

STATE OF GEORGIA
COUNTY OF FULTON

First Reading: March 12, 2012
Second Reading: April 9, 2012

AN ORDINANCE TO AMEND CHAPTER 12 OF THE CITY OF ROSWELL ZONING ORDINANCE REGARDING THE GROVEWAY COMMUNITY HYBRID FORM-BASED CODE.

WHEREAS, the City of Roswell now desires to amend its Zoning Ordinances to provide specific provisions for the Groveway Community; and

WHEREAS, the Mayor & City Council have determined that the new regulations for the Groveway Community are to protect the health, safety and welfare of the residents of Roswell; and

WHEREAS, the Mayor & City Council have been part of the charrette planning process completed in the Groveway Community; and

NOW, THEREFORE, pursuant to their authority, The Mayor & City Council adopt the following ordinance:

1.

Chapter 12, of the *Zoning Ordinances* is hereby amended by adding Section 12.4. to read as follows:

12.4.1 Implementation

The following regulations are intended to implement the cumulative results of the Groveway charrette process. This is a precedent setting document in the Atlanta region in that it takes an innovative approach to community design in these ways:

- Frontage types and building design are a primary focus, rather than the use within a structure;
- Streetscape elements, landscaping and pedestrian areas are crucial building blocks of the community and serve as the foundation for future development; and
- Regulations are presented by district – Neighborhood Mixed Use and Neighborhood Residential – while providing connections between the two to enhance mobility and create a cohesive design theme for the area.

12.4.2 Purpose and Intent

The purpose and intent of this code is as follows:

- 1) To implement the vision of the community, as expressed in the 2009 Groveway Community Charrette, with regard to future mixed use and residential development;

- 2) To encourage development and redevelopment of properties to support a mixed use center that will meet the needs of the surrounding community;
- 3) To put forth best practices in development to blend two districts within the community, to support one another;
- 4) To provide safe, pedestrian-oriented areas that allow for the free movement of individuals, whether walking, biking, riding transit or driving; and
- 5) To implement the goals of the 2008 Livable Centers Initiative (LCI) Study.

12.4.3 Orientation

These Development Regulations govern all future private development actions in the Groveway Community Overlay District, forming Section 12.4 of the City of Roswell Zoning Ordinance.

These requirements and guidelines will be used to evaluate private development projects or improvement plans proposed for properties within the Community. This section explains how the development regulations are applied and used. The subsequent sections present the regulations themselves.

For the Neighborhood Mixed Use District, regulations follow as such:

- Site Development Regulations
- Open Space, Landscape and Streetscape Regulations
- Parking Standards
- Lighting, Signage and Public Art Regulations

For the Neighborhood Residential District, regulations follow as such:

- Site Development Regulations
- Open Space, Landscape and Streetscape Regulations
- Parking Standards
- Lighting, Signage and Public Art Regulations

12.4.4 Applicability in the Groveway Community Overlay District

The policies contained within this chapter shall apply as follows:

- 1) New Construction
All regulations in the chapter shall apply.
- 2) Additions and Improvements

- a. These Regulations shall apply to significant additions constituting greater than 50 percent of a building's floor area OR exterior improvements costing more than 50 percent of a property's assessed value.
 - b. Improvements and additions to existing buildings that increase nonconformities are not permitted.
 - c. If regulations to be applied to net new floor area are not specified in this chapter, then citywide regulations shall apply.
- 3) Use Changes
- a. Any use change to a non-conforming use is not permitted.
 - b. Regulations that apply to use changes shall be determined by the Community Development Director/Designee.
- 4) New Signs
- a. The regulations contained in Neighborhood Mixed Use or Neighborhood Residential shall apply to all new signs, in addition to the regulations in Article 22 of the City of Roswell Zoning Ordinance.
 - b. Any permanent signs made non-conforming as a result of the adoption of these regulations may be repaired, but not structurally altered or made more non-conforming in any way. See Article 22 of the City of Roswell Zoning Ordinance for additional detailed requirements.
- 5) Continued Use or Adaptive Reuse
- a. Nothing contained in this code shall require any change in any existing building or structure for which a building permit has been previously issued, or in any proposed building or structure for which a building permit application was deemed complete prior to the effective date of this ordinance. Changes in the property's ownership or tenants of existing uses shall require no change in any existing building or structure. See also Chapter 14.3 of the City of Roswell Zoning Ordinance for more detailed regulations regarding non-conforming uses, structures and other improvements.

12.4.5 How to Obtain Project Approval

Article 31, Amendments, Zoning Procedures and Permits, City of Roswell Zoning Ordinance, establishes procedures for processing development permit applications. Article 31 provides all the necessary information regarding plan submittal, review and approval. Additionally, the city may require outside experts to review compliance with the requirements, regulations and guidelines set forth by this Section.

12.4.6 Development Regulation Terms

Development regulations established in this code are of three types: District Requirements, Regulatory Definitions, and Guidelines.

- 1) **District Requirements** Development specifications such as permitted land uses, building height dimensions, and setback dimensions that are specific to each District. Conformance with District Requirements is mandatory. Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.”
- 2) **Regulatory Definitions** The rules and performance measures that define Regulations and establish how District Requirements apply to properties. Regulatory Definitions are common for all properties in the Community. Conformance with Regulatory Definitions is mandatory. Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.”
- 3) **Guidelines** Provide guidance for new development in terms of aesthetics and other considerations such as District character or design details. They are intended to direct building and site design in a way that results in the continuity of the valued character of the Groveway Community. Conformance with the Requirements is mandatory. General conformance with the Guidelines is mandatory. However, guidelines, as indicated by the use of the words “should,” “may” or “are encouraged to,” in various cases, provide a choice of treatments that will achieve the desired effect. Although direct conformance with the Guidelines is mandatory, developers are permitted to propose alternative design details if they are able to show that such details implement the vision communicated in the 2008 LCI study and 2009 Groveway Community Charrette.

12.4.7 How to Use the Development Regulations

The Regulations in this document are applied to those properties within the Groveway Community as indicated on the Groveway Community Map.

- 1) The Development Regulations are divided into six sections:

District Requirements

This section establishes two Districts as the basic organizing principle for all development regulations and sets forth those requirements that are specific to each District.

Site Development and Architectural Regulations

Neighborhood Mixed Use District
Neighborhood Residential District

This section contains Regulatory Definitions and Guidelines of Site Development Regulations that govern building height and length, building orientation, and each development’s frontage conditions.

Open Space, Landscape and Streetscape Regulations

Neighborhood Mixed Use District
Neighborhood Residential District

This section sets forth General Requirements, Regulatory Definitions, and Guidelines for the provision, design, and configuration of landscaped areas, streetscape components and publicly accessible spaces.

Parking Standards

Neighborhood Mixed Use District
Neighborhood Residential District

This section sets forth General Requirements, Regulatory Definitions, and Guidelines for parking calculations, surface parking lots, and parking structure design to ensure that the parking provided for new development contributes to the character of each district.

Lighting, Signage and Public Art Regulations

Neighborhood Mixed Use District
Neighborhood Residential District

2) Determination of applicable regulations:

Following are instructions on how to locate and review the Development Regulations that apply to a specific property.

a. Identify the property's District

- i. Locate the property in question on the Groveway Community Map shown in Appendix "A".
- ii. Note which District the property is located.

b. Review District Requirements (specific to each District)

- i. Turn to the section for the Neighborhood Mixed Use District; or for Neighborhood Residential District.
- ii. Review all District Requirements in the accompanying District Requirement Charts. The District Requirement Charts are intended as a summary and do not encompass all mandatory requirements presented throughout the Development Regulations.
- iii. Should conflicts arise between different regulations contained in the Zoning Ordinance, the last adopted regulations shall apply.

c. Reference Regulatory Definitions if necessary

- i. To understand the specific regulation corresponding to a District Requirement in the Charts, turn to the corresponding regulation number and name in the subsequent sections.
- ii. Review the Regulatory Definition.

d. Regulation compliance

- i. Projects must comply with all requirements in order to achieve approval in the developmental review process. Projects are encouraged to adhere to the recommendations presented as guidelines within each section, and projects that conform to those recommendations will facilitate the project review process.

12.4.8 Building Use

For the purposes of this code, all permitted and conditional uses have been designated below. Descriptions and special requirements for each use can be found in the City of Roswell Zoning Ordinance, Article 10.

The use chart includes permitted, conditional and prohibited uses for both districts in the community. Uses listed as permitted are defined as those uses permitted by right. Uses listed as conditional are defined as those uses which require special consideration and the granting of a conditional use permit. Uses listed as prohibited are not allowed in that specific district.

12.4.9 District Requirements

This section organizes all properties into two Districts and presents charts containing all District Requirements that apply to the properties in each District. The districts established are:

- Neighborhood Mixed Use District
- Neighborhood Residential District

1) Districts Established

To ensure that individual private actions are consistent with the intended patterns of development in the Community, two Districts are established as the basic organizing principle for the regulations contained in this chapter. The two Districts are established in the specific locations and with the specific names indicated in the Groveway Community Map

- ii. To understand the specific regulation corresponding to a particular requirement in the Charts, turn to the corresponding regulation number and name in the subsequent sections and review the regulatory definition.

2) How Districts Apply To Parcels

Every parcel in the Community shall be regulated by one District as shown in the Groveway Community Map. Where further clarification is necessary, boundaries shall be determined by consulting with the Community Development Director/Designee.

12.4.10 Right-of-Way Regulations

The minimum width of right-of way for streets in the Groveway Community shall be 50 feet constructed as identified in the cross-section Figure 12.4.1. Development along a substandard right-of-way shall be required to dedicate to the public sufficient right-of way to maintain at least 25 feet to the centerline of the road.

Mayor & City Council may waive the requirement of constructing the street cross-section. However, the developer shall pay prior to the issuance of a building permit for new construction the present value of constructing the street cross-section. Funds collected shall be used exclusively for street improvements adjacent to the property giving the funds.

12.4.11 Building Height

Building height is defined as the vertical extent of a building. Height for buildings is regulated by both the number of floors permitted and by total feet permitted. New structures must meet the minimum and maximum for both floor and dimension requirements.

Buildings and structures in this district shall be at least one (1) story or eighteen (18) feet in height and not to exceed a permitted height of fifty-four (54) feet or four (4) stories, Mayor & Council may conditionally approve a building or structure to a height of sixty-six (66) feet and five (5) stories. Four and five story buildings shall be located along primary streets only. The four and five story portion of the building shall not exceed 100 feet in depth. Three stories shall be allowed along all secondary streets not to exceed 40' in height as shown on map in Appendix "A".

The number of floors shall include all floors located above the finished grade. Portions of the building such as basements or podiums that are substantially or partly submerged shall not be counted as a floor as long as they do not extend more than five feet above grade. Floors that extend more than five feet above grade shall be counted as a floor.

Height shall be measured from finished grade along the base of the building to the top of cornice, parapet, or eave line of a peaked roof.

Portions of a building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements. Portions of the building that extend above the primary building mass, such as dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other special features, shall not exceed the maximum height requirement by more than 10 feet.

