

STATE OF GEORGIA  
HENRY COUNTY  
CITY OF STOCKBRIDGE

ORDINANCE NO. OR19-491

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

**WHEREAS**, the governing authority of the City of Stockbridge, Georgia desires to modify the zoning designation of certain property located within the City; and,

**WHEREAS**, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

**Section 1.** The property more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference which is the same property as was zoned under Ordinance No. OR16-423, is hereby rezoned to PTD Planned Town Development with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the parcel(s) affected by this Ordinance and the date

of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council. Such rezoning shall be conditioned on the following:

1. The design guidelines attached hereto as Exhibit A shall govern all of the property.
2. All other conditions of Ordinance No. OR16-423 shall remain in full force and effect.

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of

the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 5.** Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

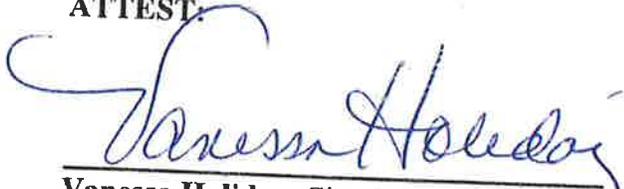
**Section 6.** The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED this 14<sup>th</sup> day of October, 2019.

CITY OF STOCKBRIDGE, GEORGIA

  
Anthony S. Ford, Mayor

ATTEST:

  
Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

  
Michael Williams, City Attorney

Date Presented to Mayor: 10-14-19

Date Received from Mayor: 10-18-19

**EXHIBIT "A"**

[Attach legal description]

EXHIBIT "B"

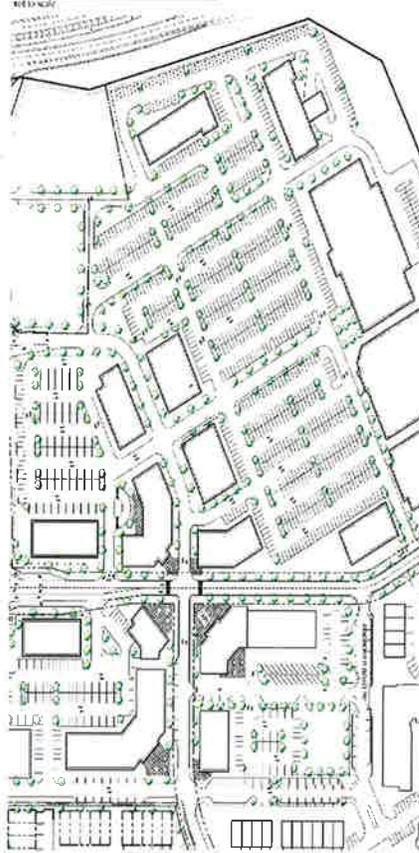
[Attach design guidelines]

# JODECO SOUTH

## Design Guidelines

Concept Plan for:  
**Everly**  
 Planned Town Development  
 City of Stockbridge, Georgia  
 Parcel #s:  
 Estate of Guey L. Chen &  
 The Marital Trust / Trustee Yee Chen  
 City of Stockbridge, Georgia

### Town Center Detailed View



### Zoning Classification

Existing Zoning: Planned Town Development (PTD)  
 Total Site Acres: 166.8

### Planned Town Development Standards

The Planned Town Development standards are based on the following assumptions:

- POD A: 61 Lots / Single Family Development (Detached)**  
 Area: 7.11 acres (7% of site)  
 Min. Lot Size: 4,400 sq. ft.  
 Min. Lot Width: 40'  
 Min. Front Yard Setback: 12' R/W  
 Min. Side Yard Setback: 5'  
 Min. Rear Yard Setback: 20'  
 Min. Hard Shoulder Area: 1.17 - 1.80' R/W; 2.20' C/W; 2.20' C/W  
 Max. Height: 2.5'

- Max. Depth: 80 ft  
 Parking: See page 30  
 Allow: All on-lot parking  
 Fences: All on-lot required  
 Storage: Storage: All on-lot required  
 Water Station: Conserve water station

- POD B: 99 Lots / Single Family Development (Attached)**  
 Area: 7.12 acres (7% of site)

- POD B1: 51 Lots / Single Family Development (Attached)**  
 Area: 15.5 acres (9% of site)  
 Min. Lot Size: 185'  
 Min. Lot Width: 24'  
 Min. Front Yard Setback: 12' (on back of lot)  
 Min. Side Yard Setback: 4'-2.20' between buildings  
 Min. Rear Yard Setback: None  
 Min. Hard Shoulder Area: 1.00' R/W; 1.33' C/W; 1.33' C/W  
 Max. Height: 2.5'

- Max. Depth: 70' Building: 30' max  
 Max. Depth: 30'  
 Parking: See page 30  
 Allow: All on-lot parking  
 Fences: All on-lot required  
 Storage: Storage: All on-lot required  
 Water Station: Conserve water station

- POD C: 185 Lots / Single Family Development (Detached)**  
 Area: 7.12 acres (7% of site)

- Min. Lot Size: 1,000 sq. ft.  
 Min. Lot Width: 30'  
 Min. Front Yard Setback: 12' (on back of lot)  
 Min. Side Yard Setback: 5'  
 Min. Rear Yard Setback: 20'  
 Min. Hard Shoulder Area: 1.17 - 1.80' R/W; 2.20' C/W; 2.20' C/W  
 Max. Height: 2.5'

- Parking: See page 30  
 Allow: All on-lot parking  
 Fences: All on-lot required  
 Storage: Storage: All on-lot required  
 Water Station: Conserve water station

- POD D: 300 Units / Multi-Family (Apartments)**  
 Area: 7.12 acres (7% of site)

- Min. Front Yard Setback: 12' (on back of lot) 15' minimum  
 Min. Hard Shoulder Area: 1.00' R/W; 1.33' C/W; 1.33' C/W  
 Max. Height: 30' (4' for residential portion)

- Max. Depth: None  
 Parking: See page 30  
 Allow: All on-lot parking  
 Fences: All on-lot required  
 Storage: Storage: All on-lot required  
 Water Station: Conserve water station

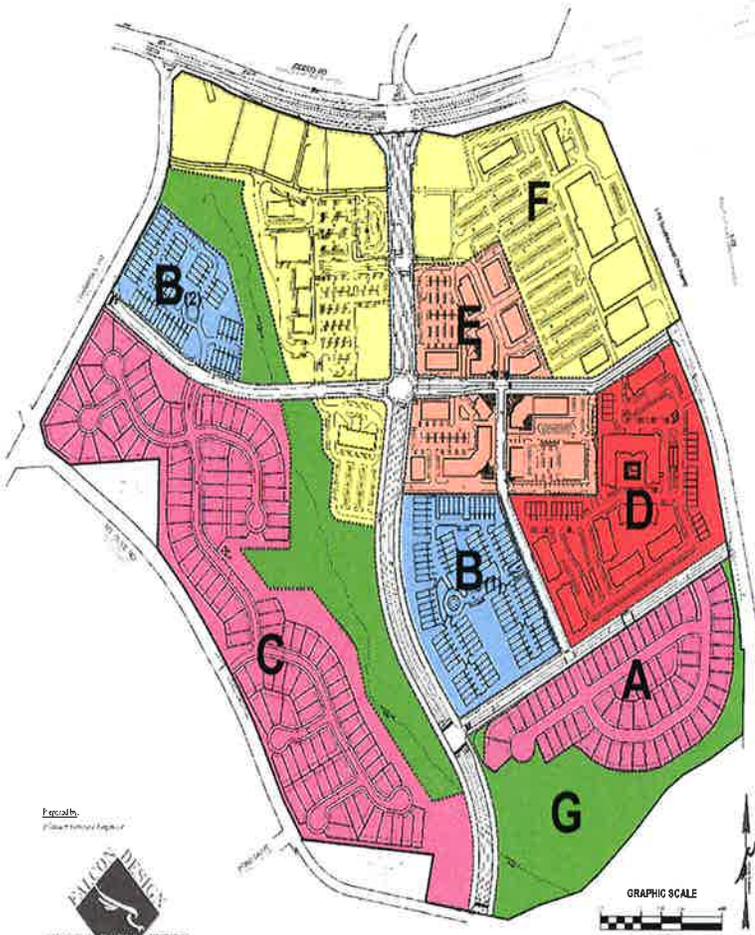
- POD E: Commercial Town Center**  
 Area: 7.12 acres (7% of site)

- Min. Lot Size: None  
 Min. Lot Width: None  
 R/W Access: No on-lot required  
 Setback: None

- POD G: OPEN SPACE:**  
 17.25 Acres (12% of site)

- PUBLIC ROW:**  
 15.15 Acres (9% of site)

### Town Center Spatial Study



Concept plan is for discussion purposes only.  
 Final design and construction documents  
 to be submitted with application DDC 2254

Date: September 10, 2019

# **Table of Contents**

❖ **Chapter 1. Introduction**

❖ **Chapter 2. The Regulatory Plan**

❖ **Chapter 3. The Development Areas of Jodeco**

❖ **Chapter 4. Mix-Use Residential Developments**

❖ **Chapter 5. Mixed-Use Development for  
Town-Center**

❖ **Chapter 6. Mix-Use Commercial Development  
(Non-Vertical)**

## **DEVELOPMENT STAFF**

**Camilla J. Moore, Assistant City Manager/Community Development**

**Christine Chavis**

**Melinda Davies**

**Linda Logan**

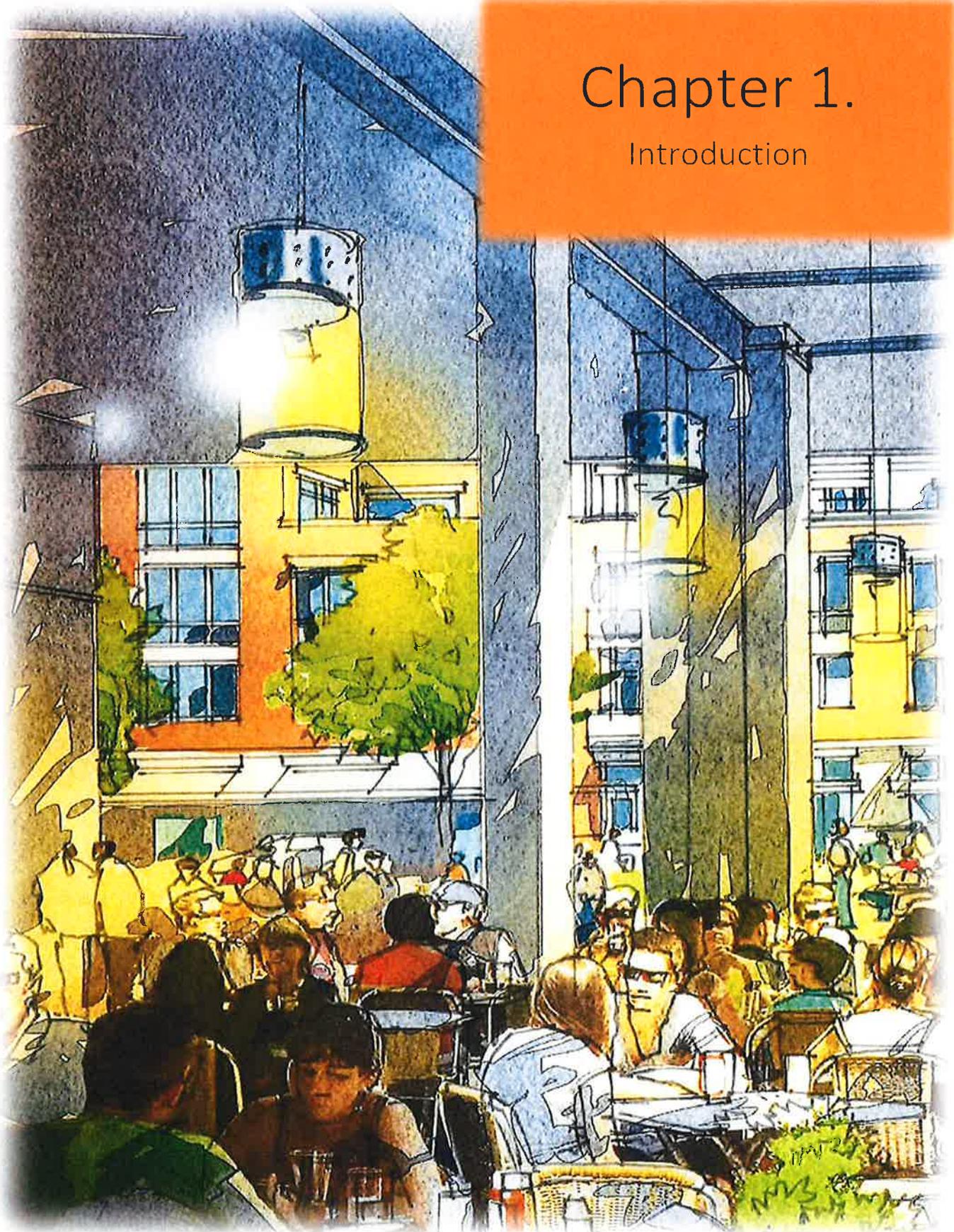
**Thomas Marshall**

**Uneda Smith-Sellers**

**Chief Demetries Wells**

# Chapter 1.

## Introduction



# Chapter 1. Introduction

## Sec. 1.1 Vision

Jodeco is a dramatic new community located in the City of Stockbridge at the intersection of Jodeco Road and Interstate 75 (I-75). The project is a mixed-use development consisting of approximately 158 acres and will be a major shopping, dining, and cultural center for the region. The overall development will include approximately 725,000 square feet of mixed-use including approximately 615 residential units.

