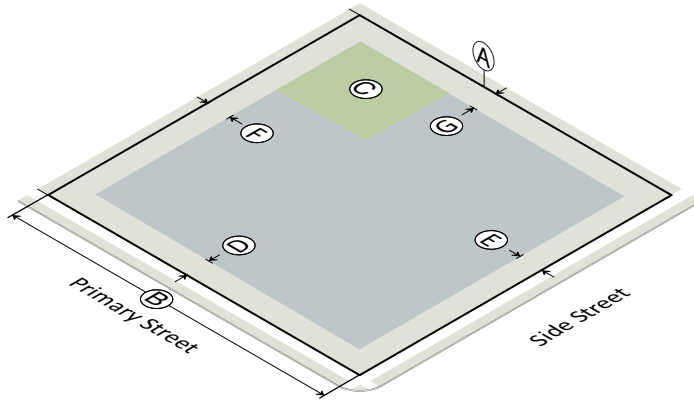


CON is intended to create, preserve, and enhance land as permanent open space to meet the passive recreational needs of residents. All lands within the district are intended to be unoccupied or predominately unoccupied by buildings or other impervious surfaces. CON implements the Estate Residential, Suburban Residential, Highway 9/Alpharetta Highway Corridor Commercial, GA 400/Holcomb Bridge Road Node, Holcomb Bridge Road/SR 140, Parkway Village Overlay District SR 92, Industrial/Flex, Historic Area Town Center/Downtown and Conservation Area/Greenspace designations on the Future Development Map of the Comprehensive Plan.

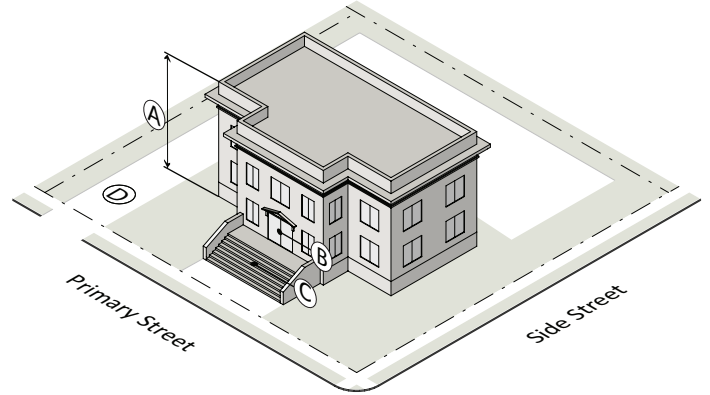
## Sec. 7.2. District Standards

### 7.2.1. CIV: Civic and Institutional District

#### 1. Lot and Placement



#### 2. Scale and Activation

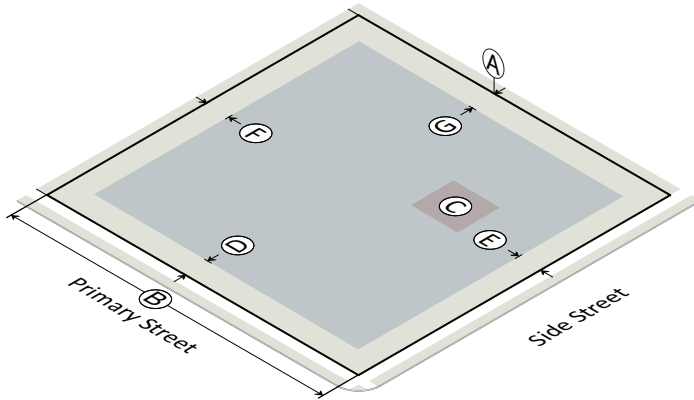


Lot Dimensions	
(A) Lot area (min)	10,000 sf
(B) Lot width (min)	75'
Lot Parameters	
(C) % of outdoor amenity space (min)	30%
Building Setbacks	
(D) Primary street (min)	10'
(E) Side street (min)	10'
(F) Side interior (min)	10'
(G) Rear (min)	10'
(G) Rear, alley (min)	5'