Accessory buildings, including non-dwelling units such as freestanding service structures and tool sheds, shall not exceed one and one-half stories or 14 feet.

12.4.12 Building Length and Separation

Maximum building length is three hundred (300) feet. Separation between buildings shall be no less than thirty (30) feet to provide access to the interior of the block, including any parking areas. Building separation area shall consist of a paved walkway through the depth of the parcel. This walkway shall coordinate with and connect to other walkways leading to the interior of the same block if parking is located there.

Buildings in excess of one hundred (100) feet in length shall conform to the regulations of the Maximum Façade Width Checklist.

12.4.13 Building Orientation

All buildings in the community shall be located along and oriented toward new or existing street(s), excluding alleys and passages. A building is oriented towards a street if it has a building entrance that opens directly on to that street.

For lots along primary streets, designated as such in the Groveway Community Map, buildings must be oriented toward that primary street.

Parking structures, garages, carriage houses and accessory buildings are permitted and encouraged to be located along alleys in lieu of streets or public open spaces.

Buildings on corner parcels shall have an entrance(s) oriented toward either the street of highest classification, or toward the intersection if it is designated a High Visibility Street Corner.

12.4.14 Frontage Types

Frontage includes portions of all primary building façades up to the top of the first or second floor, including building entrances, located along and oriented toward streets.

A property's permitted Frontage Type shall be as specified within each District's regulations charts. All permitted frontage types for a single District are allowed either alone or in combination with any other permitted frontage type within a single building as specified by the District Regulations.

Frontage requirements regulate a building's primary entrance treatments, encroachments and property edges. Frontage regulations apply along the full length of the property frontage, even where there is no building façade.

Storefront Standards

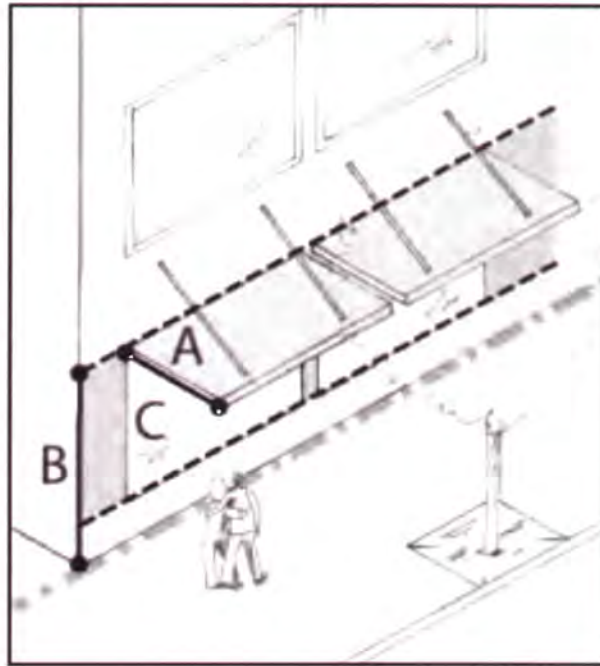
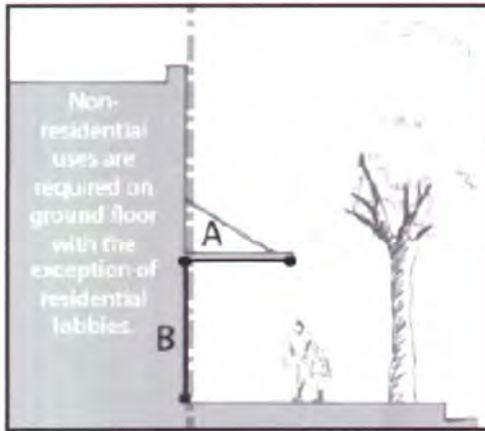
A storefront is a pedestrian-oriented façade with a non-residential use placed up to the edge of a sidewalk. Storefronts include substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade. This frontage type provides connections to sidewalks or internal private walkways and encourages pedestrian traffic.

Non-residential uses are required on the ground floor of a mixed use buildings, with the exception of residential lobbies if applicable.

Each building must have an entrance that faces the street; building entrances on High Visibility Street Corners as identified on the Groveway Community Map must face intersection diagonally. Weather protection (awning) is required along at least thirty (30) percent of the storefront, at least five (5) feet deep and placed at least eight (8) feet above the sidewalk. Transparency is required for at least sixty (60) percent of the storefront, between 30" and 8' above grade. Storefront length shall not exceed 100'.

Storefront Regulations

A	Min 5'
B	Min 8' above grade
C	Between 30" and 8' above grade



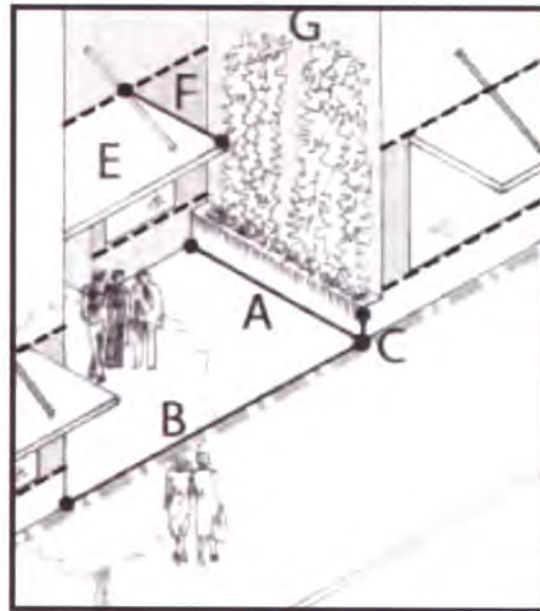
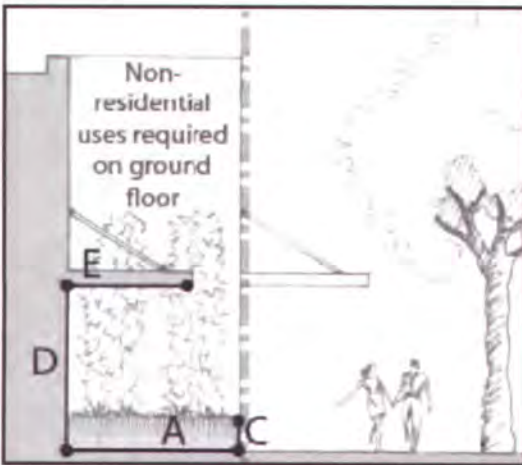
Forecourt Standards

Forecourts are a frontage type featuring uncovered courtyards in a storefront setting. The court is suitable for outdoor dining, seating, and gardens.

Non-residential uses are required on the ground floor with the exception of residential lobbies.

At least one building entry must front onto the courtyard. Weather protection at least 5 feet deep is required over entire span of all entries and placed at least 8 vertical feet above grade. Design of the court must be ADA accessible. Transparency is required along at least 60% of the frontage, between 30" and 8' above grade.

Forecourt Regulations	
A	Min 0'; Max 20'
B	Min 10'; Max 50% of lot width
C	Max 42" tall

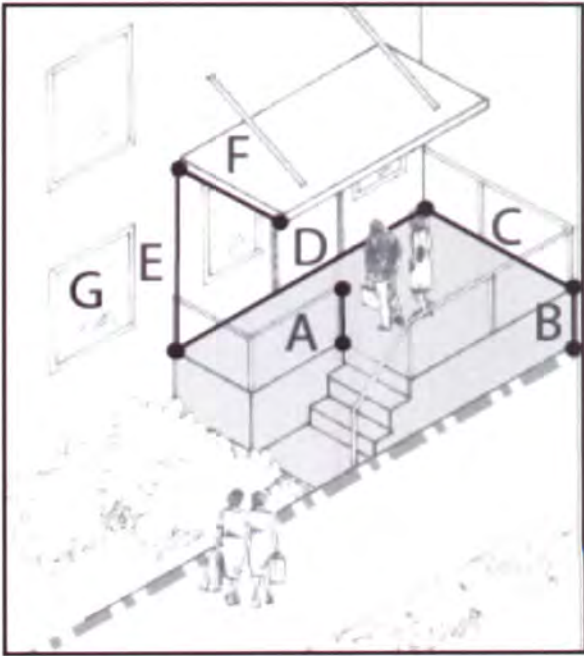
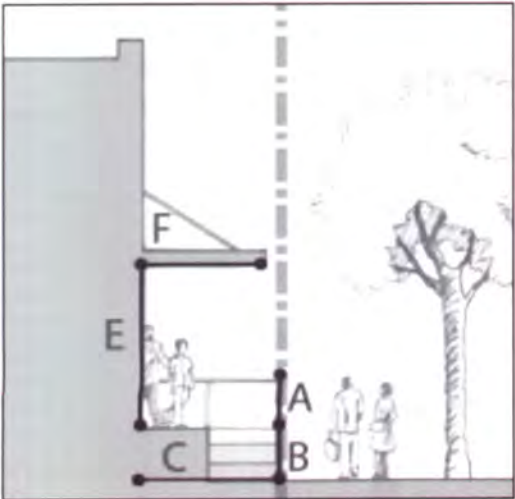


Stoop Standards

Stoops are elevated platform entryways situated close to the sidewalk. The stoop improves privacy for residential uses and enhanced aesthetics for commercial uses.

Building entries shall be visible from the street. Weather protection at least 3 feet deep is required over the entire span of all entries and placed at least 8 vertical feet above the platform. Transparency requirements are as follows – for non-residential uses: along 25% of the transparency zone between 30" and 8' above grade; for residential uses: along 15% of the transparency zone. Stoops and walkways to commercial uses must be ADA compliant.

Stoop Regulations	
A	Min 42" tall and at least 50% transparent
B	Min 0'; Max 36"
C	Min 6' deep
D	Min 6' wide
E	Min 8' above platform
F	Min 3' and shall not project into the right of way
G	Between 30" and 8' above grade



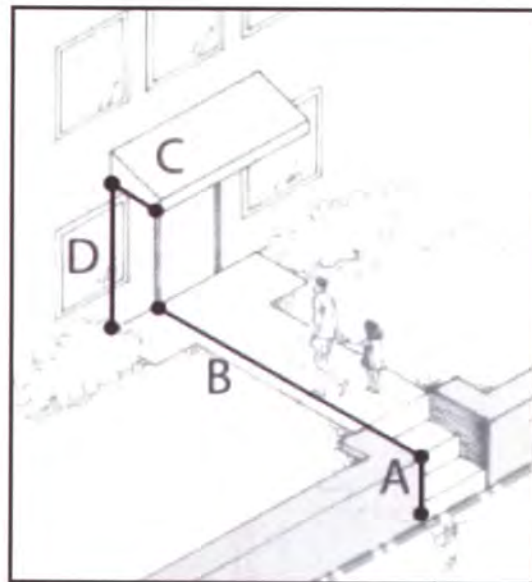
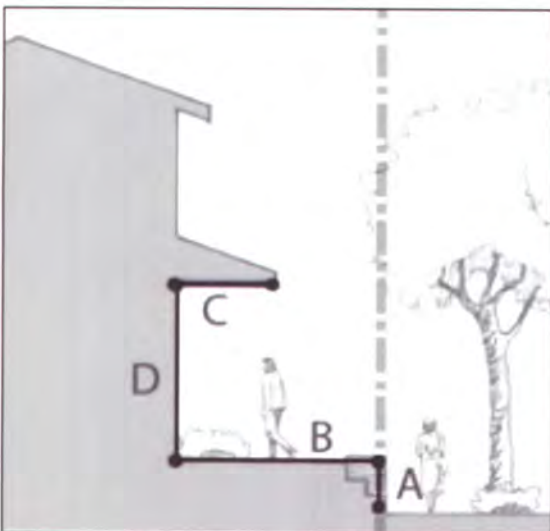
Terraced Yard Standards

Terraced yards are raised lawns and/or gardens separated from the sidewalk by a retaining wall. The height difference provides enhanced privacy for residential uses.