The heart of the community is a pleasant shopping street; a dining district focused on a town square, and green/open space that can be transformed for outdoor concerts and festivals. Apartments and hotels above shops line the new street and square creating an around the clock vibe in the town center. People from the region will also be drawn to major restaurants, retailers and other fashion and clothing retailers.

Running north/south through the site is a large open space preserve with wetlands and trails that will connect to other parts of the city and county. Across the wetlands reserve is a residential community connected by trails and boardwalks to the town center with a neighborhood shopping center anchors the entry into Jodeco.

Jodeco is organized into a series of development blocks and a grid of streets, for forming a structure for growth and increased density in the long-term future. The streets are designed with care as important public spaces. Parking is conveniently nearby in surface lots, and the streets offer diagonal and parallel parking for shoppers and visitors.

The Georgia Regional Transportation Authority reviewed and approved the proposed project as DRI #2504, on October 23, 2015.

## Sec. 1.2 Purpose

The purpose of the Design Guidelines is:

To develop a mixed-use development that creates a new diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other. A range of types, sizes, amenities, and uses will enhance a series of inviting functional public spaces, including shopping streets and pedestrian-friendly streetscapes, open spaces, courtyards, trails, residential, office, and retail in mixed-use buildings.

- a. To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
- b. To provide consistent standards for quality development in the design area.
- c. To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
- d. To encourage accessibility for both vehicles and pedestrians.
- e. To provide accessible, sufficient parking in an unobtrusive manner.
- f. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
- g. To set standards for landscaping, open space, community design, and public amenities.
- h. To establish a high standard for aesthetically pleasing development that is compatible with the surrounding neighborhoods.

## Sec. 1.3 Role of Guidelines

- a. These design guidelines are created for the Jodeco Development, within the City of Stockbridge. The organization resembles a form-based code but includes additional information about the character of architecture and the landscape, resulting in a comprehensive Design Guidelines.
- b. This approach provides more guidance on building form and public space creation than conventional zoning. While conventional zoning relies upon use designations as the primary determinant of site development and building envelope standards, this approach emphasizes and prescribes the standards of buildings and their location on a development site.
- c. The Jodeco Regulating Plan establishes Development Areas with their own character and rules. The Town Center is a pedestrian-dominant district with mixed-use buildings and urban design standards, including minimal build-to zones for building placement and detailed attention to the design of streets and public spaces. The Residential Development Area has rules that guide the creation of a pleasant residential neighborhood.

## Sec. 1.4 Definitions

**Accessory Building:** A Building that is located on the same Lot as a Principal Building but incidental to and detached from that Principal Building.

### ACCEPTABLE BUILDING MATERIALS

Acceptable, quality building materials shall generally be categorized as high-quality and standard quality. Materials shall be divided into four (4) classes where Class A & Class B shall be considered high-quality and Class C & Class D shall be considered standard quality. Materials are described as follows:

- a. **Class A Materials (high-quality)** • Fired clay brick, full-veneer masonry wall systems • Natural stone, full-veneer masonry wall systems • Glass, curtain wall and/or glass cladding systems • Copper or Zinc metal panels, or similar natural • Other comparable or superior materials.
- b. **Class B Materials (high-quality)** • Thin-veneer brick (adhered) • Manufactured or cast stone veneers (adhered) • Textured architectural concrete panels • Stucco, traditionally applied • Other comparable materials.
- c. **Class C Materials (Standard quality)** • Integrally colored, specialty concrete block such as textured, burnished or split-face concrete masonry units (CMU) • Metal wall panel systems, insulated or rain screen assemblies • Water-managed Exterior Insulation and Finish System (EIFS) • Fiber-cement panel or siding • Other comparable materials. Vinyl siding or panel -not allowed.
- d. **Class D Materials (Standard quality)** • Smooth or scored concrete block • Tilt-up concrete wall panel systems • Glass block • Wood (except in the case of single-family and two-family residential dwellings) • Other comparable materials
- e. All mixed-use buildings must incorporate at least three Class A and Class B materials comprising 85% of each façade area. The remaining 15% of the façade area may be comprised of any Class C material. With the exception that vinyl siding or panel shall not be permitted. Class D materials shall not be permitted for mixed-use buildings unless otherwise approved by the Community Development Department.

**Building:** Any structure built for support, shelter, or enclosure for any occupancy or storage.

**Building Elements:** Special or accessory features of a building.

**Condominium:** A building in which dwelling units, offices or floor area are owned individually and the common areas and related facilities are under a shared ownership.

**Cornice:** A horizontal molded projection that is located at the very top of a building or wall.

**Commercial use:** A term collectivity defining retail, office, and activities involving the sale of goods and services on a single lot or within a single building.

**Civic Use:** Uses that provide public or institutional services on a single lot or within a single building.

**Declarant:** The overall project developer for the development, Jodeco 158, LLC., or their specified appointee(s).

**Declarant Rights (Developer's Rights):** Permissions that are specifically stated and outlined in this document and may be assigned, transferred or terminated at will by the Declarant. Additional rights may be recorded along with future property deeds.

**Design Guidelines:** This document in parts or its entirety; also known as "Development Standards" and referred to as "Guidelines" herein.

**Development Standards:** This document in parts or its entirety; also known as "Design Guidelines" and referred to as "Guidelines" herein.

**Development of Regional Impact (DRI):** Large-scale developments reviewed by the Department of Community Affairs due to their potential effects on the region.

**Façade:** Any exterior wall of a building which is exposed to public view or any wall which is viewed by persons not within the building.

**Front:** To place an element, such as a building, along the front setback.

**Frontage:** The form and character of a building facing a Public or Private Street.

**GRTA:** The Georgia Regional Transportation Authority.

**Height:** The vertical distance measured from the average level of the finished grade along all walls of the building to the highest point of the roof for A-frame, dome, and flat roofs (including the top of any parapet); to the deck-line for mansard roofs; and to the average height between the eaves and ridgelines for gable, gambrel, hipped, saltbox, or shed roofs. Chimneys, spires, mechanical rooms, and other building elements shall not be counted towards building height, so long as they comprise no more than 25 percent of the aggregate roof area.

**Industrial use:** "Industrial use, manufacturing, and

waste-related activities" as defined by Community Development Department on a single lot or within a single building.

**Interstate Sign:** A static printed or digital sign located adjacent to the Right-of-Way of I-75 that may be up to 14' height and 48' in width.

**Community Development Director:** The Manager of the governmental Community Development Department or his/her authorized staff member.

**Lot:** A designated parcel, tract, or area of land to be owned, developed or built upon.

**Lot Line:** A line bounding a lot that divides one lot from another lot or street.

**Lot Width:** The horizontal measurement between the Lot Lines on the side of a Lot.

**Luminaire:** A lighting fixture complete with a light source, a reflector for directing the light, an opening for light to pass through, an outer shell for protection, and a connection to a source of power.

**Median:** Portion of a public or private street that separates traffic that travels in opposing directions.

**Mixed-Use:** A combination of different land uses on a single lot or within a single building.

**Multi-use/Multi-purpose Trail:** Paved or gravel path intended for pedestrians and bicycle movement

**Offset:** A ledge or recess in a wall formed by an adjacent reduction in thickness or setback.

**On-street Parking Zone:** That portion of a street that shall contain parking either entirely or partly within the public right-of-way.

**Outparcel:** A lot reserved for later sale.

**Planting Strip:** Area within a street right-of-way dedicated to landscape planting including groundcover, shrubs, and trees. This can be located on the side of one-way traffic or in between traffic that travels in opposing directions.

**Private Street:** A street that is privately owned and that private entity shall be responsible for all upkeep and maintenance.

**Principal Building:** Building in which the primary use of the lot is located.

**Public Street:** A street that is dedicated to the governmental Community Development Department who shall be responsible for all upkeep and maintenance.

**Mixed-use building:** A Building containing at least two (2) different uses.

**Residential Use:** A Lot or Building used exclusively as a home or place for living purposes and can include Single-family and/or Multiple-family dwellings, including apartments, townhouses, condominiums or cluster homes.

**Residential Building:** Building or construction that is exclusively residential in use; can be single-family or multi-family in nature.

**Right-of-Way:** The space between property lines of a street dedicated to public or private use for pedestrian and/or vehicular movement, which also may accommodate public utilities. Also known as ROW.

**Street:** Any vehicular way shown upon an officially approved plan and includes the land between the street lines, whether improved or unimproved, public or private.

**Street Furnishings:** A collective term for objects installed on sections of streets and roads for a variety of purposes, including but not limited to benches, bike racks, mailboxes, streetlamps, traffic lights, traffic signs, bus stops, taxi stands, recycling bins, and waste receptacles.

**Street Trees:** Species of deciduous shade trees that are suitable for planting along Public and Private Streets and in ROW.

**Sidewalk:** Pavement dedicated to pedestrian movement in a street right-of-way.

**Townhouse (Fee Simple):** A single-family dwelling connected to at least two other dwellings by a common fire-resistant wall in which each unit has direct access to its own front and rear Lot and no unit is located over another unit.

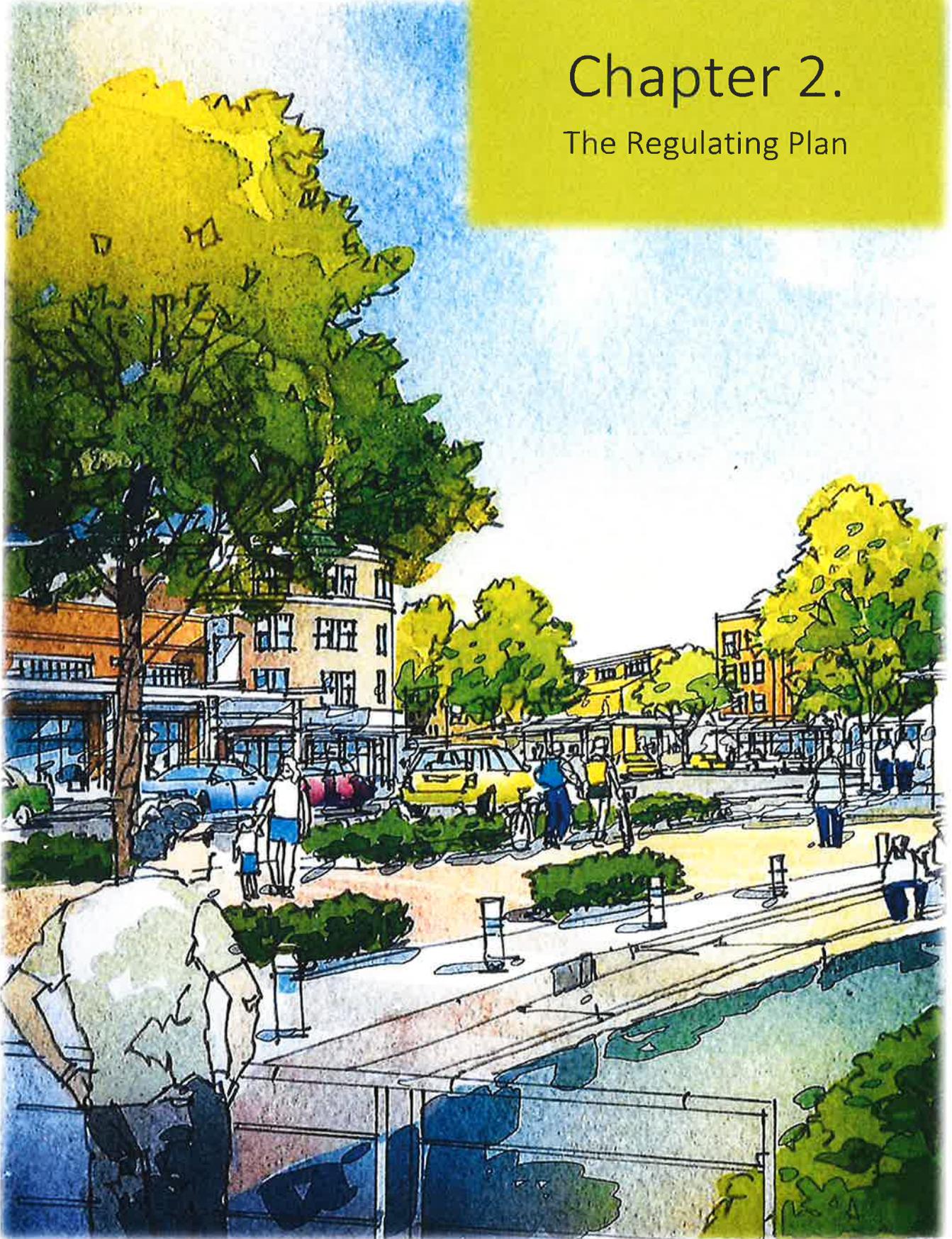
**Townhouse-Fee Simple (ROW HOUSE).** A single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof, not more than three stories in height, with a separate means of egress, and with an open space/yard or public way on at least two sides. Each townhouse shall be considered a separate building with independent exterior walls and shall be separated by a 2-hour fire-resistance-rated wall assembly. (Effective January 1, 2014)