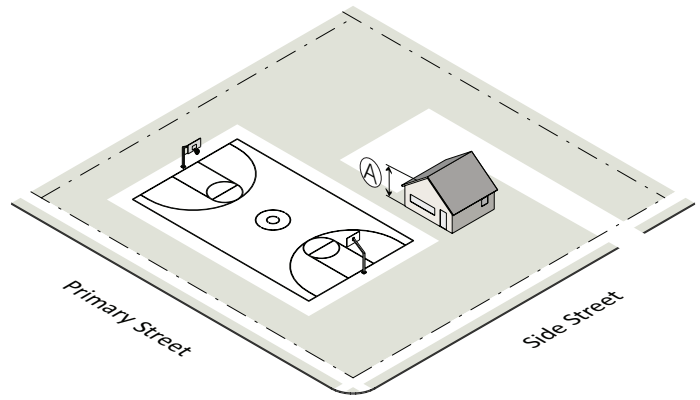
Building Height	
(A) Building height (max)	Same as abutting district
Reduced height may be required when abutting a protected district (see Sec. 7.3.)	
Pedestrian Access	
(B) Entrance facing primary street	Required
Permitted Building Elements	
(C) Balcony, gallery, awning/canopy, forecourt	Allowed
On-Site Parking	
(D) Max 2 bays of on-site parking with single drive aisle between building and street	

## 7.2.2. REC: Parks and Recreation District

### 1. Lot and Placement



### 2. Scale and Activation



#### Lot Dimensions

(A) Lot area (min)	2 acres
(B) Lot width (min)	50'

#### Lot Parameters

(C) Building coverage (max)	20%
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#### Building Setbacks

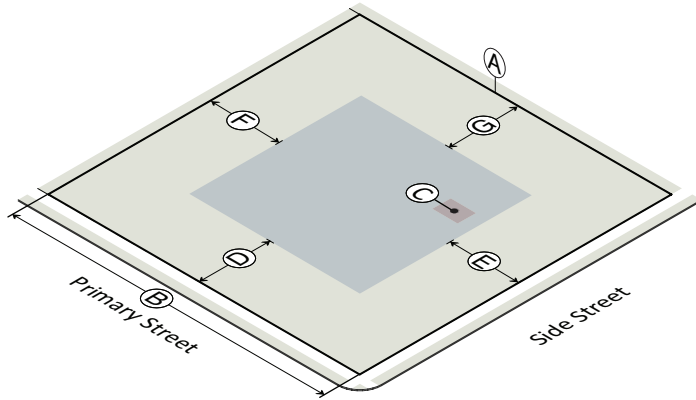
(D) Primary street (min)	10'
(E) Side street (min)	10'
(F) Side interior (min)	10'
(G) Rear (min)	10'

#### Building Height

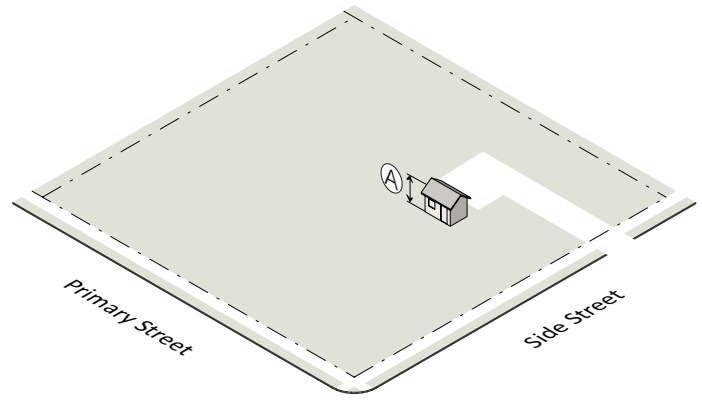
(A) Building height (max)	35'
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### 7.2.3. CON: Conservation and Open Space

#### 1. Lot and Placement



#### 2. Scale and Activation



Lot Dimensions	
Ⓐ Lot area (min)	2 acres
Ⓑ Lot width (min)	25'
Lot Parameters	
Ⓒ Building coverage (max)	5%
Building Setbacks	
Ⓓ Primary street (min)	30'
Ⓔ Side street (min)	30'
Ⓕ Side interior (min)	30'
Ⓖ Rear (min)	30'

Building Height	
Ⓐ Building height (max)	35'

## Sec. 7.3. Neighborhood Compatibility

### 7.3.1. Applicability

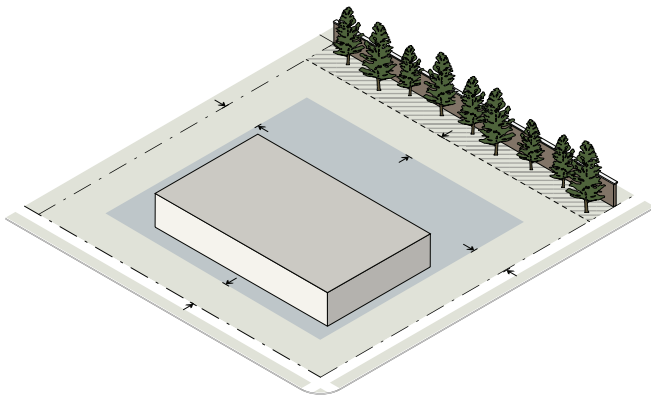
Neighborhood compatibility measures are required when indicated in the table in [Sec. 10.2.3.](#)