Multi-family residential uses only: setback is 10' to 20'.

Building entries facing the street are required. For multi-family buildings, at least one building entry visible from the street is required. Transparency is required for at least 10% of the entire façade for single family uses; at least 15% of the façade for multi-family uses.

Terraced Yard Regulations	
A	Min 0'; Max 36"
B	Min 6' deep; multiple terraces may be used, provided each is separated by 2' planting bed
C	Min 3' deep over building entries
D	Min 8' above grade



12.4.15 Setbacks

Front Yard Setback

Front yard setback is defined as the required distance from the back of sidewalk to the face of the building.

Storefront, Forecourt, Stoop

Buildings shall be located toward the front of each lot, at a minimum of 0' and a maximum of 10' from the back of the sidewalk.

Terraced Yard

Buildings shall be located at a minimum of 0' and a maximum of 10' from the back of the sidewalk.

If a lot is bound by more than one (1) public street, the front of the lot shall be considered the side adjacent to the street with the highest street classification. If the building is contained on a lot at a High Visibility Street Corner, the building entrance shall be oriented diagonally toward the intersection.

The spaces between the back of sidewalk and the building face shall consist of only landscaping or pedestrian elements including courtyards, plazas or patios. No parking shall be located in this area.

Where non-residential uses are located on the ground floor, the primary ground floor entrance to buildings shall be clearly visible from the street, shall face the street, and shall be unlocked during operating business hours. If a building fronts more than one (1) public street, the primary entrance shall face the street with the highest street classification.

Side Yard Setback

Minimum space between buildings shall be ten (10) feet, but if the property is adjacent to an existing building with windows facing the property line, the setback shall be twenty (20) feet from the face of the existing building. In new mixed-use developments there shall be a minimum of ten (10) feet between buildings and structures less than three (3) stories in height and a minimum of fifteen (15) feet between buildings and structures when one (1) of them is greater than three (3) stories in height. All side setbacks must be approved by the Planning & Zoning Director.

Rear Yard Setback

Minimum rear yard setback is ten (10) feet.

12.4.16 Building Architecture and Materials

Storefront Streets

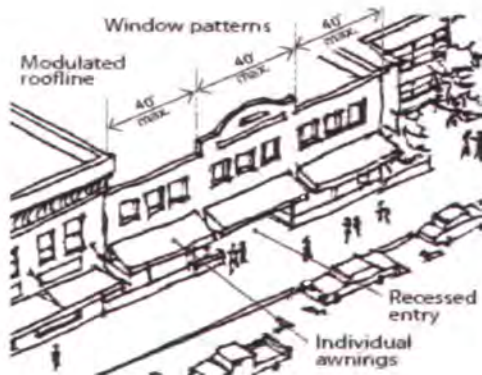
Building façades on Storefront Streets shall include articulation features every 40 feet to create a pattern of small storefronts.

A Storefront Street is a street type designation emphasizing a “main street” type of setting with storefronts adjacent to the sidewalks. Oak Street, from the intersection of Atlanta Street to Myrtle Street, is a Storefront Street.

Articulation is the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

At least two of the following articulation methods must be employed at intervals no greater than 40 feet:

- 1) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- 2) Use of weather protection features that reinforce small storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts.
- 3) Change in roofline.
- 4) Placement of building columns or vertical piers that reinforce a small storefront pattern.
- 5) Change in building material or siding style.
- 6) Other methods that meet the intent of the standards.



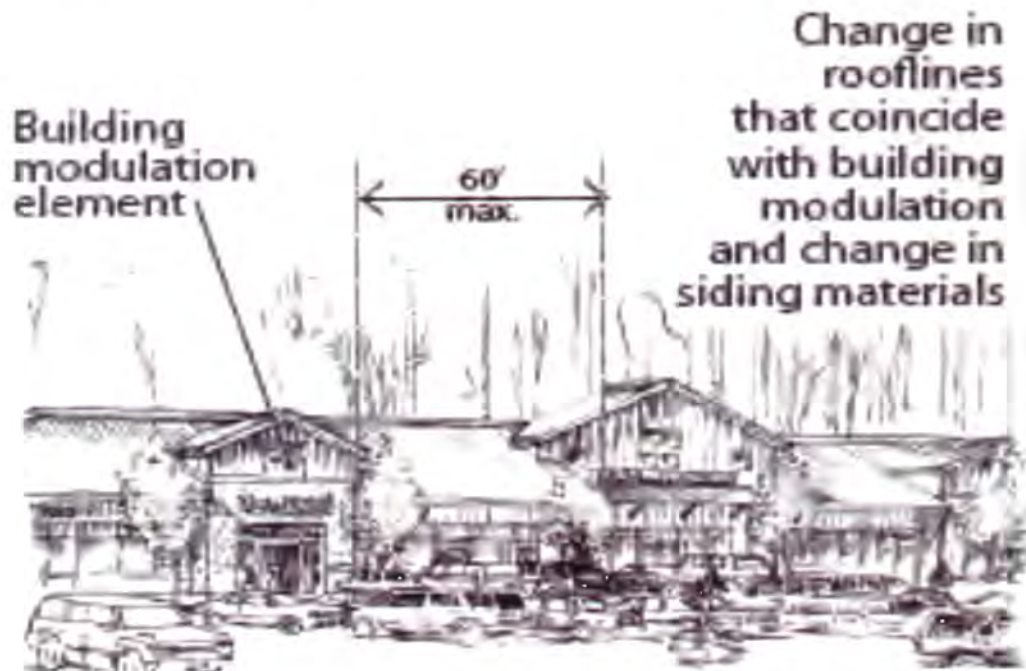
Non-Residential Building Façades

Non-residential building façades containing a public entry and/or facing a street, park, or pedestrian-oriented space must include articulation features every 60 feet to provide visual interest and reduce the perceived scale of large buildings.

At least three of the following articulation methods must be employed at intervals no greater than 60 feet:

- 1) Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or “ribbon,” of windows.

- 2) Weather protection features that reinforce storefronts. For example, for a building façade that is 180 feet wide, use three separate awnings to articulate the façade.
- 3) Change of roofline.
- 4) Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline or change in building materials or siding style. Vertical building modulation is a stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
- 5) Placement of building columns or vertical piers that reinforce a storefront pattern.
- 6) Change in building material or siding style.
- 7) Vertical elements such as planters, art pieces, or other features that repeat at intervals of 60 feet or less.
- 8) Design that features a top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option.
- 9) Other methods that meet the intent of the standards.



Residential Buildings and Residential Portions of Mixed-Use Buildings

Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all façades facing a street, park, common open space, and common parking areas:

- 1) Repeating distinctive window patterns at intervals of 30 feet or less
- 2) Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches.
- 3) Change of roofline.
- 4) Horizontal modulation (upper level step-backs).
- 5) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option.
- 6) Building elements such as bay windows, porches, canopies, chimneys, or other repetitive feature that effectively articulates the façade.
- 7) Other methods that effectively reduce the perceived scale of the building and add visual interest.

12.4.17 Massing of Large-Scale Retail Uses

These standards apply to individual retail uses with at least 30,000 square feet of floor area and facades greater than 100 feet in length.

Prominent entry

The storefront shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.



These buildings feature prominent entryways and incorporate various design features to break up the façade and make the entry area more pedestrian-scaled.

12.4.18 Maximum Façade Width Checklist

For most buildings, small-scale façade articulation features are sufficient to contribute to the pedestrian-oriented environment and add visual interest. Larger buildings need more substantial modulation features to break up the massing and add visual interest.

Façades wider than 100 feet shall include at least one of the following features to break up the massing of the building:

- 1) Provide vertical building modulation at least 20 feet deep and 30 feet wide. For two-story buildings with storefront frontage, the modulation must extend through the upper floor of the building. For multi-story buildings with any frontage, the modulation must extend through more than one-half of the building floors.
- 2) Use of a contrasting vertical modulated design component featuring all of the following:
 - a) Component extends through all floors above the first floor fronting on the street. Upper floors that are stepped back more than 10 feet from the façade are exempt.
 - b) Utilizes a change in building materials that effectively contrasts from the rest of the façade.
 - c) Component is modulated vertically from the rest of the façade by an average of 6 inches.
- 3) 3) Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:
 - a) Different building materials and/or configuration of building materials.
 - b) Contrasting window design (sizes or configurations).



Contrasting articulation makes this building look like three different buildings



12.4.19 Building Materials

The following standards shall be utilized for high-quality development and the use of building materials that will be consistent with and add to the character of the area.

Brick and concrete siding standards

Masonry, concrete, brick or other durable material must be incorporated between wood trim and the ground plane (at least 2 feet above grade). Brick may also be used as a primary façade material.

Stucco standards

Proper trimming. Stucco and similar troweled finishes (excluding Exterior Insulation and Finish System or “EIFS”) must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry.

Treatment near ground level. Stucco and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, brick or other durable material *must be used below this line*.

Stone and timber standards

When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, stone, masonry, brick or timber applied as columns or piers combined with wood trim, concrete siding or stucco may be appropriate.

Prohibited materials

The following materials are prohibited: mirrored glass, chain-link fencing, back-lit vinyl awnings.

Vinyl or vinyl clad windows, and windows with removable muntins (“grilles”) or muntins sandwiched between the glass, are not considered appropriate or compatible. Wood or Aluminum-Clad Wood Windows are appropriate for new development projects.

Metal siding, including vinyl or aluminum, is not considered appropriate or compatible. Fiber cement siding with a wood grain surface is also not appropriate. The use of fiber cement is appropriate for new development projects, however, it should have a smooth surface texture.

**12.4.20 Building Details****Details for Non-residential and mixed-use facades**

The façades of non-residential and mixed-use buildings shall employ at least one detail element from each of the four categories below for each façade facing a public street or private internal access road and containing a public entry.

Detail elements shall be featured at 30-foot intervals along designated Storefront Street and 60-foot intervals for all other applicable façades. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the standards.

Window and/or entry treatment

- 1) Display windows divided into a grid of multiple panes and/or plate glass.
- 2) Transom windows.
- 3) Roll-up windows or doors (see graphic below)
- 4) Other distinctive window treatment that meets the intent of the standards.
- 5) Sliding doors

Recessed entry

- 1) Decorative door.
- 2) Arcade.
- 3) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- 4) Other decorative or specially designed entry treatment that meets the intent of the standards.