**Use:** A land use or function of classification category.

**Variations.** Revisions or Administrative Waivers to these development guidelines as determined by the Community Development Department.

# Chapter 2.

## The Regulating Plan



## Chapter 2. Regulating Plan

### 2.1 Administration:

- a. The review and approval of site plans for development within this project shall be administered by the Community Development Department in accordance with these Design Guidelines.
- b. In any case where the standards and/or requirements of these Guidelines conflict with those of the base-zoning district, use or with any other provisions of the Community Development Departments code, the standards and requirements of these Guidelines shall govern

### 2.2 Procedural Requirements:

Preliminary Concept Plan: Developer may submit a preliminary concept plan for review and preliminary approval by the Community Development Department. It shall be designed on state plane coordinates, drawn at a scale of 100 feet to one inch on sheets not exceeding 24 inches by 36 inches in area and be prepared by a surveyor, engineer or landscape architect. It should provide sufficient detail to adequately depict the proposed area for development and include the preliminary layout for all proposed structures including but not limited to buildings, paving, detention, utilities, landscaping and other hardscape items.

### 2.3 Land Disturbance Permit:

The developer will be required to prepare a complete set of construction site plans, including profiles, cross-sections, specifications, and other supporting data for all streets, utilities, and other facilities. The applicant shall also submit all required application and documentation for construction plan approval and the specified number of copies as defined by the Community Development Department.

### 2.4 Building Plan Permits:

- a. The builder will be required to prepare a complete set of building plans and pertinent application and documentation for plan approval along with the specified number of copies as defined by the Community Development Department.
- b. All building plans submitted pursuant to an application for a building permit should clearly indicate all the proposed building materials and colors for each facade as described in these Guidelines.

### 2.5 Lot Division:

Only Lots that are exclusively Residential, shall meet the size and configuration requirements outlined within these Guidelines. All other Lots do not have any minimum lot size or configuration requirements.

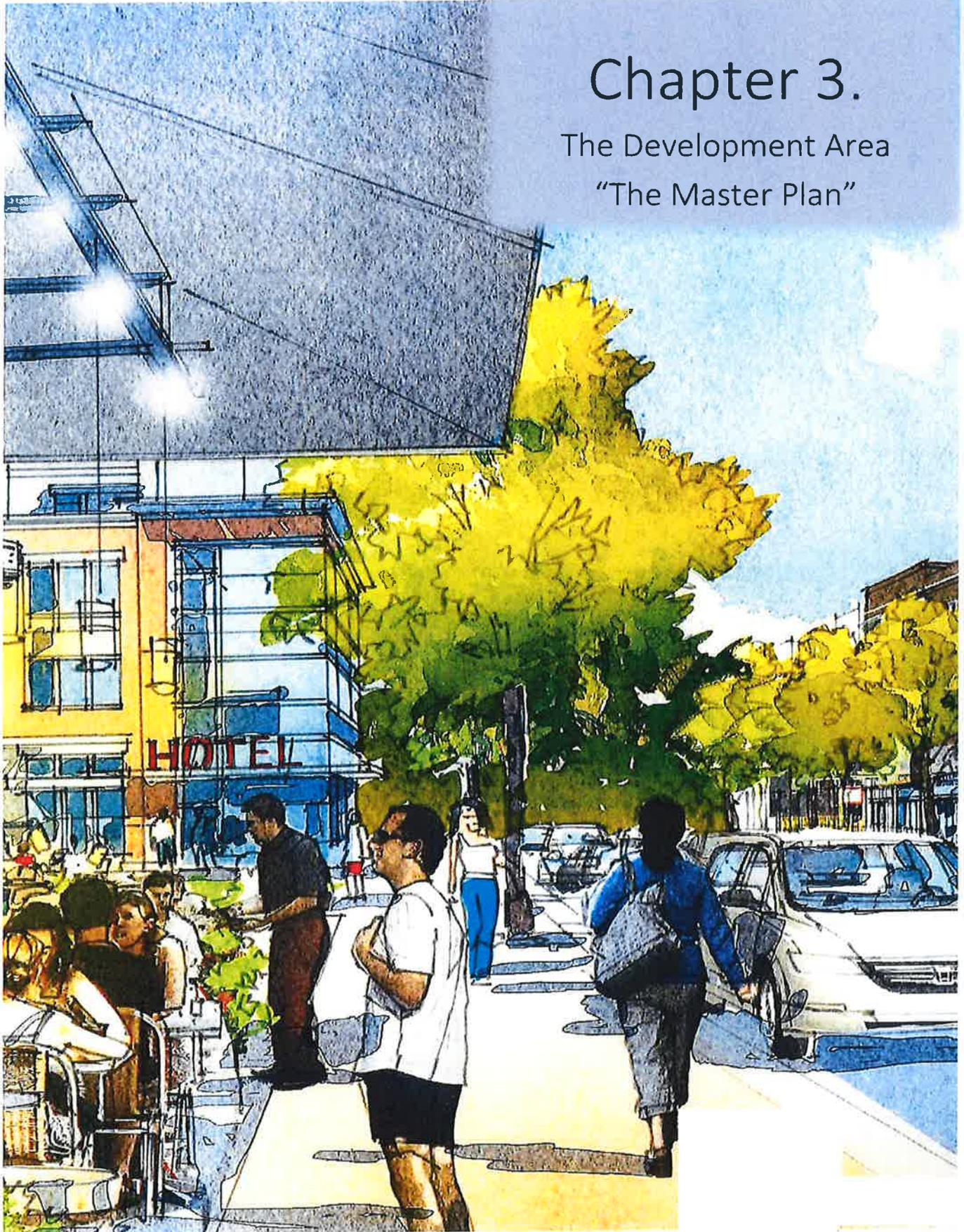
- a. No Lots are required to have frontage on a Public ROW.
- b. All Lots may be developed in a single use or may contain a mix of uses on a single development site.

### 2.6 Variations:

The Community Development Department shall have the authority to approve or disapprove a request for an Administrative Waiver that is justifiable due to its intent or purpose, or by hardship.

# Chapter 3.

## The Development Area “The Master Plan”



## Chapter 3. The Master Plan

The Jodeco Master Plan creates a dynamic mixed-use community with a variety of shopping, entertainment and residential development areas and unique public places for recreation and special events. The development areas in the plan will be connected with a network of pedestrian-friendly streets and pedestrian trails to create a walkable district. The Master Plan will consist of a Mixed-Use Town Center, Neighborhood Center, Regional Mid-Box Retail, Regional Anchor Stores, Retail Outparcels, Public Space, and Residential to include both single and multi-family developments.

### 3.1. Overall Site Development Percentages

The proposed mixed-use development consists of 158-acres and is zoned as a Planned Town Development (PTD). The site will be developed consistent with the site plan received by Community Development on September 19, 2019 and adopted by Mayor and Council on September 24, 2019, and shall be developed with the following percentages:

- A. POD A – Single-family (Detached - +/- 12.1 Acres, or 7% of site)
- B. PODs B (1)(2) - Single-Family (Attached – +/- 15.7 Acres, or 9% of site)
- C. POD C – Single-Family (Detached – +/- 32.6 Acres, or 20% of site)
- D. POD D - Multi-Family (Apartments - +/- 14.5 Acres, or 9% of site)
- E. POD E– Commercial – Town Center (+/- 13.3, or 8% of site)
- F. POD F – Commercial (+/-39.1 Acres, or 23% of site)
- G. POD G – Open/Green Space (+/- 23.4 Acres, or 14% of site)

**NOTATION:** *Notation: Only 50% 70% of the total residential units/lots (660 units) can be developed prior to the development of commercial acreage. At least 50% of the commercial acreage must be developed before the remaining 50% 30% of residential units/lots can be developed. (Residential Pods that can be developed before 50% of the commercial are Pods A, B1, And D).*

### 3.2. Residential

Jodeco offers a variety of living styles including single-family custom style homes, urban and garden style apartments, condominiums, and townhouses. The primary single-family residential neighborhood in Jodeco is separated from the town center by a wetland preserve.

This preserve forms a major amenity and focus for the residential community. Custom style homes will be designed with the placement of buildings and the configuration of streets and residential courts oriented towards the open space preserve. The community is connected to the town center by a system of trails and boardwalks that cross the wetlands.

A Townhouse or Townhome is a fee-simple, single-family home that shares one or more walls with other independently owned units. Residents own their interior and exterior walls, lawn, and roof, as well as the insurance for both their home and property. The scale of the townhomes is compatible with adjacent residential and non-residential uses.

### 3.3. Mixed-Use Town Center

The Town Center will be the heart of the Jodeco development and the center of activity. The Town Center is organized along a generous street designed with a sequence of public spaces. Clusters of trees will provide shade for outdoor dining and sitting areas. Buildings along the street will have ground floor shops and restaurants in a continuous progression from the northern end of the street to the southern end. Restaurants will occupy the ground floor of the surrounding buildings and will have outdoor dining terraces becoming a major food destination for the region offering a variety of dining options from chef driven food counters to sit down restaurants.

Upper floors in the center may include offices and residential apartments. The Town Center can host special events, food festivals, live performances of various sizes, and informal outdoor dining.

The Town Center is organized into a block structure and grid of streets that facilitate easy vehicular and pedestrian movement.

### 3.4 Neighborhood Center

A shopping center with a grocery store and other community retail. Local retail and amenities are an important aspect of making this community a mixed-use district. Various local retail is located to the north of the site and will complement the retail found in the town center while also providing necessary amenities to the residents and visitors. Outparcels will be located along Jodeco Road with access drives that connect to those parcels and the Neighborhood Center. Uses within this area could include a grocery store, pharmacy, restaurant, coffee shop, and in-line neighborhood retail and services

### **3.5. Regional Mid-Box Retail**

Larger boxes for regional mid-box retail are located facing Jodeco Road. Potential tenants may include a health and fitness center home furnishings, a pet store, etc. Shoppers can walk from this area are directly into the Town Center shopping street.

### **3.6. Regional Anchor Stores**

Large establishments and entertainment retail facilities and Club Membership retail are planned for this visually prominent site. The retailer will be easily seen from I-75 and will become a major anchor for the site. Adequate parking is located in front of the retail store and additional space is provided on the side of the outsider exhibits. Loading is located in the back accessible from Street B. Sidewalks will connect the anchor stores directly into the town center shopping street and restaurant district street B. The synergy created by this proximity shall benefit both.