### 7.3.2. Landscape Buffers

A landscape buffers is required when indicated in the table in [Sec. 10.2.3.](#)

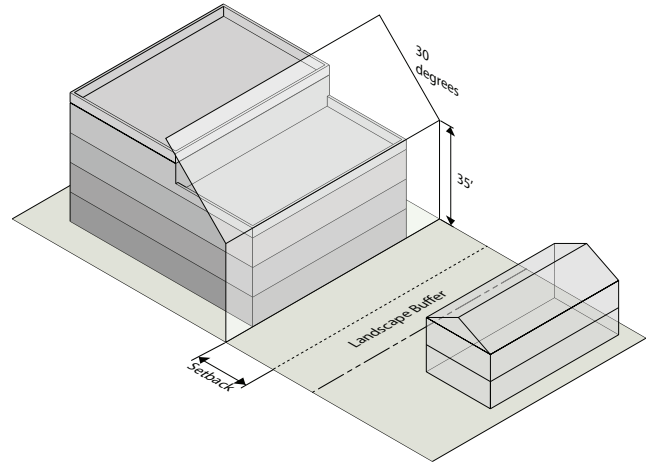
### 7.3.3. Building Setbacks

Where a neighborhood compatibility buffer applies, all building and structure setbacks are measured from the interior edge of the landscape buffer. In no case can a building be placed less than 10 feet from the interior edge of the buffer.



### 7.3.4. Bulk Plane

- A. A building must not extend into a 30-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line. Setbacks are measured from the interior edge of the landscape buffer.



- B. The bulk plane ends at any public street (not including an alley) or 150 feet from the protected district property line, whichever is less.

## Sec. 7.4. Allowed Uses

### 7.4.1. Use Categories

- A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use definitions and limited use standards for both principal and accessory uses are specified in Article 9. Uses not listed may be interpreted by the Zoning Director under Sec. 9.1.2.
- B. Principal and accessory uses allowed by district are shown in the table below.

### 7.4.2. Use Table

- A. **Permitted Use (P).** Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of this UDC.
- B. **Limited Use (L).** Indicates a use is permitted in the respective district, subject to a use standard found in the right-hand column of the use table. The use is also subject to all other applicable requirements of this UDC.
- C. **Conditional Use (C).** Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Sec. 13.4. Conditional uses are subject to all other applicable requirements of this UDC, including any applicable use standards, except where the use standards are expressly modified by the Mayor and City Council as part of the conditional use permit approval.
- D. **Use Not Permitted.** A "--" in a cell indicates that a use is not permitted in the respective district.



Use Category Specific Use	CIVIC & OPEN SPACE			Definition/ Standards
	CIV	REC	CON	
<b>Open Uses</b>				
All agriculture, as listed below:				<a href="#">9.2.1.A.</a>
Community garden	L	L	--	<a href="#">9.2.1.B.</a>
Timber harvesting	--	--	--	<a href="#">9.2.1.C.</a>
Urban farm	--	--	--	<a href="#">9.2.1.D.</a>
<b>Residential Uses</b>				
All household living, as listed below:				<a href="#">9.3.1.A.</a>
Single-family	--	--	--	<a href="#">9.3.1.B.</a>
Two-family	--	--	--	<a href="#">9.3.1.C.</a>
Townhouse	--	--	--	<a href="#">9.3.1.D.</a>
Multi-family	--	--	--	<a href="#">9.3.1.E.</a>
Manufactured home	--	--	--	<a href="#">9.3.1.F.</a>
All group living, as listed below:				<a href="#">9.3.2.A.</a>
Continuing care retirement community	--	--	--	<a href="#">9.3.2.B.</a>
Group home	--	--	--	<a href="#">9.3.2.C.</a>
Hospice	--	--	--	<a href="#">9.3.2.D.</a>
Institutional residential (up to 18 residents)	--	--	--	<a href="#">9.3.2.E.</a>
Institutional residential (more than 18 residents)	--	--	--	<a href="#">9.3.2.E.</a>
Monastery, convent	--	--	--	<a href="#">9.3.2.F.</a>
Rooming house	--	--	--	<a href="#">9.3.2.G.</a>
All social service and educational	--	--	--	<a href="#">9.3.3.A.</a>
<b>Public/Institutional Uses</b>				
All civic, as listed below:				<a href="#">9.4.1.A.</a>
College, university	P	--	--	<a href="#">9.4.1.B.</a>
Club or lodge, nonprofit	P	--	--	<a href="#">9.4.1.C.</a>
Museum, library	P	--	--	<a href="#">9.4.1.D.</a>
Nonprofit service organization	P	--	--	<a href="#">9.4.1.E.</a>
Place of worship	P	--	--	<a href="#">9.4.1.F.</a>
Public use	P	P	--	<a href="#">9.4.1.G.</a>
School, private (K-12)	C	--	--	<a href="#">9.4.1.H.</a>
School, public (K-12)	P	--	--	<a href="#">9.4.1.I.</a>
School, special	C	--	--	<a href="#">9.4.1.J.</a>
All parks and open space, as listed below:				<a href="#">9.4.2.A.</a>
Cemetery	L	--	--	<a href="#">9.4.2.B.</a>
Community recreation	--	L	--	<a href="#">9.4.2.C.</a>
Conservation area	P	P	P	<a href="#">9.4.2.D.</a>
Golf course	--	P	--	<a href="#">9.4.2.E.</a>
Park, recreation field (up to 2 acres)	C	P	C	<a href="#">9.4.2.F.</a>
Park, recreation field (more than 2 acres)	--	P	--	<a href="#">9.4.2.F.</a>
Reservoir, water supply, water well	P	P	P	<a href="#">9.4.2.G.</a>
All major utilities, except as listed below	C	--	--	<a href="#">9.4.3.A.</a>
Telecommunication tower	L	--	--	<a href="#">9.4.3.B.</a>
All minor utilities	L	L	--	<a href="#">9.4.4.A./B.</a>