This façade uses a roll-up door, steel canopy and decorative lighting.

Building elements and façade details:

- 1) Custom-designed weather protection element such as a steel or glass canopy, cloth awning, or retractable awning.
- 2) Custom hanging sign(s).
- 3) Building-mounted light fixtures.
- 4) Bay windows, trellises, towers, and similar elements.
- 5) Other details or elements that meet the intent of these standards.

Building materials and other façade elements:

- 1) Building materials/use of building materials. Examples include decorative use of brick, tile, stonework, or pre-cast concrete
- 2) Artwork on building (such as a mural) or bas-relief sculpture
- 3) Kick-plate, pier, beltcourse, or other similar feature. A belt course is a continuous row or layer of stones, tile, brick, shingles, etc. in a wall.
- 4) Hand-crafted material, such as special wrought iron or carved wood
- 5) Other details that meet the intent of the standards.



This building uses lighting, decorative materials, a canopy and windows.

Details for Multi-family Buildings

All multi-family building façades containing the building or unit's primary pedestrian entrance shall be enhanced with appropriate details.

Multifamily building façades must include four of the following features in the design:

- 1) Porch or entries with distinct design and use of materials.
- 2) Molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- 3) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- 4) Light fixtures with a diffuse light source for each building entry.
- 5) Brick or stonework covering more than 10 percent of the façade.
- 6) Building materials employing one of the following:
 - a) Moldings, brackets, wave trim or lattice work.
 - b) Brick or stonework.

- c) Other materials with decorative or textural qualities as approved by the Planning & Zoning Director.
- 7) Roofline design, including multiple gables and/or dormers or other design that adds visual interest.
- 8) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.



These townhomes use brick, decorative windows and a decorative entry design.

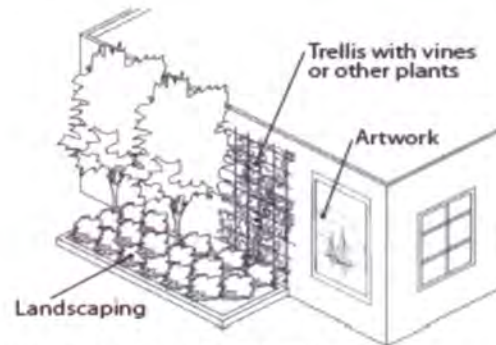
12.4.21 Blank Wall Treatment

A wall (including building façades and retaining walls) is considered a blank wall if a ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing.

Standards

- 1) Untreated blank walls visible from a street, customer parking lot, park, common open space, or pedestrian pathway are prohibited.
- 2) Methods to treat blank walls can include:
 - a) Display windows at least 18 inches deep and integrated into the façade (tack on display cases don't qualify).
 - b) Landscape planting bed at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years. The landscaping must be combined with other features such as sculpture or other permanent art installation.
 - c) A vertical trellis in front of the wall with climbing vines or plant materials.
 - d) Public art.

3) Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments.



Elevated planter and trellis add interest to an otherwise blank wall.

12.4.22 High Visibility Street Corner

Street Corner Site Design Options

All development proposals located at designated High Visibility Street Corner sites shall include at least one of the design treatments described below. All buildings located on street corners must be oriented diagonally, facing the intersection.

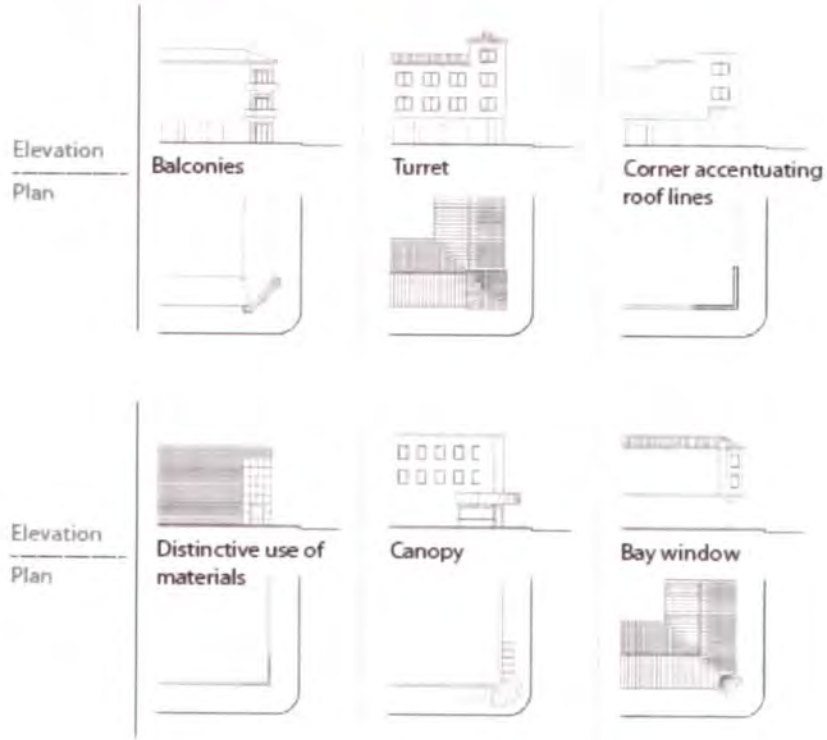
High Visibility Street Corners are designated on the Groveway Community Map.

- 1) Locate a building within 15 feet of the street corner, with building diagonally oriented toward intersection.
- 2) Install substantial landscaping adjacent to the street corner. The subject area must be four hundred (400) square feet of ground surface area with hardscape elements making up at most 25% of the space. Planted areas should contain a combination of trees, shrubs, perennials, and ground cover that provides four-season interest.

Street Corner Building Design Standards

Buildings located within 30 feet of the street corner shall provide one or more of the elements listed below on the building corner:

- 1) A cropped or curved building corner with pedestrian entry.
- 2) A bay window or turret.
- 3) A clock or bell tower.
- 4) Balconies above the ground floor.
- 5) Sculpture or artwork element.
- 6) Distinctive use of façade materials.
- 7) Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.



Acceptable corner treatments in both elevation and plan views.

12.4.23 Workforce Housing

One goal for the future development of the Groveway Community is the inclusion of workforce housing units. Workforce housing is defined as for sale housing or rental housing units that do not exceed the maximum prices and/or maximum rents.

Maximum price means, in the case of low-income sales housing units, that the pro-forma sales price is equal to or less than one and one-half times median family income, and in the case of moderate-income housing units, that the pro-forma sales price is greater than one and one-half times median family income but does not exceed two and one-half times median family income.

Maximum rents means, in the case of low-income rental housing units, that the pro-forma rental rate is equal to or less than 60 percent times fair market rent, and in the case of moderate-income rental housing units, that the pro-forma rental rate is greater than 60 percent times fair market rent but does not exceed 80 percent times fair market rent.

This is a voluntary provision to provide workforce housing units that may take the form of condominiums or apartments within a mixed use or residential building, townhomes alongside buildings with residential or non-residential uses, or single family detached homes within a residential area. Outside appearance and design features of workforce units should not differ substantially from those of units not designated as “workforce”.

Incentives for developers to include workforce units within developments may be determined by the elected body and the Community Development Department of the City of Roswell. For housing units to be deemed “workforce”, the Community Development Department must certify them as such. There is an “expectation” that a development for 50 or more residential units will set aside at least 25 percent of the units as workforce, in order to demonstrate compliance with the goal set forth in this Section for households earning at or below 120 percent of the area medium income as determined by the US department of Housing and Urban Development.



Workforce housing may take the form of single family detached or attached homes or units within mixed use or residential buildings.

12.4.24 Open Space, Landscape and Streetscape

12.4.25 Open Space Requirement

- 1) For parcels or developments on land one acre or larger, a minimum of ten (10) percent of the acreage of each new development shall be set aside for open space.
- 2) Open space that is incorporated into a new development shall provide connectivity to any existing nearby public amenity, including but not limited to trail networks, greenspace or park facilities.
- 3) Open spaces may include any combination of the following: planted areas, fountains, parks, plazas, trails and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public.
- 4) Private courtyards and other private outdoor amenities may be located at the interior of the block, behind buildings or on rooftops. Private courtyards and private outdoor amenities shall not be counted toward the open space requirement.

- 5) Open spaces shall be accessible, and surrounded by a mix of uses directly accessible from a public sidewalk and building entrances.
- 6) All open space including setbacks, sidewalk clear zones, sidewalk zones and open spaces shall be fully implemented prior to issuance of a certificate of occupancy for the primary development.



Open space areas may consist of patios, courtyards or small parks surrounded by a mix of uses.

7) Each applicant shall present as a part of the application for a building permit a legal mechanism under which all land to be used for open space purposes shall be maintained and protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms.

12.4.25 Landscape Requirement

Along Streets

- 1) This area shall be planted with a row of street trees at least three and one-half (3.5) inches in caliper at thirty (30) foot intervals. Street tree installations shall be coordinated with all planned or potential streetscape improvements. Landscape strips shall also be planted with small shrubs, seasonal flowers, ground cover or turf grass. For additional standards, refer to section 16.5.2 of the City of Roswell Zoning Ordinances.
- 2) Ground cover within the landscape strip shall consist of annual or perennial flowers, ornamental grasses or similar plantings, surrounded by mulch or pine straw. Ground cover must be maintained at a height no greater than 36”.

Parking Lots

- 1) All parking lots shall be surrounded with a landscape strip of no less than six (6) feet in width. Street trees every thirty (30) linear feet and small shrubs and other plantings shall be planted in these areas.
- 2) Parking lots shall include landscaped islands that account for no less than ten (10) percent of the total square footage of the lot. These islands shall also be planted with shade trees (at a rate of one tree per twelve parking spaces) and small shrubs. Porous pavers or materials should be used whenever possible.
- 3) Shade trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers.
- 4) There shall be a minimum curb radius of three (3) feet required on all the corners of all landscape islands and medians to allow for free movement of motor vehicles around plant materials.



Landscaping along streets and in parking lots helps break up spaces and provides shade and protection for pedestrians.

12.4.26 Utilities, Mechanical Units Service Areas and Fences

- 1) All service areas (loading docks, dumpsters, delivery areas, waste oil containers, mechanical units, utilities) shall be screened from view from the public right of way with buildings, landscaping, or decorative fencing.
- 2) Decorative fencing in front or side yards shall only be made of brick, stone, wrought iron, composite materials or wood. Fences shall be a maximum height of four (4) feet in the front yard and shall be set back at least two (2) feet from the back of the sidewalk.
- 3) No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
- 4) Gates and security arms shall be prohibited from crossing any public street or sidewalk.



Landscaping or high-quality materials should be used to screen utilities and mechanical equipment.

12.4.27 Sidewalk Requirements

- 1) Public sidewalks shall be constructed along both sides of all streets.
- 2) Sidewalks shall be located between the building or private yard and the landscape strip adjacent to the street.
- 3) Sidewalks must at all times allow a minimum five (5) foot wide uninhibited passageway per the requirements of the Americans with Disabilities Act of 1990.
- 4) There shall be a minimum distance of twenty-five (25) feet between curb cuts. Curb cuts shall not be permitted within one hundred (100) feet of the intersection of any two (2) public streets and shall not be more than twenty-four (24) feet wide or as approved by the Transportation Director.