### **3.7. Retail Outparcels**

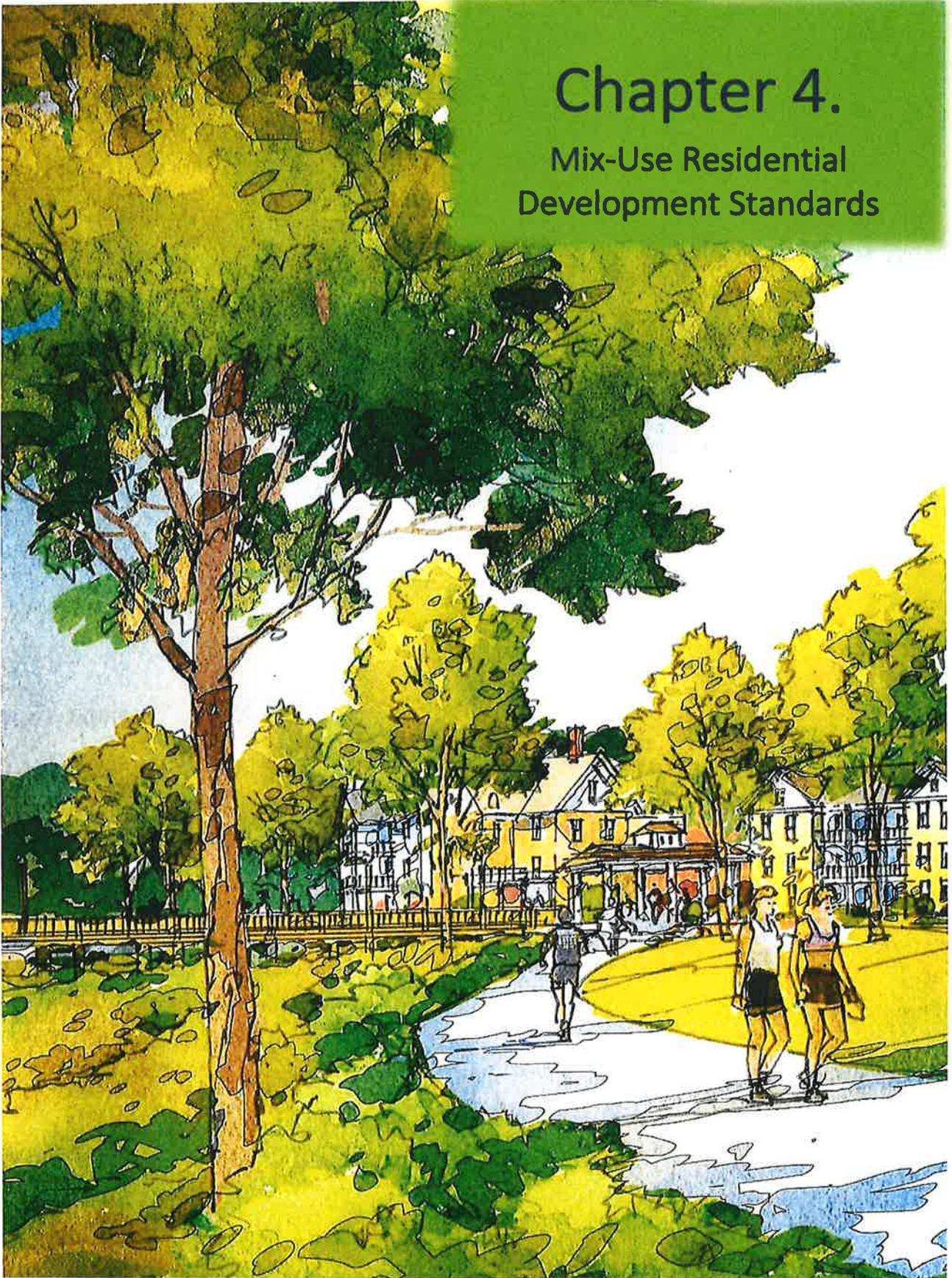
Outparcels will be located along Jodeco Road with access drives that connect to some of those parcels to the Neighborhood Center. An additional outparcel is located at the corner of Street A and Street B attached to the Neighborhood Shopping Center. All outparcels have great visibility and can be developed early in the evolution of Jodeco. No direct access is allowed onto Jodeco Road from any outparcel unless allowed by GDOT. Design may need to be adjusted to provide for an internal drive aisle for this purpose.

### **3.8. Public Green Space**

The Wetlands Preserve is part of a larger system of wetlands drainage areas in Henry County. This area is protected by wetlands regulations and it will be preserved in its natural state. Parks and additional open space will be appended to the Preserve to provide useable outdoor amenities for the residential neighborhood to the west. These additional park spaces will include trails, picnic areas, informal recreation lawns, stormwater ponds, and community facilities.

# Chapter 4.

## Mix-Use Residential Development Standards



## Chapter 4. Residential Development

### 4.1 Permitted Uses: Residential

- Single-Family Development (Detached)
- Single-Family Development (Attached) – Townhouses
- Single-Family Development (Attached) – Condominiums
- Multi-Family Development – Apartments

### 4.2 Single-Family Development (Detached)

#### a. Development Standards (Detached)

The development standards for the single-family detached dwelling units are as follows:

Maximum net density	Nine (9) units per acre
Minimum lot size	Minimum of 4,000 square feet
Minimum lot width	40 feet
Maximum lot width	200 feet
Minimum front setback	12 feet from R/W, 20 feet from back of sidewalk); or at the minimum lot width
Maximum front setback	35 feet
Minimum side yard	5 feet
Minimum rear yard	20 feet
Maximum height	None
Minimum floor area	The minimum heated floor area shall be as follows: 2,100 heated sf (single-story), 2,500 heated sf (two-stories)
Private Streets	Allowed
Curb and gutter	Required
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall

	development.
Concurrent construction requirement	N/A; specified in the approved DRI
Maximum number of lots	N/A; specified in the approved DRI
Architectural requirements	Required

**b. Architectural Design Standards – Single-Family (Detached)**

**1. Description**

The single-family detached house is one of the most easily recognized and beloved building in the United States. This building type is generally situated on a privately-owned parcel of ground (lot) and does not share any exterior walls with an adjacent dwelling. As the name implies, a single-family house is sized to provide living and sleeping spaces for one family.

**2. Architecture**

The architectural style of new residential development or redevelopment should be consistent with the definition of four-sided architecture. Architecture refers to the relationship and culmination of the various features of a building including texture, proportion, entrance design, doors, windows, trim details, roofs, materials and color in addition to the mass and scale.

A variety of architectural styles exist within the city of Stockbridge and the guidelines should not prescribe any one architectural style as being the most appropriate. Therefore, no one particular style or theme will be mandated for any neighborhood. New residences may use a variety of architectural styles as appropriate to the intended use of the residence and the context of the surrounding area.

All facades (sides) of a residence should reflect a unified architectural treatment; however, there is a hierarchy of treatment based on location, function and level of pedestrian interaction. The specific guidelines for facades are divided into front, side, and back facades. Façades should use a combination of architectural details, materials, window and door patterns and other design features to form a cohesive and visually interesting design.

**3. Windows and Doors**

Windows are a vital element, which link the private (space within a residence) and public (space such as streets, sidewalks, etc.) realms. Doors are also a vital element providing not only visual but, physical connections between the public and private realms.

**Appropriate:**

- a. Windows that are appropriately sized for the scale and style of the residence on which they are located,
- b. Windows within a development that creates a consistent and cohesive fenestration pattern,
- c. Windows that are similar in proportion to windows in neighboring residences or with established and/or desired patterns along the adjoining block. The degree of similarity of the window pattern increases in importance the closer the residences are to each other,
- d. Screen doors provided the design is compatible with the architecture and materials of the residence,
- e. Doors that enhance and support the architectural style of the residence,
- f. Doors with transoms when appropriate for the architectural style of the residence

**4. Building Massing and Roof Form**

- a. Single-family houses shall not exceed two-and-one-half stories in height when viewed from the street. A residential half-story shall be defined as an occupiable level of a house appropriately incorporated into the roof form. Windows shall be provided in the end gables and/or in dormers.
- b. Developers and builders shall not be permitted to construct any identical houses (form and color) within a 500' radius measured from the relative center of any house.
- c. Single-family houses shall have pitched roofs. The predominant roof form shall be hip, gable, or shed. Flat roofs are prohibited. Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the house.
- d. Staggering of setbacks and building massing is encouraged. Variable setbacks and building massing establish a visually interesting streetscape and avoid monotony.

**5. Materials**

The correct choices of residential building materials are paramount in the success of any development. Residences should be constructed of high quality, long lasting materials to contribute to Stockbridge's stability,

character and pedestrian experience. Important character defining details such as brick patterns, joint spacing and color should be incorporated into the design. The design of the front of the residence is critical for the atmosphere to be created along the street front.

The use of high-quality materials which result in residences that will be as maintenance free as possible and long-term components of the urban fabric is required.

## 6. Residential units

### a. Single-Family

Residential units shall meet the following requirements:

1. Materials: Single-family residential units shall use the following durable materials: brick, stucco, stone, or cementous fiberboard siding.
2. Standard Percentages:
  - a. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, except eaves and cornices and gables as the builder desires (note that where this ordinance refers to sides or siding, cornices, gables and eaves are excluded).
  - b. Twenty-five (25) percent of the dwelling units shall have all sides made entirely of brick, stone, stucco, or any combination thereof.
  - c. Twenty-five (25) percent shall have three sides made entirely of brick, stone, stucco, or any combination thereof with the back made of cement fiberboard siding.
  - d. Twenty-five (25) percent shall have front facades made of all brick, stone, stucco or a combination of with the remaining three sides made of cement fiberboard siding.

### b. Custom Homes

The City of Stockbridge encourages the development of exemplary neighborhoods with architecture intended to enhance the character and value of detached residences within the City. In order to allow for flexibility in approving customized architecture for detached residences within a Mixed-Use Neighborhood Development District, the following minimum architectural standards shall be met:

1. A minimum of 2,500 heated square feet (SF) (two-stories), 2,100 heated square feet (SF) (single-story).
2. The front facade of each dwelling unit shall be comprised of not less than eighty (80) percent of either brick, stone, or stucco, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake, and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.
3. The side and rear facades of each dwelling unit

may be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard (CF not to exceed 30% of the entire house) siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit.

4. Review and Approval Process. Site and Architectural Review will be done by the Community Development Department as part of the permitting process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to issuance of any permits.
  5. In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.
- c. **Water Table:** A minimum "water table" of 3 feet shall be made up of primary materials around the three sides of each unit.

## 7. **Details and Ornamentation**

- a. When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.
- b. Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

## 8. **Landscaping**

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.

**4.3 Single-Family Development (Attached)**

**b. Single-Family Development (Attached) - Townhouse:**

Townhouses shall either be designed as a unified building or as a series of individualized units. Townhouses are suitable to be placed in both residential or non-residential areas and may either be on a common Lot or individually lotted.

The development standards for the single-family detached dwelling units are as follows:

Maximum net density	Nine (9) townhouse dwelling units per acre. (unless included in a mixed-use)
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	Twenty-four (24) feet
Minimum front yard	0
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Minimum side yard	0 feet;
Minimum distance between buildings	Twenty (20) feet
Minimum rear yard	N/A
Maximum height	None
Minimum floor area (heated space)	One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
Maximum units per building	Six (6) units
Private Streets	Allowed
Curb and gutter	Required, except for alleys
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages (None; if located in a Mixed-use Building)

Parking (Guest)	Required; one (1) additional off-street parking space for each three (3) buildings. Guest parking must be in addition to driveway parking.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be <del>twelve-foot (12')</del> eight-foot (8') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; The development shall provide centralized garbage facilities for garbage and refuse collection for a certain number of units or percentage of units located within building throughout the development.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at or near the main entrance in all developments developed under the standards of this district.

**1. Description**

Townhomes are buildings containing three or more dwelling units. Current development trends see buildings constructed with six to nine units per building.

**2. Architectural Image and Character**

Townhome units may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials and detailing. This Guideline does not advocate for or prohibit any particular architectural style, provided that the minimum requirements of this section are met.

Townhome units should be designed and constructed with facades that are compatible with the custom single-family homes:

- a. One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
- b. The front facade of each dwelling unit shall be comprised of not less than eighty (80) percent of either brick, stone, or stucco, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake,

and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.

- c. The side and rear facades of each dwelling unit may be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard (CF not to exceed 30% of the entire house) siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit.
- d. Review and Approval Process. Site and Architectural Review will be done by the Community Development Department as part of the permitting process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to issuance of any permits.
- e. In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.