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Use Category Specific Use	CIVIC & OPEN SPACE			Definition/ Standards
	CIV	REC	CON	
<b>Commercial Uses</b>				
All day care, as listed below:				<a href="#">9.5.1.A.</a>
Adult care center (up to 4 aging adults)	L	--	--	<a href="#">9.5.1.B.</a>
Adult care center (more than 4 aging adults)	P	--	--	<a href="#">9.5.1.B.</a>
Day care center	L	--	--	<a href="#">9.5.1.C.</a>
All indoor recreation, except as listed below:	--	--	--	<a href="#">9.5.2.A.</a>
Adult business	--	--	--	<a href="#">9.5.2.B.</a>
Gym, health spa, yoga studio	--	--	--	<a href="#">9.5.2.C.</a>
School of the arts	--	--	--	<a href="#">9.5.2.D.</a>
Shooting range	--	--	--	<a href="#">9.5.2.E.</a>
Special event facility	--	--	--	<a href="#">9.5.2.F.</a>
All medical	--	--	--	<a href="#">9.5.3.A.</a>
All office, except as listed below:	--	--	--	<a href="#">9.5.4.A.</a>
Bail bonds	--	--	--	<a href="#">9.5.4.B.</a>
Call center	--	--	--	<a href="#">9.5.4.C.</a>
Radio, TV station, recording studio	--	--	--	<a href="#">9.5.4.D.</a>
Trade, vocational, business school	--	--	--	<a href="#">9.5.4.E.</a>
All outdoor recreation, except as listed below:	--	C	--	<a href="#">9.5.5.A.</a>
Golf driving range	--	--	--	<a href="#">9.5.5.B.</a>
Riding stable	--	C	--	<a href="#">9.5.5.C.</a>
Rowing club, boat rental	--	--	C	<a href="#">9.5.5.D.</a>
All overnight lodging, as listed below:				<a href="#">9.5.6.A.</a>
Bed and breakfast (up to 6 rooms)	--	--	--	<a href="#">9.5.6.B.</a>
Boutique hotel (7 to 30 rooms)	--	--	--	<a href="#">9.5.6.C.</a>
Hotel/motel (more than 30 rooms)	--	--	--	<a href="#">9.5.6.E.</a>
All parking, as listed below:				<a href="#">9.5.7.A.</a>
Commercial parking	--	--	--	<a href="#">9.5.7.B.</a>
Remote parking	L	--	--	<a href="#">9.5.7.C.</a>
All personal service, except as listed below:	--	--	--	<a href="#">9.5.8.A./D.</a>
Animal care (indoor)	--	--	--	<a href="#">9.5.8.B.</a>
Animal care (outdoor)	--	--	--	<a href="#">9.5.8.C.</a>
All restaurants	--	--	--	<a href="#">9.5.9.A./C.</a>
All retail sales, except as listed below:	--	--	--	<a href="#">9.5.10.A./G.</a>
Art gallery	--	--	--	<a href="#">9.5.10.B.</a>
Convenience store w/ gas pumps	--	--	--	<a href="#">9.5.10.C.</a>
Convenience store w/o gas pumps	--	--	--	<a href="#">9.5.10.D.</a>
Pawnshop	--	--	--	<a href="#">9.5.10.E.</a>
Title loans, check cashing	--	--	--	<a href="#">9.5.10.F.</a>
All vehicle sales/rental, as listed below:				<a href="#">9.5.11.A.</a>
Vehicle rental	--	--	--	<a href="#">9.5.11.B.</a>
Vehicle sales and leasing, new	--	--	--	<a href="#">9.5.11.C.</a>
Vehicle sales and leasing, used	--	--	--	<a href="#">9.5.11.D.</a>
Vehicle storage	--	--	--	<a href="#">9.5.11.E.</a>

