

Article 8. Overlay Districts

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Sec. 8.1. -RC: River Corridor Overlay

8.1.1. Purpose and Intent

- A. The River Corridor (-RC) overlay is intended to clarify the geographic extent of the jurisdiction of the Atlanta Regional Commission (ARC) under the Metropolitan River Protection Act (O.C.G.A. §12-5-440 et seq.), which addresses environmental and development matters in the Chattahoochee River corridor and its drainage basins.
- B. The Metropolitan River Protection Act has an express purpose to provide a method for cities like Roswell to apply the police power of the state, in accordance with a comprehensive plan, for the following purposes:
 - 1. To protect consistently the water quality of any major stream, the public water supplies of such political subdivision and of the area, recreational values of the major stream, and private property rights of landowners;
 - 2. To prevent activities which contribute to floods and flood damage;
 - 3. To control erosion, siltation, and intensity of development;
 - 4. To provide for the location and design of land uses in such a way as to minimize the adverse impact of development on the major stream and flood plains; and
 - 5. To provide for comprehensive planning for the stream corridor in such areas.
- C. The general boundaries of -RC overlay are shown the Official Zoning Map. The exact boundaries are determined by the Atlanta Regional Commission in accordance with the Chattahoochee Corridor Plan and the Metropolitan River Protection Act. The boundaries are measured from the river bank, and therefore change from time to time due to natural erosion and accretion processes.

8.1.2. ARC Authority for Review

The Atlanta Regional Commission has authority to review any building or land disturbance within the -RC overlay, in addition to development review by the City of Roswell. Review is conducted to ensure compliance with the adopted Chattahoochee Corridor Plan and the Metropolitan River Protection Act.

8.1.3. Required Buffer

A 50-foot natural vegetative buffer must be maintained along the River and a 35-foot buffer along any streams. All structures and impervious surfaces must be 150 feet from the River.

Sec. 8.2. -HOD: Historic Overlay District

8.2.1. Purpose and Intent

The historical, architectural, cultural and aesthetic heritage of Roswell is among the City's most valued and important assets. The purpose of the -HOD and accompanying regulations is to safeguard the heritage of Roswell by preserving the City's historic and architecturally worthy properties, areas, buildings, structures, monuments, streetscapes, squares, landscapes, archaeology and neighborhoods.

8.2.2. Permitted Uses

Property in the -HOD may be used for any use allowed in the underlying zoning district (see Articles 3 through 8).

8.2.3. Dimensional Requirements

Development in the -HOD must meet the dimensional requirements of the underlying zoning district (see Articles 3 through 8).

8.2.4. Certificate of Appropriateness

Approval of development in the -HOD may require a Certificate of Appropriateness from the Roswell Historic Preservation Commission (see [Sec. 13.7.](#)).

Sec. 8.3. -NC: Neighborhood Conservation Overlay

8.3.1. Purpose and Intent

The purpose of the Neighborhood Conservation (-NC) overlay is to protect the unique character of an established area by requiring new development to be consistent with the unique, character-defining elements of the area.

8.3.2. Criteria for Designation

All of the following criteria for designation must be met before an application to create an -NC overlay will be considered:

- A. The area must be mostly residential in character.
- B. The area must have been developed at least 25 years, and at least 85% of the land in the proposed area must be presently improved.
- C. The area must include at least one block face (all lots on one side of a block).
- D. The area must create a consistent setting, character, or association by possessing at least one of the following character-defining elements:
 1. Consistent scale, size, type of construction or distinctive building material;
 2. Consistent lot layout, setback, street or alley layout; or
 3. Special streetscape characteristics.

8.3.3. Establishment of -NC Overlay

- A. An -NC overlay may only be established as both a Zoning Map Change and Text Amendment in accordance with the requirements of [Sec. 13.4.](#) to codify the standards and boundaries established within the overlay.
- B. Multiple -NC overlays must not be designated over any individual property. A property may only be located within one -NC overlay.
- C. The overlay and any associated standards must reflect the prevailing subdivision layout or building design in the area.

- D. The Zoning Director must review the proposed -NC overlay boundary and any associated standards to determine their conformity with the requirements of this Section. As part of this review, the City must hold at least one neighborhood meeting to ensure neighborhood support for the request prior to initiating the rezoning process.

8.3.4. Modification of Standards

- A. The -NC overlay may modify any of the following standards within this UDC:
 1. Dimensional requirements in Articles 3 through 8;
 2. Site development standards in Article 10; and
 3. Street and block standards in Article 11.
- B. The -NC overlay may allow for restrictions on building design or placement details, including scale, mass, building materials and architectural style, provided the required standards reflect the prevailing character of the designated area. Elements that may be regulated include, but are not limited to:
 1. Lot area or width.
 2. Principal or accessory structure height or number of stories.
 3. Setbacks.
 4. Building width and articulation.
 5. Building elements such as porches or balconies.
 6. Architectural style, roof materials and style, or building materials.
 7. Streetscape or landscaping, including fences, walls and screening.
 8. Driveways, paving and parking location.
- C. Any modified standards applicable within the -NC overlay must be expressly set forth in the overlay district at the time of adoption.