12.4.28 Parking Standards

12.4.28 Parking Calculations

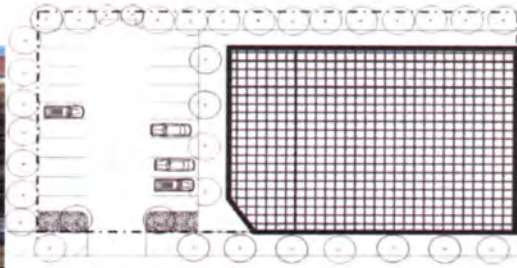
Refer to parking standards as outlined in Article 17 of the City of Roswell Zoning Ordinances.

12.4.30 Surface Parking Lot Standards

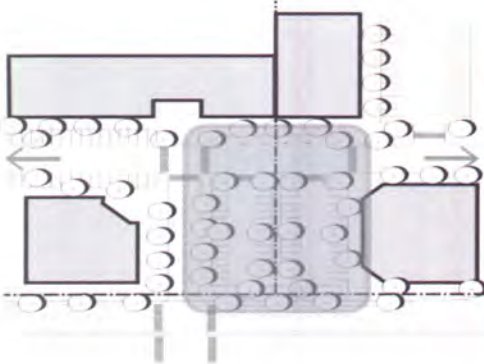
Parking lots in this district shall not be located between the building and the street. Lots shall be located either to the side or the rear of the building.

The maximum frontage for a parking lot along the street is fifty (50) percent of the width of the lot. Maximum frontage refers to the maximum percentage of the total site frontage that parking and vehicular access areas may occupy. Areas that qualify as parking and vehicular access areas include any paved areas between the street and a building that accommodate *vehicular access* (including drive-through lanes) or storage of vehicles.

Parking lots with more than 50 feet of frontage on a street shall include an architectural feature (in addition to the required landscaping). Examples could include a landscaped trellis, decorative low wall (perhaps doubling as a sitting ledge), weather protection element, or architectural columns.



A decorative low wall and landscaping conceal parking from the street.



Shared parking among uses (shown here in the interior of a block) still provides quick access to businesses, but hides parking.

12.4.31 Parking Structure Design Standards

Parking structures, if located along the street, shall provide space (at least 18 feet in width) for ground floor commercial uses for a minimum of 75 percent of the parking structure frontage width.

Parking structures shall be set back at least 10 feet from the sidewalk and feature landscaping between the sidewalk and the structure.

Parking garages visible from a street shall be designed to be complementary with adjacent buildings. This can be accomplished by using similar building forms, and materials.



This parking structure is masked with decorative plantings and trellises.

12.4.32 Alleys

New alleys may be constructed to provide vehicular and pedestrian access to rear yard garages, service areas.

- 1) Alley right-of-way shall be a minimum of 20 feet for two-way and 15' for one-way.
- 2) The alley must be entirely paved.
- 3) Street lights compatible with those required along streets shall be provided at a maximum spacing of 100 feet. Lighting fixtures may be freestanding if placed outside alley right-of-way, or may be attached to a garage or other structures.

12.4.33 Lighting, Signage and Public Art

12.4.34 Lighting

- 1) Street lights and pedestrian lights shall alternate along all sidewalks every thirty (30) feet.
- 2) All parking areas, walkways, vehicle entrances and service/loading areas shall provide area lighting sufficient to achieve a minimum of 2.4 foot candles of light as measured at grade or ground level.
- 3) Lighting fixtures in parking areas shall be located to assure adequate light levels without displacing planned trees. Light fixture placement shall be shown on landscape plans.
- 4) Lighting fixtures shall align with approved fixtures by the City of Roswell. The approved pedestrian lighting fixtures are illustrated on the following page.
- 5) Lighting may be used to illuminate buildings, landscaped medians/ islands and grounds for safety purposes and to enhance appearance. The visual effects of such lighting shall be subtle.
- 6) Lighting attached to building exteriors or mounted on the ground to reflect upon building exteriors shall be consistent with the architectural style of the building.
- 7) Signs which employ blinking or moving lights or changing intensity of illumination are prohibited.
- 8) Security lighting shall be shielded and shall focus on the side or rear entry door.
- 9) Specialty lighting on outdoor patios, terraces, walkways, and trees may be used to encourage nighttime use by pedestrians.



Pedestrian lighting fixtures approved by the City of Roswell

12.4.35 Signage

All signs must comply with the sign ordinance of the City of Roswell with regard to sign size and placement. The following regulations impact sign types and materials.

Permitted Sign Types

- 1) A-frame or sandwich board sign
- 2) Awning sign
- 3) Monument sign
- 4) Projecting sign
- 5) Wall sign
- 6) Window sign
- 7) Historic barber poles

Prohibited Sign Types

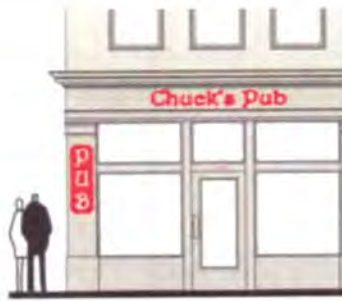
- 1) Animated, flashing or blinking sign
- 2) Changeable copy sign (electronic or otherwise)
- 3) Feather flag sign
- 4) Pole/pylon sign

Permitted Sign Materials

- 1) Brick, as foundation for monument sign
- 2) Canvas, for awning sign
- 3) Metal, powder coated or painted
- 4) Wood, stained, painted or natural



Awning sign



Wall sign



Projecting sign

12.4.36 Public Art

For the purposes of this section, "public art" shall mean the creation of an original work or service of an artist for a publicly accessible space which could be, but is not limited to, earthworks, mosaics, murals, and sculpture.

Each commercial, industrial, mixed-use project and parking structure over 25,000 square feet of gross floor area as well as structures located at High Visibility Street Corners shall incorporate in its design a public art component. For the purpose of this section, the gross floor area calculation shall include parking garages (including below grade and at or above grade garages). All City construction projects shall also incorporate in their design a public art component.

The minimum standard of performance used to measure compliance with this section shall be that the public art component shall have a value of not less than one percent of the Building Permit valuation.

This section shall not apply to a project:

- Having a fully executed development agreement, approved before the effective date of the ordinance enacting this section;
- For which a Building Permit was issued before the effective date of the ordinance enacting this section. A Building Permit for additions to the same project which is issued after the effective date of the ordinance enacting this section shall be subject to this section.



12.4.37 Neighborhood Residential District Regulations

12.4.38 Site Development Regulations

12.4.39 Building Height

Building height is defined as the vertical extent of a building. Height for buildings is regulated total feet permitted.

Buildings and structures in this district shall not exceed forty (40) feet or 3 stories.

Height shall be measured from finished grade along the base of the building to the top of cornice, parapet, or eave line of a peaked roof.

Habitable attics, inhabited spaces located above a roof's eave line, are only permitted for detached single-family homes.

Portions of a building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements. Portions of the building that extend above the primary building mass, such as dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other special features, shall not exceed the maximum height requirement by more than 10 feet.

Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, shall not exceed one and one-half stories or 14 feet.

12.4.40 Building Length and Separation

Maximum building length is three hundred (300) feet. Separation between multi-family residential buildings shall be no less than thirty (30) feet to provide access to the interior of the block, including any parking areas. Building separation area shall consist of a paved walkway through the depth of the parcel. This walkway shall coordinate with and connect to other walkways leading to the interior of the same block if parking is located there.

Buildings in excess of one hundred (100) feet in length shall conform to the regulations of the Maximum Façade Width Checklist.

12.4.41 Building Orientation

All buildings in the community shall be located along and oriented toward new or existing street(s), excluding alleys and passages or as approved by the Planning & Zoning Director. A building is oriented towards a street if it has a building entrance that opens directly on to that street.

For lots along primary streets, designated as such in the Groveway Community Map, buildings must be oriented toward that primary street.

Parking structures, garages, and accessory buildings are permitted and encouraged to be located along alleys in lieu of streets or public open spaces.

Corner Parcels

Buildings on corner parcels shall have an entrance(s) oriented toward either the street of highest classification or toward the intersection if it is designated a High Visibility Street Corner.

12.4.42 Frontage Types

Frontage includes portions of all primary building façades up to the top of the first or second floor, including building entrances, located along and oriented toward streets.

A property's permitted Frontage Type shall be as specified within each District's regulations charts. All permitted frontage types for a single District are allowed either alone or in combination with any other permitted frontage type within a single building as specified by the District Regulations.

Frontage requirements regulate a building's primary entrance treatments, encroachments and property edges. Frontage regulations apply along the full length of the property frontage, even where there is no building façade.

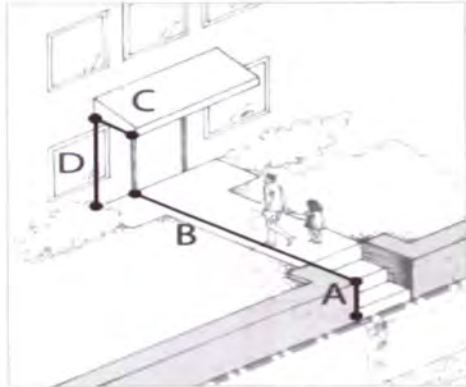
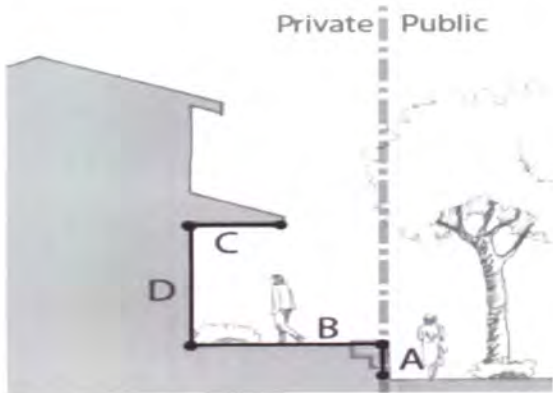


Terraced Yard Standards

Terraced yards are raised lawns and/or gardens separated from the sidewalk by a retaining wall. The height difference provides enhanced privacy for residential uses.

Residential uses only: single family or multi-family. Building entries facing the street are required. Transparency is required for at least 10% of the entire façade for single family uses.