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

Use Category Specific Use	CIVIC & OPEN SPACE			Definition/ Standards
	CIV	REC	CON	
<b>Industrial Uses</b>				
All light industrial, except as listed below:	--	--	--	<a href="#">9.6.1.A.</a>
Contractors storage	--	--	--	<a href="#">9.6.1.C.</a>
Detention center, jail, prison (private)	--	--	--	<a href="#">9.6.1.D.</a>
Microbrewery	--	--	--	<a href="#">9.6.1.F.</a>
All light manufacturing	--	--	--	<a href="#">9.6.2.A.</a>
All research and development	--	--	--	<a href="#">9.6.3.A.</a>
All self-service storage	--	--	--	<a href="#">9.6.4.A.</a>
All vehicle service and repair, as listed below:				<a href="#">9.6.5.A.</a>
Car wash	--	--	--	<a href="#">9.6.5.B.</a>
Vehicle repair, minor	--	--	--	<a href="#">9.6.5.C.</a>
Vehicle repair, major	--	--	--	<a href="#">9.6.5.D.</a>
Vehicle repair, commercial vehicle	--	--	--	<a href="#">9.6.5.E.</a>
All warehouse and distribution	--	--	--	<a href="#">9.6.6.A.</a>
<b>Accessory Uses</b>				
Accessory uses not otherwise listed below, as determined by the Zoning Director:	P	P	P	<a href="#">Sec. 9.1.3</a>
Accessory apartment, attached	--	--	--	<a href="#">Sec. 9.7.1</a>
Carriage house (existing lot)	--	--	--	<a href="#">Sec. 9.7.2</a>
Carriage house (lot subdivided after effective date of this code)	--	--	--	<a href="#">Sec. 9.7.2</a>
Car wash	--	--	--	<a href="#">Sec. 9.7.3</a>
Donation bin	L	--	--	<a href="#">Sec. 9.7.4</a>
Drive-thru facility	--	--	--	<a href="#">Sec. 9.7.5</a>
Family day care home	--	--	--	<a href="#">Sec. 9.7.6</a>
Farmers' Market	L	L	--	<a href="#">Sec. 9.7.7</a>
Garden	L	L	--	<a href="#">Sec. 9.7.8</a>
Greenhouse, non-commercial	P	P	--	<a href="#">Sec. 9.7.9</a>
Helicopter landing area	C	--	--	<a href="#">Sec. 9.7.10</a>
Home occupation	--	--	--	<a href="#">Sec. 9.7.11</a>
Horse stable, non-commercial	--	--	--	<a href="#">Sec. 9.7.12</a>
Kennel, hobby	--	--	--	<a href="#">Sec. 9.7.13</a>
Livestock raising	C	--	--	<a href="#">Sec. 9.7.14</a>
Outdoor dining	--	--	--	<a href="#">Sec. 9.7.15</a>
Outdoor display	--	--	--	<a href="#">Sec. 9.7.16</a>
Outdoor kitchen	--	--	--	<a href="#">Sec. 9.7.17</a>
Outdoor storage, limited	L	L	--	<a href="#">Sec. 9.7.18</a>
Outdoor storage, general	--	--	--	<a href="#">Sec. 9.7.19</a>
Parking, on-site	P	P	P	<a href="#">Sec. 9.7.20</a>
Poultry raising	L	--	--	<a href="#">Sec. 9.7.21</a>
Solar panels, wind turbines, rainwater collection systems	P	P	--	<a href="#">Sec. 9.7.22</a>
Swimming pool	L	L	L	<a href="#">Sec. 9.7.23</a>

Key: P = Permitted Use L = Limited Use C = Conditional Use -- = Use Not Permitted

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