**3. Building Massing and Roof Form**

Townhome units and buildings shall not exceed two-and-one-half stories in height when viewed from the

street. When parking is provided within an above-grade ground floor of the building, it shall be considered a story and must meet all the requirements of this Guideline.

Townhome buildings shall have pitched roofs. The predominant roof form shall be hip, gable, shed, or flat. Building façades shall reflect the roof form (e.g. a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to the roof.

#### **4. Building Materials and Colors**

- a. Complementary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials. The following guidelines should be followed with regards to building materials:
  1. Use high-quality, durable materials that reflect the local character such as brick, stucco, stone or Cementous fiberboard siding.
  2. Preference is given to natural stone over manufactured stone. However, manufactured stone may be accepted subject to special review of product.
- c. Building Colors.
  1. Colors should consist of a cohesive, complimentary palette.
  2. Limited use of accent colors is permitted as long as they are not bright or fluorescent and complement the overall palette of materials.
- d. Materials and colors.
  1. A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two color shall be utilized on interior side and rear elevations.
- e. Architectural Wrap.
  1. Stone, brick, wainscot, and other materials shall be wrapped a minimum of two feet into interior side elevations.
  2. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

#### **5. Building Features**

The primary common building entrance shall be covered by an appropriately scaled architectural projection from the façade or shall be recessed in order to identify the

point of entry. Canvas or other fabric awnings or canopies shall not be permitted at the primary entryway. The entryway shall be connected to a vestibule and an interior lobby.

Each dwelling unit shall have its own, functional balcony (or defined patio area for ground floor units). Juliet balconies shall be permitted when architecturally appropriate to the style of the building. Exterior, elevated open walkways, landings, and common stairs required to access individual units are strictly prohibited.

#### **6. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

Shutters, if used, must be in proportion to the area of adjoining windows. All soffits and overhangs shall project no less than twelve inches (12").

#### **7. Landscaping**

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.

#### 4.4 Single-Family Development (Attached) Condominiums

##### c. Single-Family Development (Attached) – Condominiums (Stacked Flats)

Condominiums are suitable to be placed in either residential or non- residential areas and may either be on a common Lot or individually lotted.

The development standards for the single-family attached dwelling units are listed below:

Maximum net density	Nine (9) dwelling units per acre. (unless included in a mixed-use)
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	Twenty-four (24) feet
Minimum front setback	Forty (40) feet from R/W
Maximum front setback	None
Minimum side yard	0 feet;
Minimum distance between buildings	Forty (40) feet
Minimum rear yard	Thirty (30) feet
Maximum height	None
Minimum floor area (heated space)	One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
Maximum units per building	N/A
Private Streets	Allowed
Curb and gutter	Required
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages (None; if located in a Mixed-use Building)
Parking (Guest)	Required; one (1) additional off-street parking space for each three (3) buildings. Guest parking must be in addition to driveway

	parking.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be <del>twelve feet (12')</del> eight-feet (8') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; The development shall provide centralized garbage facilities for garbage and refuse collection for a certain number of units or percentage of units located within building throughout the development.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at or near the main entrance in all developments developed under the standards of this district.

**1. Description**

Condominiums are buildings containing four or more dwelling units. Current development trends see buildings constructed with six to nine unites per building.

**2. Architectural Image and Character**

Condominium units may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials, and detailing. This Guideline does not advocate for or prohibit any particular architectural style provided the minimum requirements of this section are met.

Condominiums units should be designed and constructed to be compatible with their surroundings and be built of quality materials. All buildings must incorporate at least three Class A and Class B materials together composing at least 80% of the façade area on all sides of the building. The remaining 20% of the façade shall be comprised of Class C and Class D materials provided no more than 5% of façade area is of a Class D material.

**3. Building Massing and Roof Form**

Condominiums units and buildings shall not exceed Seven (7) stories in height when viewed from the street.

When parking is provided within an above-grade ground floor of the building, it shall be considered a story and must meet all the requirements of this Guideline.

Condominiums building shall have pitched roofs. The predominant roof form shall be hip, gable, shed, or flat. Building façades shall reflect the roof form (e.g. a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to the roof.

**4. Building Materials and Colors**

- a. Complementary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials. The following guidelines should be followed with regards to building materials:
  - 1. Use high-quality, durable materials that reflect the local character such as brick, stucco, stone or Cementous fiberboard siding.

- 2. Preference is given to natural stone over

manufactured stone. However, manufactured stone may be accepted subject to special review of product.

c. Building Colors.

1. Colors should consist of a cohesive, complimentary palette.
2. Limited use of accent colors is permitted as long as they are not bright or fluorescent and complement the overall palette of materials.

d. Materials and colors.

1. A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
2. No more than 75% of any building elevation shall consist of any one material color.

e. Architectural Wrap.

1. Stone, brick, wainscot, and other materials shall be wrapped a minimum of two feet into interior side elevations.
2. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

Shutters, if used, must be in proportion to the area of adjoining windows. All soffits and overhangs shall project no less than twelve inches (12").

**7. Landscaping**

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.

**5. Building Features**

The primary common building entrance shall be covered by an appropriately scaled architectural projection from the façade or shall be recessed in order to identify the point of entry. Canvas or other fabric awnings or canopies shall not be permitted at the primary entryway. The entryway shall be connected to a vestibule and an interior lobby.

Each dwelling unit shall have its own, functional balcony (or defined patio area for ground floor units). Juliet balconies shall be permitted when architecturally appropriate to the style of the building. Exterior, elevated open walkways, landings, and common stairs required to access individual units are strictly prohibited.

**6. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

**4.5 Multi-Family Development (Attached)**

**d. Multi-family Development (Apartments)**

Apartment Buildings are permitted in the development. The ground floor shall be flexible and can be utilized for residential use or non-residential use.

Maximum net density	Twenty-five (25) units per acre
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	N/A
Minimum front yard	0
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Maximum front setback	None
Minimum side yard	0
Minimum distance between buildings	Twenty (20) feet
Minimum rear yard	Forty (40) feet (Mt. Olives)
Maximum height	None
Minimum floor area (heated space)	Six hundred and fifty (650) square feet for a one (1) bedroom junior unit; Nine hundred (900) square feet for a one (1) bedroom unit; one thousand one hundred (1,100) square feet per two (2) bedroom unit; and for three (3) or more bedroom units, two hundred (200) additional square feet per additional bedroom.
Maximum units per building	None
Private Streets	N/A
Curb and gutter	Required
Paved driveway	N/A
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Parking	Required; one (1) off-street parking spaces for each one, junior bedroom apartments, two (2) off-street parking spaces for each one (1) or two (2) bedroom apartment and one (1) additional off-street parking space for each additional bedroom are required. For units with a residential parking garage, one (1) additional off-

	street parking space is required for the third and each additional bedroom.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be <del>twelve-foot (12')</del> eight-foot (8') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; development shall provide centralized garbage facilities for garbage and refuse collection. Individual residential garbage pick-up per unit shall not be permitted.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at or near the main entrance in all developments developed under the standards of this district.

### 1. Description

Multi-family buildings, commonly referred to as apartment buildings, are buildings containing two or more dwelling units in the same structure. Current development trends see many multi-family buildings constructed with twelve or more units per floor stacked three to four stories high. Multi-family buildings must meet the requirements of this section in addition to all applicable General Requirements above.

### 2. Architectural Image and Character

Multi-family buildings may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials, and detailing. This Guideline does not advocate for or prohibit any particular architectural style provided the minimum requirements of this section are met.

Multi-family buildings should be designed and constructed to be compatible with their surroundings and be built of quality materials. All multi-family buildings must incorporate at least three Class A and Class B materials together composing at least 80% of the façade area on all sides of the building. The remaining 20% of the façade shall be comprised of Class C and Class D materials provided no more than 5% of façade area is of a Class D material.

### 3. Building Massing and Roof Form

Multi-family buildings shall not exceed seven stories in height when viewed from the street. When parking is provided within an above-grade ground floor of the building, it shall be considered a story and must meet all the requirements of this Guideline.

The predominant roof form shall be hip, gable, shed, or flat. Building façades shall reflect the roof form (e.g. a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to the roof.

### 4. Building Materials and Colors

- a. Complementary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials. The following guidelines should be followed with regards to building materials:
  1. Use high-quality, durable materials that reflect

the local character such as brick, stucco, stone or Cementous fiberboard siding.

2. Preference is given to natural stone over manufactured stone. However, manufactured stone may be accepted subject to special review of product.

c. Building Colors.

1. Colors should consist of a cohesive, complimentary palette.
2. Limited use of accent colors is permitted as long as they are not bright or fluorescent and complement the overall palette of materials.

d. Materials and colors.

- a. A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials are two color shall be utilized o interior side and rear elevations.
- b. No more than 75% of any building elevation shall consist of any one material color.

e. Architectural Wrap.

- a. Stone, brick, wainscot, and other materials shall be wrapped a minimum of two feet into interior side elevations.
- b. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

## 5. **Building Features**

The primary common building entrance shall be covered by an appropriately scaled architectural projection from the façade or shall be recessed in order to identify the point of entry. Canvas or other fabric awnings or canopies shall not be permitted at the primary entryway. The entryway shall be connected to a vestibule and an interior lobby.

Each dwelling unit shall have its own functional balcony (or defined patio area for ground floor units). Juliet balconies shall be permitted when architecturally appropriate to the style of the building. Exterior, elevated open walkways, landings, and common stairs required to access individual units are strictly prohibited.

## 6. **Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

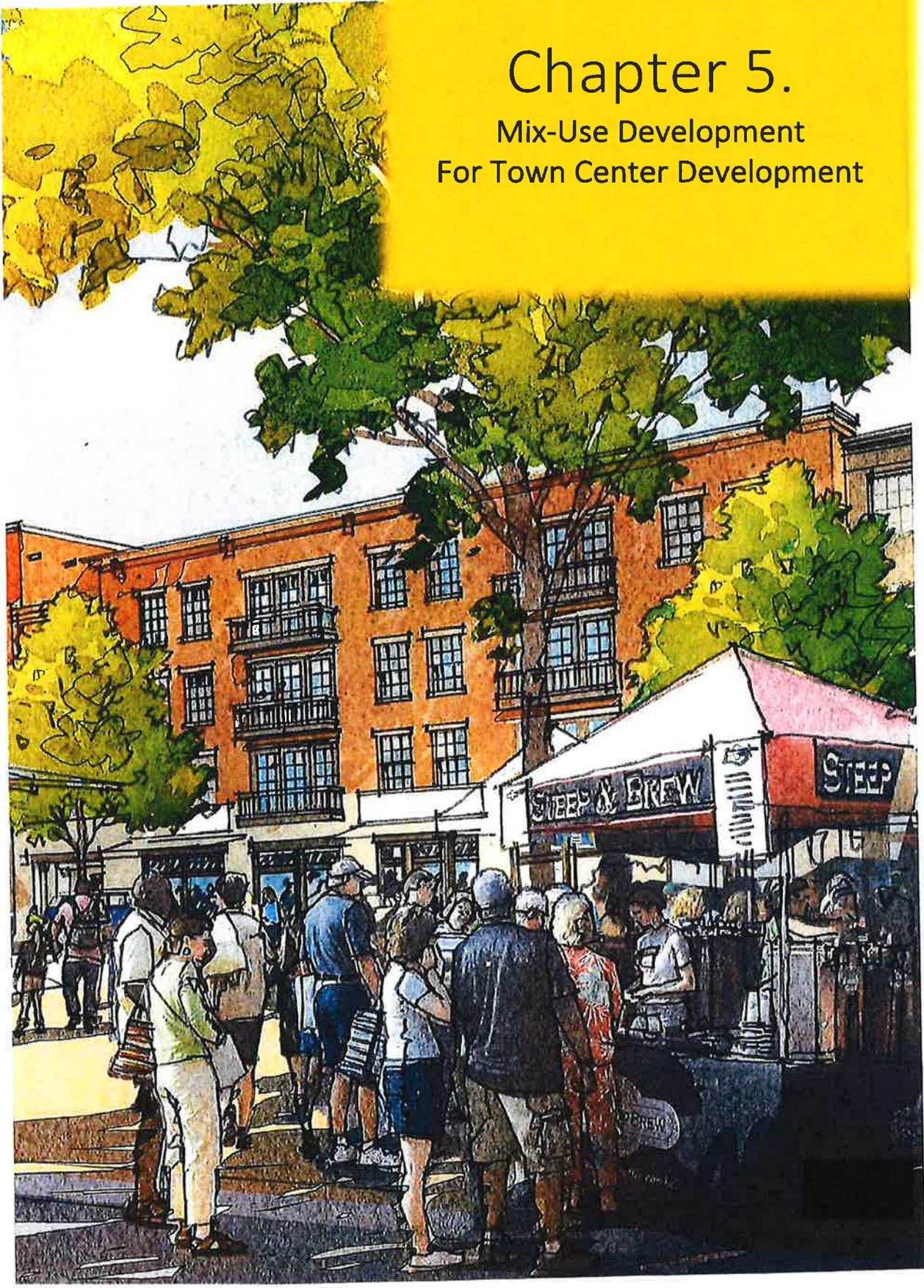
Shutters, if used, must be in proportion to the area of adjoining windows. All soffits and overhangs shall project no less than twelve inches (12").