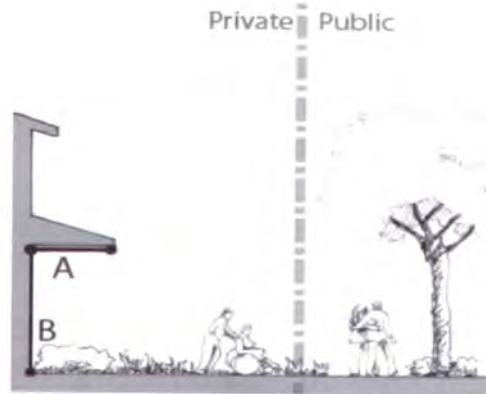
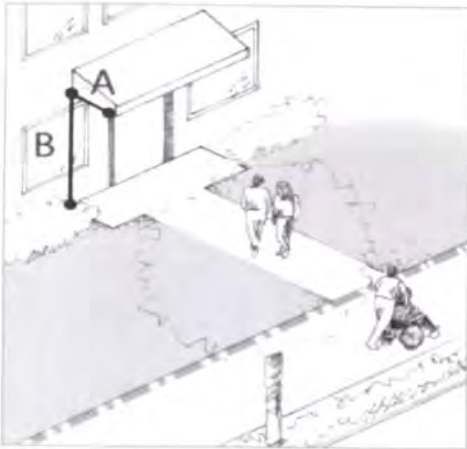
Terraced Yard Regulations	
A	Min 0'; Max 36"
B	Min 6' deep; multiple terraces may be used, provided each is separated by 2' planting bed
C	Min 3' deep over building entries
D	Min 8' above grade



Common Yard Standards

Common yards refer to landscaped frontages along sidewalks. Building entries facing the street are required.

Common Yard Regulations	
A	Min 3' deep
B	Min 8' above grade



12.4.43 Setbacks

Front Yard Setback

Front yard setback is defined as the required distance from the property line to the face of the building.

Terraced Yard

Front yard setback is a minimum of 6' and a maximum of 12' for all uses.

Common Yard

Front yard setback is a minimum of 6' and a maximum of 12' for all uses.



Side Yard Setback

Minimum side setback is seven (7) feet from the side property line.

Rear Yard Setback

Minimum rear setback is twenty (20) feet from the rear property line.

12.4.44 Building Materials

The following standards exist to encourage high-quality development and the use of building materials that will be consistent with and add to the character of the area.

Brick and concrete siding standards Masonry, concrete, brick or other durable material must be incorporated between the ground plane (at least 2 feet above grade). Brick may also be used as a primary façade material.

Stucco standards Proper trimming. Stucco and similar troweled finishes (excluding Exterior Insulation and Finish System or “EIFS”) must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry. Treatment near ground level. Stucco and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below this line.

Stone and timber standards When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, stone, masonry, brick or timber applied as columns or piers combined with wood siding, concrete siding or stucco may be appropriate.

Prohibited materials The following materials are prohibited: mirrored glass, chain-link fencing, back-lit vinyl awnings.



12.4.45 Details for Multi-Family Buildings

All multi-family building façades containing the building or unit's primary pedestrian entrance shall be enhanced with appropriate details.

Multifamily building façades must include four of the following features in the design:

- 1) Decorative porch or entries with distinct design and use of materials.
- 2) Decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- 3) Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- 4) Decorative light fixtures with a diffuse light source for each building entry.
- 5) Brick or stonework covering more than 10 percent of the façade.
- 6) Decorative building materials employing one of the following:
 - a. Decorative moldings, brackets, wave trim or lattice work.
 - b. Decorative brick or stonework.
 - c. Other materials with decorative or textural qualities as approved by the Planning Director.
- 7) Decorative roofline design, including multiple gables and/or dormers or other design that adds visual interest.
- 8) Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.



These townhomes use brick, decorative windows and a decorative entry design.

12.4.46 High Visibility Street Corner

Street Corner Site Design Options

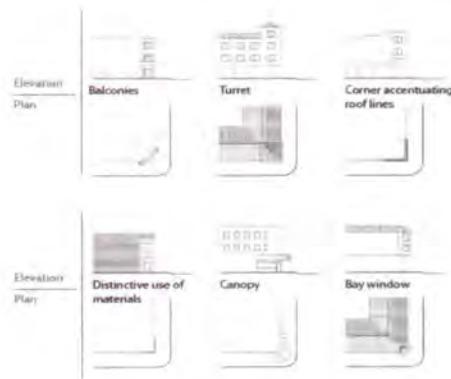
All development proposals located at designated High Visibility Street Corner sites (designated on the Groveway Community Map Appendix "A", shall include at least one of the design treatments described below. All building entrances located on street corners must be oriented diagonally, facing the intersection.

- 1) Locate a building within 15 feet of the street corner, with building diagonally oriented toward intersection.
- 2) Install substantial landscaping adjacent to the street corner. The subject area must be four hundred (400) square feet of ground surface area with hardscape elements making up at most 25% of the space. Planted areas should contain a combination of trees, shrubs, perennials, and ground cover that provides four-season interest.

Street Corner Building Design Standards

Buildings located at the street corner shall provide one or more of the elements listed below on the building corner:

- 1) A cropped or curved building corner with pedestrian entry.
- 2) A bay window or turret.
- 3) A clock or bell tower.
- 4) Balconies above the ground floor.
- 5) Sculpture or artwork element.



Acceptable corner treatments in both elevation and plan views.

- 6) Distinctive use of façade materials.
- 7) Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.

12.4.47 Workforce Housing

One goal for the future development of the Groveway Community is the inclusion of workforce housing units. Workforce housing is defined as for sale housing or rental housing units that do not exceed the maximum prices and/or maximum rents.

Maximum price means, in the case of low-income sales housing units, that the pro-forma sales price is equal to or less than one and one-half times median family income, and in the case of moderate-income housing units, that the pro-forma sales price is greater than one and one-half times median family income but does not exceed two and one-half times median family income.

Maximum rents means, in the case of low-income rental housing units, that the pro-forma rental rate is equal to or less than 60 percent times fair market rent, and in the case of moderate-income rental housing units, that the pro-forma rental rate is greater than 60 percent times fair market rent but does not exceed 80 percent times fair market rent.

This is a voluntary provision to provide workforce housing units that may take the form of condominiums or apartments within a mixed use or residential building, townhomes alongside buildings with residential or non-residential uses, or single family detached homes within a residential area. Outside appearance and design features of workforce units should not differ substantially from those of units not designated as “workforce”.

Incentives for developers to include workforce units within developments may be determined by the elected body and the Community Development Department of the City of Roswell. For housing units to be deemed “workforce”, the Community Development Department must certify them as such. There is an “expectation” that a development for 50 or more residential units will set aside at least 25 percent of the units as workforce, in order to demonstrate compliance with the goal set forth in this Section for households earning at or below 120 percent of the area medium income as determined by the US department of Housing and Urban Development.



Workforce housing may take the form of single family detached or attached homes or units within mixed use or residential buildings.

12.4.48 Landscape and Streetscape

12.4.49 Landscape Requirements

Along Streets

- 1) All streets shall be edged with a landscape strip of no less than six (6) feet in width. This area shall be planted with a row of street trees at least three and one-half (3.5) inches in caliper at thirty (30) foot intervals. Street tree installations shall be coordinated with all planned or potential streetscape improvements. Landscape strips shall also be planted with small shrubs, seasonal flowers, ground cover or turf grass. For additional standards, refer to section 16.5.2 of the City of Roswell Zoning Ordinances.
- 2) Ground cover within the landscape strip shall consist of annual or perennial flowers, ornamental grasses or similar plantings, surrounded by mulch. Ground cover must be maintained at a height no greater than 36".



Landscaping along streets and in parking lots helps break up spaces and provides shade and protection for pedestrians.

Parking Lots

- 1) All parking lots shall be surrounded with a landscape strip of no less than six (6) feet in width. Street trees every thirty (30) linear feet and small shrubs and other small plantings shall be planted in these areas.
- 2) Parking lots shall include landscaped islands that account for no less than ten (10) percent of the total square footage of the lot. These islands shall also be planted with shade trees (at a rate of one tree per twelve parking spaces) and small shrubs. Porous pavers or materials should be used whenever possible.
- 3) Shade trees shall be planted at a minimum of three (3) feet from any curb, so as to prevent injury to trees by vehicle bumpers.
- 4) There shall be a minimum curb radius of three (3) feet required on all the corners of all landscape islands and medians to allow for free movement of motor vehicles around plant materials.

12.4.50 Utilities, Mechanical Units Service Areas and Fences

- 1) All service areas (loading docks, dumpsters, delivery areas, waste oil containers, mechanical units, utilities) shall be screened from view from the public right of way with buildings, landscaping, or decorative fencing.
- 2) Fencing in front or side yards shall only be made of brick, stone, wrought iron, composite materials or wood. Fences shall be a maximum height of four (4) feet in the front yard and shall be set back at least two (2) feet from the back of the sidewalk.

- 3) No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
- 4) Gates and security arms shall be prohibited from crossing any public street or sidewalk.



Landscaping or high-quality materials should be used to screen utilities and mechanical equipment.

12.4.51 Sidewalk Requirements

- 1) Public sidewalks shall be constructed along both sides of all streets.
- 2) Sidewalks shall be located between the building or private yard and the landscape strip adjacent to the street.
- 3) There shall be a minimum distance of twenty-five (25) feet between curb cuts. Curb cuts shall not be permitted within one hundred (100) feet of the intersection of any two (2) public streets and shall not be more than twenty-four (24) feet wide or as approved by the Transportation Director.

12.4.52 Parking Standards

12.4.53 Parking Calculations

On-street parking spaces directly fronting the applicable use shall count in the calculations for off-street parking requirements.

Innovative, sustainable amenities including, but not limited to electric power connections, Smart Car parking spaces, carpool, and bicycle parking shall count in the calculations for parking requirements.

Shared parking between and among buildings is encouraged.

Use	Parking Minimum	Parking Maximum
Residential, townhouse (attached)	1 space/ dwelling unit	1.5 spaces/dwelling unit

Residential, single family	1 space/dwelling unit	3 spaces/dwelling unit
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12.4.54 Surface Parking Lot Standards

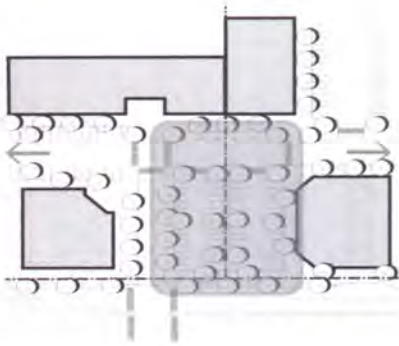
Parking lots in this district shall not be located between the building and the street. Lots shall be located either to the side or the rear of the building.

The maximum frontage for a parking lot along the street is fifty (50) percent of the width of the lot. Maximum frontage refers to the maximum percentage of the total site frontage that parking and vehicular access areas may occupy. Areas that qualify as parking and vehicular access areas include any paved areas between the street and a building that accommodate vehicular access (including drive-through lanes) or storage of vehicles.

Parking lots with more than 50 feet of frontage on a street shall include an architectural feature (in addition to the required landscaping). Examples could include a landscaped trellis, decorative low wall (perhaps doubling as a sitting ledge), weather protection element, or architectural columns.



A decorative low wall and landscaping conceal parking from the street.



<p>Shared parking among uses (shown here in the interior of a block) still provides quick access to businesses, but hides parking.</p>
--

12.4.55 Alleys

New alleys may be constructed to provide vehicular and pedestrian access to rear yard garages, carriage homes and service areas.