## 7. **Landscaping**

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.

# Chapter 5.

## Mix-Use Development For Town Center Development



## Chapter 5. Mixed-Use Town Center, Mix-Use and Downtown Developments

### 5.1 SITE PLANNING AND DESIGN

#### 5.1.1 BUILDING PLACEMENT AND ORIENTATION

- a. Buildings may be built to the property line or right-of-way easement to enclose a pedestrian-oriented landscape. Pedestrian-oriented amenities are important. When development accommodates specific pedestrian activities, the setback may vary up to twenty feet with City approval, if the space is planned for outdoor dining associated with an eating establishment, recessed plaza, or specific district design standards or landscape needs.
- b. Buildings shall utilize elements such as massing, materials, windows, canopies, and articulated roof forms to create a visually distinct base, as well as a cap. Architectural elements shall not extend into or beyond the right-of-way.
- c. There should be variations in facades, floor levels, architectural features, and exterior finishes to create the appearance of several smaller buildings. Upper stories shall be articulated with features such as bays and balconies.
- d. Special attention should be given to designing a primary building entrance, one that is clearly visible from the street and incorporates changes in mass, surface, or finish to give emphasis.
- e. Corner and public buildings because of location, purpose, or size should be given special attention in the form of building features, such as towers, cupolas, and pediments.
- f. The development of ground-level viewpoints and corridors, as well as public balconies and roof spaces which take advantage of solar access and views, are encouraged.
- g. Minor pedestrian passages of at least eight feet (8) in width shall be provided between buildings where access is needed to allow pedestrians to move through the district to another district.
- h. Pedestrian connectivity should be maximized by providing pedestrian easements along building frontages where appropriate to provide a walkable network between building entries, public spaces, and adjacent buildings or developments.
- i. Building orientation should orient the primary building façades and entrances toward pedestrian-oriented streets. Corner buildings

should be situated to serve as a gateway or focal point. Corners that face street intersections should be rounded, squared, or otherwise designed to soften the edges for visual interest and an overall pleasant pedestrian experience. Use building massing, landscape and architectural features to define intersections and public spaces along the block.

- j. Block Length should be shorter; therefore, shorter block lengths are encouraged. Provide mid-block pass-throughs or plazas to facilitate pedestrian access to parking areas and surrounding uses and to create pedestrian gathering spaces. At a minimum, provide these pass-throughs every 500-feet.

#### 5.1.2 PARKING

- a. On-Street Parking. Parallel or angled parking may be provided along pedestrian-oriented streets to distribute cars throughout a site and help mitigate the large fields of parking at primary building façades or entries.
- b. Small Connected Lots. Break up off-street surface parking to reduce negative visual impacts of automobiles and expansive paved areas by dividing large parking areas into smaller connected lots.
- c. Landscaped Islands. Help reduce the "urban heat island effect", caused by absorption of solar radiation into exposed pavement, by providing landscaped islands that allow for shade tree planting.
- d. Shared Parking. Wherever possible, provide shared parking for different adjacent uses with staggered parking demands, to reduce the overall number of parking spaces required for multi-tenant and mixed-use developments. A development agreement between sharing property owners is necessary in order to ensure the proper functioning of the shared parking arrangement. Therefore, the developer will be required to provide the City a copy of the Shared Parking Agreement.
- e. Multi-purpose Lots. The City encourages off-street parking lots to be designed for more than one use when possible. For example, an office parking lot could be designed in such a way that during the weekdays it is used for vehicle parking and on the weekend or off-hours it is used as a plaza for public events or farmers markets.
- f. Stormwater Management. Integrate Low-Impact Development (LID) features for stormwater management. The term (LID) refers to systems and practices that use or mimic natural processes that result in the treatment, infiltration or use of stormwater in order to protect water quality. (Ga Stormwater Blue Book).

- g. Pavement Design. Alternative pavement designs are encouraged to provide appropriate aesthetics and function to support multiple uses.
  - h. Vehicular Screening. In locations where off-street surface parking abuts a street, provide visual screening of parked vehicles and headlights from adjacent properties and streets at the perimeter. Screening should be comprised of landscaping, berms and/or designed landscape walls or fences that reach a minimum height of 36" above the adjacent parking area surface. Maintain required visual clearances at all ingress and egress locations.
  - i. Parking Structure Placement. Conceal parking structures behind buildings, where possible.
  - j. Parking Structure Design. When exposed, the appearance of parking structures should directly relate to the materials and forms of the primary building that they serve.
  - k. Parking Separation. If enclosed parking, including parking garages structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use, and separate entrances shall be provided.
  - l. Parking Structure Ground Floor. Where a parking structure faces a pedestrian-oriented street, the ground floor should relate to the pedestrian with store fronts, windows, displays, offices, or public gathering spaces.
  - m. Setbacks. Specific setback distances are not prescribed in these guidelines. A variation in setbacks is preferable. However, it is the intent to have buildings placed close to the pedestrian-oriented street to help define the space and connection on the pedestrian level.
  - n. Site Coverage. The primary intent of the mixed-use districts is to create an urban environment with a variety of uses mixed both vertically (within the same multi-story building) and/or horizontally (within the same parcel of land). Allowable site coverage is determined herein by the prescribed parking guidelines, and architectural design guidelines.
- b. Lighting Location. Lighting should be provided at all entrances, pathways, parking areas, and recessed areas.
  - c. Lighting Direction. Lighting shall be pointed at the ground or the building directly to prevent glare onto neighboring areas.
  - d. Lighting Requirement. All lighting must meet the requirements of the Zoning Ordinance, unless otherwise approved through a Planned Development.
  - e. Lighting Hierarchy. Provide a hierarchy of lighting levels, with site and building entries having the highest illumination levels, followed by pedestrian spaces, walkways, parking areas and landscaping.
  - f. Light Pollution. All lighting shall provide full cut-off fixtures (no light above 90 degrees) to minimize light pollution. The use of energy efficient fixtures, incorporating Light Emitting Diode lamps (LED), is encouraged. Dark sky compliance is required per the international Dark-Sky Association.
  - g. Light Design. Light pole and fixture design should relate to the overall design elements of the site. Generally muted, earth tones that blend into the background are preferred to bright colored poles and fixtures.
  - h. String lights are prohibited.

### 5.1.3 LIGHTING

- a. Lighting of Pedestrian Areas. Pedestrian areas need to be well-marked and well-lit. Exterior lighting shall be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting and pedestrian zone lighting is needed but shall not

### 5.1.4 SIGNAGE

- a. Signage Requirements. All signage must meet the requirements of the Sign Ordinance, pursuant to Section 8.12, unless otherwise approved through specific requirements as spelled out for development within a Planned Mixed-Use Development.
- b. Signage Hierarchy. The size, location and design of signage should relate to the location and character of the building.
- c. Monument signage shall be placed along major roadways with the purpose of identifying the entry to a development and/or the commercial tenants housed within a specific development area.
- d. Primary building-mounted signage is intended to direct vehicular traffic to specific establishments.
- e. Secondary building-mounted signage, such as projecting signs, are intended to be smaller in stature and provide direction to the pedestrian realm.
- f. Signage Materials. High quality designed materials that will withstand the elements shall be chosen to match the overall character of materials

spelled out elsewhere in these Design Guidelines and complement the architecture of the building.

## 5.2 ACCESS AND CIRCULATION

### 5.2.1 STREET DESIGN

- a. Street Hierarchy. The intent of these Design Guidelines is to develop a "main street" character within each mixed-use development by creating pedestrian-oriented streets where possible and following the guidelines of this document.
- b. Streets shall be designed in a manner which facilitates efficient vehicular access, smooth traffic flow, and the safety of pedestrians.
- c. A sufficient turning radius shall be provided within street cul-de-sacs and other areas to facilitate turning movements of utility and emergency vehicles.
- d. Street Design. Interior to each development, the pedestrian-oriented street design should include on-street, diagonal or parallel parking; wide pedestrian walkways along building frontages; street trees in tree grates or planting beds; and/ or bulb-outs with contrasting pavement at pedestrian crossings. Pedestrian crossings shall be included at regular intervals along the internal roadway system for maximum connectivity.

### 5.2.2 VEHICULAR ACCESS AND CIRCULATION

- a. Circulation System. Provide an efficient, safe and well-defined circulation system that links the users directly with building entries, public spaces, trails and transit.
- b. Connectivity. Provide clear connection for both vehicles and pedestrians between adjacent sites for maximum connectivity.
- c. Drop-off Areas. Passenger drop-off areas should be incorporated adjacent to building entries to provide accessible, safe and convenient access. There should be a clear visual and physical separation between the drop-off area and primary route of vehicular circulation.
- d. Service and Delivery Access. Provide shared service and delivery access between adjacent parcels and/or buildings wherever possible to minimize pavement and integrate into overall site design. Service and delivery areas should not be placed at primary building facades, at corners or other highly visible locations.

### 5.2.3 PEDESTRIAN ACCESS AND CONNECTIVITY

- a. To foster pedestrian usage in the mixed-use district, sidewalks must be a minimum of eight feet

in width internally, except when the Community Development Department determines this width is not feasible.

- b. Properties or development projects abutting major streets in the district shall have zero- to twelve-foot setbacks from the right-of-way, pedestrian-friendly storefronts with display windows along fifty percent of their facade and the facades shall not be plain or sterile but incorporate architectural features, such as windows, entrances and variations in setback, so that no wall plane is wider or longer than two and one-half times the height of the wall plane.
- c. Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among automobiles.
- d. All pedestrian connections shall be shown on the related site plan or plat.
- e. Street furniture to meet the needs of pedestrians shall be provided, as needed and as appropriate. Examples of street furniture include streetlights, benches, water fountains, trash receptacles, bicycle racks, and dog-walking areas.
- f. Pedestrian Space Connectivity. All developments should include active pedestrian space through the use of ample sidewalks and public spaces for maximum connectivity.
- g. Pedestrian Walkways. Provide accessible, convenient, direct, and enhanced pedestrian walkways from all parking areas to building entrances by incorporating special pavements and enhanced landscaping.
- h. Pedestrian Crossings. Design enhanced pedestrian street crossings at intersections and, where appropriate, at mid-block crossings by incorporating contrasting special pavements, raised pavement sections, bulb-outs, and/or striping to provide refuge and to differentiate them from the adjacent street and sidewalk.
- i. Pedestrian Lighting. All pedestrian areas, including sidewalks, pass-throughs and pedestrian plazas, should be well lit and provide unobstructed lines-of-sight for security and safety.
- j. Pedestrian Accessibility. All publicly accessed areas shall be equally accessible and meet the requirements of the Americans with Disabilities Act (ADA).

#### **6.8.4 BICYCLE ACCESS AND CIRCULATION**

- a. The usage of bicycles for personal transportation or recreation is encouraged. All bicycle racks shall be appropriately positioned and located in areas which ensure the safety of the bicyclists or uses of alternative non-motorized modes of transportation and which do not hinder the safety or mobility of pedestrians or vehicles.
- b. Bicycle Connectivity. Provide safe and convenient bicycle access to all developments with clear connections to adjacent greenways or bike paths where applicable.
- c. Bicycle Parking Design. Bike racks should be integrated into the overall design of all new mixed-use areas (both new construction and redevelopment) and complement the other proposed site amenities. Vehicular parking requirements may be reduced if bicycle parking is incorporated in excess of the minimum requirement subject to special review.
- d. Bicycle Parking Location. Locate bicycle parking areas so that they are easy to use but do not obstruct the flow of pedestrian movement or building entrances. Provide sufficient lighting levels for nighttime use. Consider the use of covered bicycle parking and lockers where practical.