- 1) Alley right-of-way shall be a minimum of 20 feet for two-way and 15' for one-way.
- 2) The alley must be entirely paved.
- 3) Street lights compatible with those required along streets shall be provided at a maximum spacing of 100 feet. Lighting fixtures may be freestanding if placed outside alley right-of-way, or may be attached to a garage or other structures.

12.4.56 Single Family Residential Parking

Parking for single family residential uses may be accommodated within individual or shared driveways between the street and the house, on-street parking where allowed, or by rear-loaded alleys. Garages, if attached to the primary dwelling structure, must not feature a door or doors that face the street. Garages shall be set back from the primary dwelling structure at a thirty (30) degree angle so as not to sit flush with the front of the primary structure.

12.4.57 Lighting, Signage and Public Art

12.4.57 Lighting

- 1) Street lights and pedestrian lights shall alternate along all sidewalks every thirty (30) feet.
- 2) All parking areas, walkways, vehicle entrances and service/loading areas shall provide area lighting sufficient to achieve a minimum of 2.4 foot candles of light as measured at grade or ground level.
- 3) Lighting fixtures in parking areas shall be located to assure adequate light levels without displacing planned trees. Light fixture placement shall be shown on landscape plans.
- 4) Lighting fixture height, style, design and illumination levels shall be compatible with the building design and height and shall consider safety, function and aesthetics. Lighting fixtures installed along sidewalks shall be of pedestrian scale and shall not exceed fourteen (14) feet in height.
- 5) Lighting may be used to illuminate buildings, landscaped medians/ islands and grounds for safety purposes and to enhance appearance. The visual effects of such lighting shall be subtle.
- 6) Lighting attached to building exteriors or mounted on the ground to reflect upon building exteriors shall be consistent with the architectural style of the building.
- 7) Signs which employ blinking or moving lights or changing intensity of illumination are prohibited.
- 8) Security lighting shall be shielded and shall focus on the side or rear entry door.

9) Specialty lighting on outdoor patios, terraces, walkways, and trees may be used to encourage nighttime use by pedestrians.



Pedestrian lighting fixtures approved by the City of Roswell

12.4.58 Signage

All signs must comply with the sign ordinance of the City of Roswell with regard to sign size and placement. The following regulations impact sign types and materials only.

Permitted Sign Type

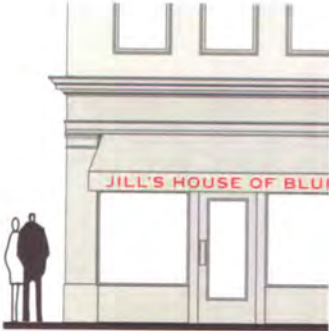
- 1) Projecting sign
- 2) Monument sign

Prohibited Sign Types

- 1) A-frame or sandwich board sign
- 2) Animated, flashing, rotating or blinking sign
- 3) Changeable copy sign (electronic or otherwise)
- 4) Feather flag sign
- 5) Pole/pylon sign
- 6) Wall sign
- 7) Window sign

Permitted Sign Materials

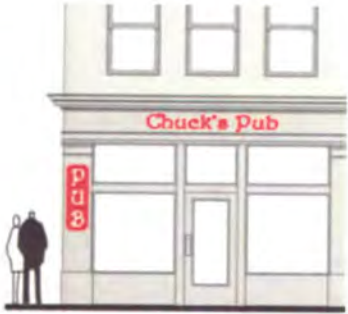
- 1) Metal, powder coated or painted
- 3) Wood, stained, painted or natural



Awning sign



Projecting sign



Wall sign



12.4.59 Public Art

For the purposes of this section, "public art" shall mean the creation of an original work or service of an artist for a publicly accessible space which could be, but is not limited to, earthworks, mosaics, murals, and sculpture.

Each commercial, industrial, mixed-use project and parking structure over 25,000 square feet of gross floor area shall incorporate in its design a public art component. For the purpose of this section, the gross floor area calculation shall include parking garages (including below grade and at or above grade garages). All City construction projects shall also incorporate in their design a public art component.

The minimum standard of performance used to measure compliance with this section shall be that the public art component shall have a value of not less than one percent of the Building Permit valuation.

This section shall not apply to a project:

- Having a fully executed development agreement, approved before the effective date of the ordinance enacting this section;
- For which a Building Permit was issued before the effective date of the ordinance enacting this section. A Building Permit for additions to the same project which is issued after the effective date of the ordinance enacting this section shall be subject to this section.



2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City of Roswell Zoning Ordinance, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

5.

This Ordinance shall take effect and be in force from and after the date of June 12, 2012, the public welfare demanding it.

6.

The above Ordinance was read and approved by the Mayor and Council of the City of Roswell, Georgia on the 9th day of ~~March~~, 2012.

*April
m.p*

Jere Wood
Jere Wood, Mayor

Attest:

Marlee Press
Marlee Press, City Clerk
(Seal)

Jerry Orleans
Councilmember Jerry Orleans

Rebecca Wynn
Councilmember Rebecca Wynn

Betty Price
Councilmember Betty Price

Richard Dippolito
Councilmember Richard Dippolito

Kent Iglehear
Councilmember Kent Iglehear

Nancy Diamond
Councilmember Nancy Diamond



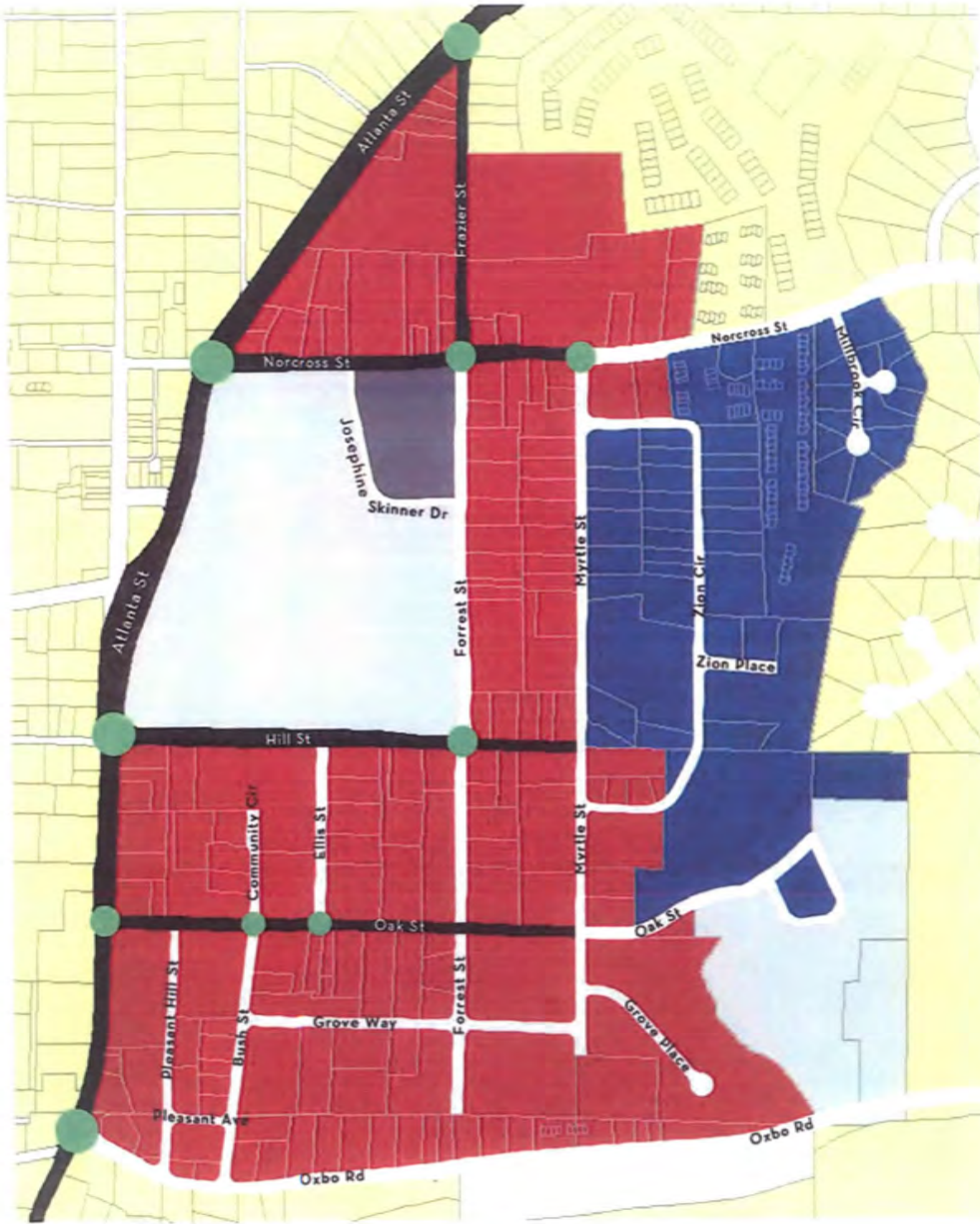


Fig. 12.4.100
Grove Way Community Map

Legend

-  Neighborhood Mixed Use District
-  Neighborhood Residential District
-  Parcels owned by City of Roswell
-  Parcels owned by Fulton County
-  High Visibility Street Corners
-  Primary Streets



Building Use

For the purposes of this code, all permitted and conditional uses have been designated below. Descriptions and special requirements for each use can be found in the City of Roswell Zoning Ordinance, Article 10.

The use chart includes permitted, conditional and prohibited uses for both districts in the community. Uses listed as permitted are defined as those uses permitted by right. Uses listed as conditional are defined as those uses which require special consideration and the granting of a conditional use permit. Uses listed as prohibited are not allowed in that specific district.