#### **5.3 OUTSIDE DISPLAY**

##### **LOCATION**

- a. All retail product displays shall be located under the buildings' permanent roof structure, 3-feet from entrance doors, or on designated display pads.
- b. All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.
- c. Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.
- d. Seasonal uses outside of these areas may be approved through the Temporary Use process.

#### **5.4 SERVICE AREAS, REFUSE AREAS AND BACKFLOW PREVENTORS**

Intent: To minimize the impact of service areas and site-related infrastructure on the aesthetic character of development in the Town Center's mixed-use areas.

#### **5.4.1 SERVICE AREAS**

##### **Guidelines**

- a. Lighting of outdoor service, loading and storage areas should be the minimum necessary for security purposes and should be designed and directed so as not to create glare or lighting impacts at the street or on surrounding properties.
- b. Service areas, garbage receptacles, utility meters and mechanical and electrical equipment should be screened from public view and located for convenient access by service vehicles.
- c. Screening of these areas should be integrated into the overall building and landscape design.
- d. On-site space for stacking vehicles that are waiting to load, or unload should be provided, as necessary.

#### **5.4.2 REFUSE AREA**

##### **Standards**

- a. Trash enclosures shall be of sufficient size to house the number and size of trash bins and containers needed to accommodate the waste generated by the building user, including trash, cardboard, cans and bottles, food waste, green waste and other recyclables, as required by the City's Solid Waste Ordinance and Stockbridge Planning and Zoning Code requirements.
- b. Trash bins shall be located within a trash enclosure at all times.
- c. Trash enclosures shall be integrated into the site plan to minimize enclosure visibility and accommodate truck access.
- d. Trash enclosures shall be a minimum of 8-feet high and constructed of durable materials such as masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Color, texture, and architectural detailing shall be consistent with the overall site and building design. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable.

##### **GUIDELINES**

- a. Trash enclosures should be located away from public view.
- b. Landscaping should be provided around trash enclosures to soften views, wherever feasible.
- c. Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.
- d. Screening of the trash enclosure should be integrated into the overall site and building design.

Screening should be constructed of durable materials. All structural screening should be supplemented with landscaping.

- e. Roofs of enclosures should be designed to complement the project buildings' roof style and colors.
- f. A building wall may be used as one side of a trash enclosure.
- g. Enclosures should be located and designed to facilitate users' convenience. Person doorways should be provided in addition to the gate opening.
- h. Where trash compactors are used, they should be screened from public view within a trash enclosure or within the building volume.

### **5.4.3 Utilities and Backflow Preventors**

#### **Standards**

- a. Utility cabinets and meters shall be contained within the building or otherwise fully screened.
- b. Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls or other screening techniques.
- c. All required design elements shall be shown as part of the site plan submittal.

#### **GUIDELINES**

- a. Mechanical equipment, trash, and recycling bins and meters should be provided with architectural enclosures or fencing, sited in unobtrusive locations, and screened by landscaping. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.
- b. Developers are strongly encouraged to utilize less obtrusive, alternative designs for backflow prevention devices. Backflow devices should be located in-side the building, where possible.
- c. Backflow device components should be painted to match the adjacent landscaping.

## **5.5 ARCHITECTURAL DESIGN**

### **5.5.1 RELATIONSHIP BETWEEN BUILDINGS**

- a. Building Relationship. The placement, size, form, and orientation of new buildings should be coordinated to create visually cohesive spaces with a variety of materials, colors, and features. In redevelopment areas, the placement, size and form of the new buildings will set the standard for future redevelopment.
- b. Building Character. Establish an architectural order by maintaining a rhythm of materials, patterns, reveals, building setbacks, and structural elements such as columns and pilasters consistent with a more cohesive design that creates an architectural

identity for the City of Stockbridge. Well composed and detailed buildings exhibiting quiet rhythm with a well-executed base, middle and top are preferred over "busy" or "loud" buildings. All buildings along a street should work together to provide interest.

### **5.5.2 FAÇADE MODULATION**

- a. Façade Differentiation. The intent is to add interest, create shadow and excitement, and provide articulation. Buildings over fifty (50) feet in length should incorporate two (2) or more of the following architectural characters:
  - 1. Changes in color, pattern, texture, and/or material for at least 20% of the length
  - 2. Projections, recesses, or reveals with a minimum of one (1) plane change
  - 3. Arcades and pergolas along at least one third of the length
  - 4. Towers
  - 5. Hip, shed, or gable roof projections for a minimum of 20% of the length.
- b. Blank Wall Treatment. Blank walls may not be the primary façade on any building.
- c. Architectural Features. No building wall or individual tenant shall extend over seventy-five (75) feet in length without incorporating at least one architectural feature of at least twenty-four (24) feet in length total and at least twelve (12) feet in height or one third of the building height, whichever is greater.
- d. Primary Façades. Primary façades and façades that face pedestrian-oriented streets shall have a variety of arcades, display windows, entry areas or awnings along no less than 25% of their horizontal length with no less than 50% transparency at the street level.

### **5.5.3 BUILDING HEIGHT AND MASSING**

- a. New buildings and additions should be delineated both vertically and horizontally to reflect a human scale. The height of buildings should provide for a human scale to the overall streetscape while respecting surrounding development in the area. In no case should the height of a building exceed that specified by the City Codes.
- b. Building Height. Buildings that appear similar in mass and scale help to maintain a coherent visual image and character to a site. However, it is important to vary the height of buildings to create visual interest and diversity.
- c. Specific height guidelines vary for each land use.
  - 1. The portion of buildings along any internal street should not exceed a maximum height of six stories; provided; however, that the height may be increased beyond six (6) stories if those floors above six (6) stories are

set back from the initial six stories, thus reducing the impact of the overall mass.

- d. **Building Façades.** Buildings should be designed for visual interest at the pedestrian level to an appropriate human scale. Well-designed façade elements help establish a sense of scale for pedestrians and can help define the public spaces as well. Buildings should be designed to frame adjacent streets and open spaces and provide a high level of transparency.
- e. **Upper Story Planar Façades.** Care should be taken to avoid upper stories that are flat and/or minimally detailed. While not needing to be as detailed as the ground plane or base of the building, the upper stories should add interest to the street. This may be achieved in many ways, including recessed windows, detailed window surrounds, canopies and awnings, changes in plane, varied use of materials and colors, or the Introduction of decks at residences and/or offices.
- f. **Building Entries.** Buildings shall be designed with well-defined entries to help the transition between the public and private realms. When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use and shall be designed to visually distinct.
- g. **Building Entrance Locations.** Entrances to individuals' residential units in a vertical mixed-use project shall not be allowed along a street frontage. Instead, shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units.
- h. **Building Massing.** Where multiple freestanding buildings are proposed as part of a single project, the massing of buildings should be coordinated and show continuity across the site but varied enough to provide interest and distinction between buildings.
- i. **Building Base, Middle, Top.** Apply traditional base, middle and top organization of all buildings where:
  - 1. The base is scaled and articulated to emphasize the pedestrian zone.
  - 2. The middle of the building typically responds to the function of the building through fenestrations and design expressions.
  - 3. The top of the building completes the form. This may be achieved by a varied or more detailed glazing composition, additional depth at the glazing, a change in plane, introduction of a different, complimentary building color or a well-executed cornice. The top may also be successfully designed through the introduction of a sloped roof or projected flat canopy with a substantial overhang. This concept also applies to single

story and modern style buildings that articulate in a more vertical nature.

- j. **360-Degree Architecture.** As previously stated, blank walls are not desired, therefore all sides of a building are encouraged to incorporate some architectural features complimentary to the overall building design and primary building façade. Buildings may have primary and secondary façades that are treated differently with similar complimentary materials and colors. Primary façades will be held to a higher standard.

Ways to achieve variety on the secondary façades are:

1. Provide a variety in building materials and colors,
2. Provide windows
3. Provide faux windows for back of house operations
4. Provide landscaping to further mitigate the blank wall effect

#### **5.5.4 ROOF TOPS AND ROOF FORMS**

- a. **Roof Design.** The design of the roof form and its components such as roof material, color, trim and lighting should be an integral part of the architecture. Where appropriate, the introduction of a low sloped roof or projected canopy with substantial overhang is encouraged.
- b. **Roof Variation.** Parapet, roof and/or ridge heights should be varied to add interest and reduce scale.
- c. **Roof Features.** Consider the use of overhangs and cornice features for decorative interest.
- d. **Roof Plane.** Large roof surfaces should have variations in parapet height or offsets to break up the linear façade. Should a well detailed, continuous cornice be desired, other architectural features should be incorporated to increase interest and enhance the pedestrian scale of the façade. This may be done through the introduction of architectural projections or other features which are equal to the area of two thirds the height and one half of the length of the structure distributed across the façade.
- e. **Roof Material.** Earth tones should be used to compliment the architectural style of the building.
- f. **Roof Equipment.** All roof-mounted mechanical equipment shall be screened to at least the height of the equipment.

### 5.5.5 RELATIONSHIP OF BUILDING TO PEDESTRIANS

- a. Pedestrian-Scaled Design. The design of each building should help create pedestrian interest at the street/sidewalk level. First floor architecture should include integrated elements such as windows, displays, signage, lighting, awnings, canopies and public art.
- b. Building Entries. Primary building entries must be visible and accessible by the adjacent street or sidewalk and could include alternative pavement patterns to differentiate the building entry from the public walkway or gathering space.
- c. Pedestrian Amenities. Wherever possible, mixed-use areas should provide opportunities for pedestrians to gather and linger by way of seat walls, benches, shade structures, outdoor dining areas or amenities.

### 5.5.6 BUILDING MATERIALS AND COLORS

- a. Complementary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials. The following guidelines should be followed with regards to building materials:
  1. Use high-quality, durable materials that reflect the local character such as local stone and brick. Natural stucco, wood, and low reflectivity metal are all acceptable materials.
  2. Preference is given to natural stone over manufactured stone. However, manufactured stone may be accepted subject to special review of product.
  3. Use low-reflective glazing in windows. Metal frames shall consist of a matte finish.
  4. The use of EIFS (Exterior Insulation and Finish System), tilt-up walls, and plain, smooth face concrete block are strongly discouraged.
- c. Building Colors. Buildings, site amenities, and signs should be comprised of natural, earth toned colors that are found in the Georgia landscape. The following guidelines should be followed regarding building colors:
  1. Colors should consist of a cohesive, complimentary palette.
  2. Limited use of accent colors is permitted as long as they are not bright or fluorescent and complement the overall palette of materials.
- d. Materials and colors.
  1. A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open

- space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
2. No more than 75% of any building elevation shall consist of any one material color.