Legend

NMU = Neighborhood Mixed Use District

NR = Neighborhood Residential District

P = Permitted Use

C = Conditional Use

X = Prohibited Use

USE	NMU	NR
Commercial		
Animal hospitals and veterinary clinics	P	X
Automobile broker	P	X
Automobile sales establishments	C	X
Automobile service establishments	C	X
Bed and breakfast inns	P	X
Big box retail, new buildings	P	X
Business service establishments	P	X
Car washes	P	X
Clinics	P	X
Commercial recreation facility, indoor	P	X
Commercial recreation facility, outdoor	P	X
Contractor's establishments, including cabinet shops	P	X
Convenience stores, without fuel pumps	P	X
Cottage industries	P	X
Extermination and pest control businesses and disinfecting services, but not including the outside storage of vehicles	P	X
Extermination and pest control businesses and disinfecting services, including the outside storage of vehicles	C	X
Finance, insurance and real estate establishments	P	X
Funeral homes and mortuaries	P	X
Health spas	P	X
Home occupations, professional offices only	P	P
Inns	P	X
Lodging services, hotel	P	X
Mixed-use development	P	X
Personal service establishments	P	X
Pharmacy with drive thru	P	X

USE	NMU	NR
Restaurants, including outside seating areas but not including drive-ins or drive-through facilities	P	X
Retail trade establishment, enclosed	P	X
Special event facilities	P	X
Taxi cab and limousine services	P	X
Industrial		
Distribution of products and merchandise	P	X
Printing, blueprinting, publishing, and book binding facilities	P	X
Recycling and recovery facilities	X	X
Research, scientific and testing laboratories	P	X
Office/Institutional		
Adult care center	P	C
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses	P	C
Club or lodge, nonprofit, sponsored by a civic or similar organization	P	C
Colleges and universities	P	C
Day care centers	P	C
Hospices	P	C
Hospitals	P	C
Institutional residential living and care facilities	P	C
Museums	P	C
Non-profit service organization	C	C
Offices	P	X
Radio and television stations, studios, and offices, excluding transmission towers and dishes	P	C
School for the arts, more than 5,000 square feet in gross floor area	P	C
School for the arts, not exceeding 5,000 square feet in gross floor area	P	C

USE	NMU	NR
Schools, private elementary, middle and high	P	P
Schools, public elementary, middle and high	P	P
Schools, special	P	C
Schools, trade	P	C
Residential		
Dwelling, townhouses	P	P
Dwellings for caretaker or night watchman	P	P
Dwellings, multi-family (Including rental apartments and condominiums) [*Area south of Oak Street, east of Bush Street, North of Oxbo Road]	P	X
Dwellings, multi-family (Including rental apartments and condominiums)	C	X
Dwellings, single-family attached	P	P
Dwellings, single-family detached, fee-simple	X	P
Mixed-use development	P	X
Special Uses		
Cemeteries	C	X
Communication towers and antennae pursuant to ordinance	C	X
Conservation areas	P	P
Green space or recreational space	P	P
Helicopter landing areas	C	X
Parking lots, decks, and structures, off-site or on-site, as principal	P	C
Public and semi-public uses	P	P
Temporary structures and uses approved by the zoning director	P	C
Special event facilities	P	X
Taxi cab and limousine services	P	X
Temporary structures and uses approved by the zoning director	P	X
Note: All other uses not mentioned here shall be prohibited.		

Neighborhood Mixed Use District Requirements

Site Development Regulations	District Requirements
Building Use	
Commercial	see Building Use
Office	
Residential	
Building Height	
Minimum height	1 stories or 18 feet
Maximum height	66 feet (conditional) 54 feet (permitted)
Maximum Building Length	
Maximum	300'
* Buildings greater than 100' see Max. Façade Width Checklist	
Building Orientation	
Required or not required	required
Frontage Types	
Storefront	permitted, required along certain streets, see Community Map
Forecourt	permitted
Stoop	permitted
Terraced Yard	permitted
Common Yard	permitted
Transparency/Fenestration (Transparency zone: 30" to 8' above grade)	
Storefront	60%
Forecourt	60%
Stoop	25% for non-res.; 15% for residential
Terraced Yard	10% single family; 15% multi-family
Frontage Coverage	

Minimum percent applicable	100%
Site Development Regulations	District Requirements
Front Yard Setback (from property line)	
Storefront	Min 0'; Max 10'
Forecourt	Min 0'; Max 10'
Stoop	Min 0'; Max 10'
Terraced Yard	
Multi-family uses	Min 0'; Max 10'
Side Yard Setback	
Next to no other buildings	Min 10'
Adjacent to building with windows	Min 20'
New MU developments, < 3 stories	Min 10'
New MU developments, > 3 stories	Min 15'
Rear Yard Setback	
Minimum	10'
Building Articulation Features	
Storefront	Every 40'
Other non-residential buildings	Every 60'
Residential buildings, residential portions of mixed use buildings	Every 30'
Large-scale Retail Use Standards	
Minimum	Retail uses with minimum 30,000 s.f.
Building Materials	
Wood (Accent)	permitted; above 2 ft above grade
Concrete siding	permitted; above 2 ft above grade
Stucco	permitted; above 2 ft above grade
Stone	permitted
Brick, precast concrete and timber	permitted

frame	
Site Development Regulations	District Requirements
Building Details	
Storefront:	30' intervals
Forecourt	60' intervals
Stoop	60' intervals
Terraced Yard	60' intervals
Multi-family Building Details	
Required or not required	required
Blank Wall Treatment	
Required or not required	required
High Visibility Street Corner Standards	
Required or not required	required for buildings at designated sites, see Community Map
Open Space Regulations	District Requirements
Open Space Requirement (for parcels one acre and larger)	
Minimum	10% of site acreage
Landscaping Standards	
Required or not required	required
Parking Lot Landscape Standards	
Required or not required	required
Utilities Area Screening	
Required or not required	required
Sidewalk Standards	
Minimum	8 feet
Outdoor dining	permitted, must maintain ADA clear zone
Curb cuts	Minimum distance between: 25'; no cuts within 100' of intersection
Parking Regulations	District Requirements

Parking Standards	
For parking standards, refer to Article 17 of the City of Roswell Code of Ordinances	
Maximum Parking Lot Frontage	
Maximum	50% of lot width
Parking Structure Design Standards	
Required or not required	required
Alleys	
Minimum width	20' two-way 15' one way
Lighting and Signage Regulations	District Requirements
Lighting Standards	
Required or not required	required
Signage Standards	
Required or not required	required

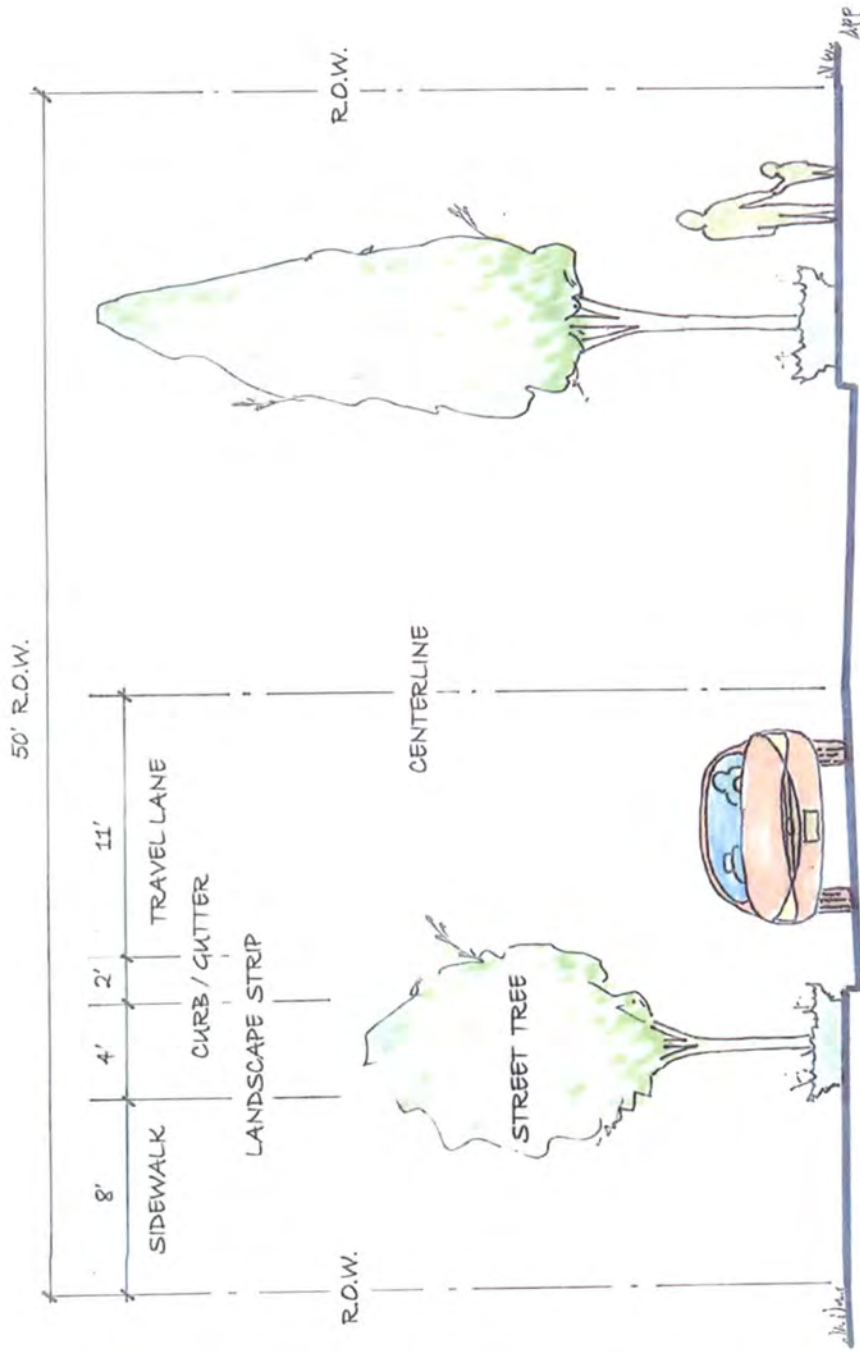
Neighborhood Residential District Requirements

Site Development Regulations	District Requirements
Building Use	
Commercial	not permitted
Office	not permitted
Residential/Institutional	see Building Use
Building Height	
Minimum height	none
Maximum height	40 feet
Maximum Building Length	
Maximum	300 feet
Building Orientation	
Required or not required	required

Frontage Types	
Storefront	not permitted
Forecourt	not permitted
Stoop	not permitted
Terraced Yard	permitted
Common Yard	permitted
Transparency/Fenestration (Transparency zone: 30" to 8' above grade)	
Terraced Yard	10% single family; 15% multi-family
Common Yard	none required
Front Yard Setback (from property line)	
Terraced Yard	
Single family uses	Min 6'; Max 12'
Multi-family uses	Min 6'; Max 12'
Common Yard	Min 6'; Max 12'
Side Yard Setback	
Minimum	7'
Rear Yard Setback	
Minimum	20'
Site Development Regulations	District Requirements
Building Articulation Features	
Residential buildings	Every 30'
Maximum Façade Width Checklist	
Required or not required	required for facades wider than 100'
Minimum	N/A
Building Materials	
Wood siding	permitted; above 2 ft above grade
Concrete siding	permitted; above 2 ft above grade

Stucco	permitted; above 2 ft above grade
Stone	permitted
Brick, precast concrete and timber frame	permitted
Blank Wall Treatment	
Required or not required	required
High Visibility Street Corner Standards	
Required or not required	required for buildings at designated sites, see Community Map
Landscape and Streetscape Regulations	District Requirements
Open Space Requirement	
Minimum	N/A
Landscaping Standards	
Required or not required	required
Parking Lot Landscape Standards	
Required or not required	required
Utilities Area Screening	
Required or not required	required
Sidewalk Standards	
Minimum	5 feet
Curb cuts	Minimum distance between: 25'; no cuts within 100' of intersection
Parking Regulations	District Requirements
Parking Standards	
Residential, multi-family	Min 1 space/unit; Max 1.5 spaces/unit
Residential, single family	Min 1 space/unit; Max 3 spaces/unit
Maximum Parking Lot Frontage	
Maximum	50% of lot width
Parking Structure Design Standards	
Required or not required	required

Alleys	
Minimum width	20' two-way 15' one way
Lighting and Signage Regulations	District Requirements
Lighting Standards	
Required or not required	required
Signage Standards	
Required or not required	required



STREETSCAPE - SECTION VIEW

SCALE: 1/4" = 1'-0"