### e. Architectural Wrap.

1. Stone, brick, wainscot, and other materials shall be wrapped a minimum of two feet into interior side elevations.
2. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

## 5.6 LANDSCAPING

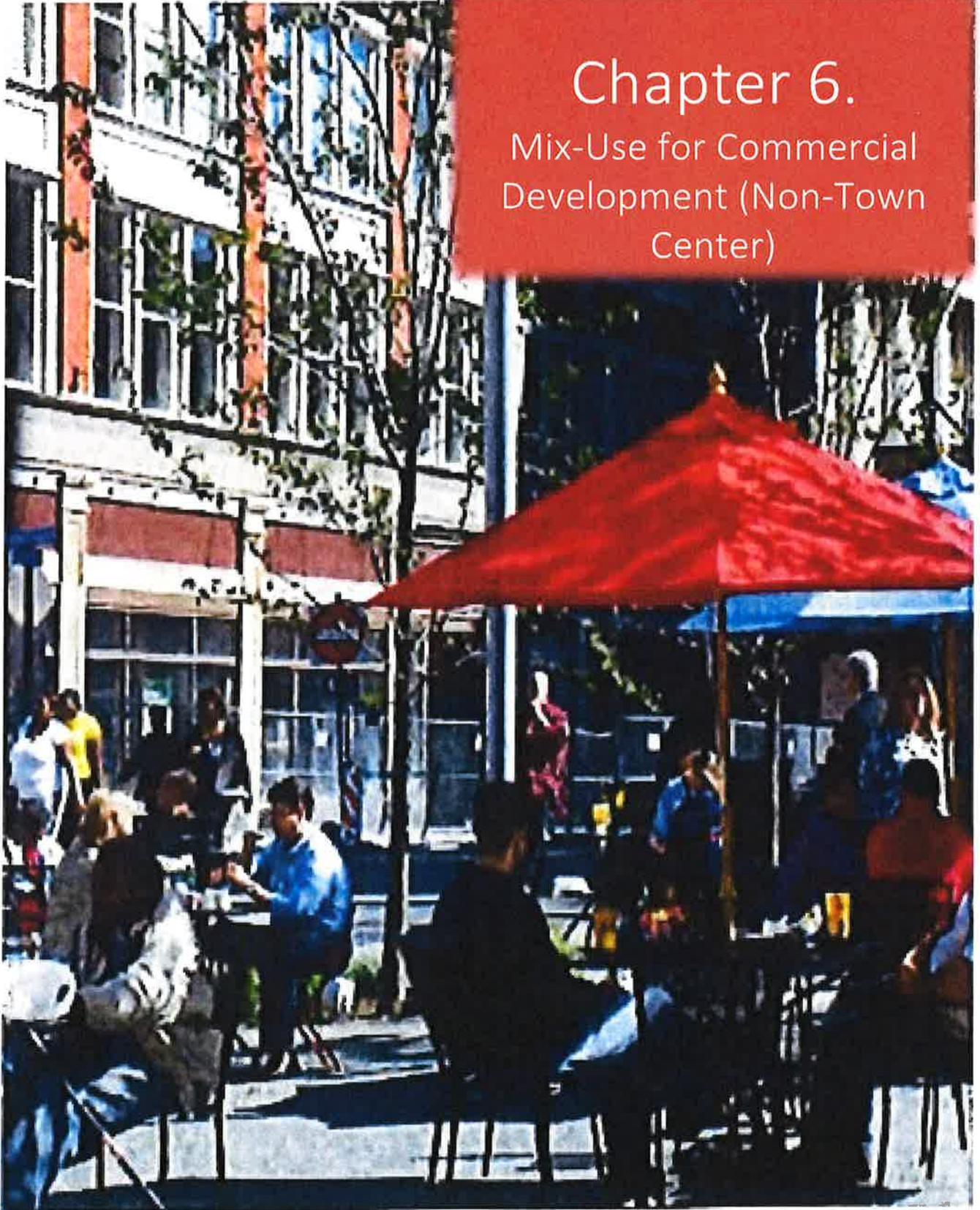
### 5.6.1 BASIC LANDSCAPE DESIGN PRINCIPLES

- a. Landscaping should be done pursuant to Chapter 5 of the Zoning and Development Codes.
- b. Landscaped Areas. The required landscape area will vary by location and application but include at a minimum:
  1. Street trees at an average 40 feet on center spacing.
  2. Parking area perimeter planting to screen vehicle headlights.
  3. Planting to screen utilities and service areas.
  4. Plant areas to define transitions between public spaces.
- c. Year-Round Interest. Design landscaping for year-round visual interest. Choose plant varieties that are disease resistant and provide seasonal color. Strategically locate deciduous trees and plants to provide shade and windbreaks to reduce building energy use.
- d. Coniferous Plant Material. Coniferous plant material should be clustered throughout the development to further the natural aesthetic found in the area. The clusters should be sensitively located to create strong visual impact while not impeding views (both into the site and out to the surrounding landscape) or negatively impacting circulation of vehicles.
- e. Plan Preparation. Landscape plans should be prepared by a professional Landscape Architect licensed in the State of Georgia.
- f. Regional Design. Landscape design must consider climate, urban and natural context, and local character. The effects of solar access and shade on roads and sidewalks should be considered when locating landscape materials.
- g. Xeric Design. Reduce water consumption by using xeric plants appropriate to the climate and location.

- h. Mulch. Use wood or rock mulch that is appropriate to the site and locale. A variety of mulch types is encouraged for variety. If wood mulch is incorporated, it should be quality shredded cedar in dark colors so as not to be displaced by wind or rainfall runoff. As a safety precaution, avoid the use of small rocks in areas where they can roll out of the planter bed onto a primary pedestrian route.
- i. Visual Clearance. Maintain required visual clearances for public safety by avoiding the placement of tall plant material near the intersections of driveways, pedestrian pathways, and in public gathering spaces. Maintain visual clearance into all retail and tenant spaces.
- j. Irrigation. Provide efficient irrigation systems for all plant material. Install plant material by hydro-zones based on water requirements. Wherever possible, employ the use of flow sensors and weather sensing elements such as rain sensors to ensure that water is not wasted.

# Chapter 6.

## Mix-Use for Commercial Development (Non-Town Center)



## Chapter 6. Commercial

### 6.1 Types

Building types located within this district shall include Mix-use Buildings, Neighborhood Retail Buildings, Community and Regional Retail Buildings, Commercial Office Buildings, and Hotels.

#### 6.1.1 Mix-Use Buildings

##### a. Description

A mixed-use building is a multi-tenant building that will include retail and commercial uses on the ground and/or second floors with multi-family residential above located within commercial districts. Mixed-use buildings provide higher density living options in close proximity to areas of business creating vibrant districts that are activated throughout the day.

##### b. Architectural Image and Character

Mixed-use buildings can vary greatly in character. These buildings should be designed and constructed to be compatible with the predominantly brick architecture of the area. All mixed-use buildings must incorporate at least three Class A and Class B materials comprising 85% of each façade area. The remaining 15% of the façade area may be comprised of any Class C material. The ground floor shall be comprised of 50% glass on the street facing façades. With the exception that vinyl siding or panel shall not be permitted. Class D materials shall not be permitted for mixed-use buildings unless otherwise approved by the Community Development Department.

##### c. Building Massing and Roof Form

Buildings shall not exceed seven-stories (7) in height when viewed from the street. The minimum floor-to-floor height shall be no less than fourteen feet (14') at the first story and for any commercial or office floor above the first story.

Residential floors shall be permitted a ten-foot (10') floor-to-floor height. Mixed-use buildings shall have flat roofs and the building façade shall reflect such. Variations in parapet wall height should coordinate with required façade articulations.

Buildings exceeding two hundred and fifty feet (250') in length along the public street, shall provide an unrestricted public access way from the sidewalk to any parking lot located behind the building.

*Roof material requirements.*

(a) Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal,

(b) Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length,

(c) *Flat roofs.* Building materials for flat roofs shall meet local codes,

(d) Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

##### d. Building Features

Entries to the first story building spaces and common lobbies accessing upper stories shall open directly onto public sidewalk or publicly accessible outdoor plazas, where present. Thresholds shall match the grade of adjacent sidewalks and plazas.

For buildings with multiple commercial tenant spaces on the ground floor, entrances shall be located within the façade area (i.e. no projection vestibules will be permitted).

Entrances to upper story commercial and residential spaces shall be through a street level lobby and interior corridors accessed through a separate entrance.

##### e. Details and Ornamentation

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary

building material color.

Shutters, if used, must be in proportion to the area of adjoining windows and should be used on all or none of the upper story windows. All soffits and overhangs shall project no less than twelve inches (12").

Where provided, awnings and canopies shall be appropriately proportioned, well-integrated, and follow the rhythm of the façade. Color shall be complementary and may incorporate tenant signage if deemed appropriate by the Community Development Department.

Balconies in mixed-use developments should be recessed into the façade when provided. Juliet balconies may be considered if appropriate to the prevailing architectural style of the development.

## 6.1.2 Neighborhood Retail Buildings

### a. *Description*

Neighborhood scale retail buildings are generally one to two stories in height located to provide convenient goods and services to residents of a given neighborhood. Generally located in close proximity to residential areas on primary work week vehicular circulation corridors. Sites for this building type will generally be sized in the 5-10-acre range.

### b. *Architectural Image and Character*

Neighborhood retail buildings should be compatible with the scale and character of the adjacent residential land uses. This Guideline does not advocate for or prohibit any particular architectural style, provided the minimum requirements of this section are met.

When off-street parking is provided behind the building, the primary entrance shall remain oriented toward the street.

Neighborhood retail buildings should be designed and constructed to be compatible with their surroundings and be built of quality materials. All neighborhood retail buildings must incorporate at least three Class A and Class B materials together composing at least 80% of the façade area on all sides of the building facing the public. Sides not facing the public may be comprised of Class A, B or C materials with no more than 20% being Class D.

The remaining 15% of the façade shall be comprised of Class C and Class D materials provided no more than 5% of any façade area is

of a Class D material. No vinyl siding or panel shall be permitted. Franchise architecture shall be adapted to meet the intent of the Guideline.

### c. *Building Massing and Roof Form*

Neighborhood retail buildings shall not exceed two stories in height when viewed from the street. Buildings may be clustered in concentrated retail developments. In all cases, neighborhood retail buildings shall be oriented with their primary entrance toward the street with an emphasis placed on walkability for pedestrians.

Neighborhood retail buildings shall have pitched or flat roofs consistent with their architectural style. Building façades shall reflect the roof form (e.g. a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to the roof.

#### *Roof material requirements.*

- (a) Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal,
- (b) Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length,
- (c) Flat roofs. Building materials for flat roofs shall meet local codes,
- (d) Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

### d. *Building Features*

Building entries shall incorporate a defining

architectural feature such as a pitched roof or canopy to identify the entrance. Vestibules are encouraged.

A minimum of 30% of the street facing façade in any neighborhood retail building shall be glass.

When retail buildings are organized in strip centers, each commercial unit shall have its own, functional entry with defining architectural feature. A minimum 10' wide sidewalk shall be provided for frontal approach to each building entrance.

**e. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four-inch (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

All soffits and overhangs shall project no less than twelve inches (12"). Asphalt shingles, if used, must be high quality three-tab laminate style and furnished with a 30-year warranty.

**6.1.3 Community and Regional Retail Buildings**

**a. Description**

The community and regional scale retail building is intended to be larger than neighborhood scale retail buildings and is generally located closer to employment centers and along major transportation corridors in order to provide a greater range of services to a wider population. The relevant land use designations are corridor commercial and regional commercial. Sites for this building type will generally be sized in the 10-acre range.

Community scale retail buildings must meet the requirements of this section in addition to all applicable General Requirements above.

**b. Architectural Image and Character**

Due to the types of business commonly located in these buildings, the potential exists for architectural styles to vary wildly. National and franchise architecture must be adapted to comply with this Guideline; see requirements above. This Guideline does not advocate for or prohibit any particular architectural style, provided the

minimum requirements of this section are met.

Community commercial buildings should be designed and constructed to be compatible with the predominantly brick architecture of the area. All retail buildings must incorporate at least three Class A and Class B materials comprising 85% of each façade area facing the public. Sides not facing the public may be comprised of Class A, B or C materials with no more than 20% being Class D.

The remaining 15% of the façade area may be comprised of any Class C material and Class D material provided no more than 5% of any façade area is a Class D material. No vinyl siding or panel shall be permitted.

**c. Building Massing and Roof Form**

Community commercial buildings shall not exceed two stories in height when viewed from the street.

Flat roofs are the predominant roof form for this building type, however, a pitched roof used to reinforce the retailers branding may be allowed.

*Roof material requirements.*

(a) Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal,

(b) Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length,

(c) *Flat roofs.* Building materials for flat roofs shall meet local codes,

(d) Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

**d. Building Features**

Primary entrances shall be identified with defining architectural features such as roofs and/or canopies. Vestibules are encouraged and shall be incorporated into the architecture of the building.

A minimum of 30% of the street facing façades in any retail building shall be glass.

For buildings with multiple commercial tenant spaces on the ground floor, entrances shall be located within the façade (i.e. no projecting vestibules will be permitted). A minimum ten foot (10') wide sidewalk shall be provided for frontal approach to each building entrance.

**e. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

All soffits and overhangs shall project no less than twelve inches (12").

Where provided, awnings and canopies shall be appropriately proportioned, well-integrated, and follow the rhythm of the façade. Color shall be complementary and may incorporate tenant signage if deemed appropriate by the Community Development Department.

**6.1.4 Commercial Office Buildings**

**a. Description**

Professional office buildings and/or campuses of varying size.

Commercial office buildings must meet the requirements of this section in addition to all applicable General Requirements above.

**b. Architectural Image and Character**

Buildings should be well proportioned and with a high level of design and finish to project a professional image. This Guideline does not advocate for or prohibit any particular architectural style, provided the minimum requirements of this section are met.

Commercial office buildings should be designed and constructed to be compatible with the predominantly brick architecture of the area. All office buildings must incorporate at least three

Class A and Class B materials comprising 85% of each façade area. The ground floor shall be comprised primarily 50% of glass on the street facing facades. The remaining 15% of the façade area may be comprised of any Class C material and Class D material provided no more than 5% of any façade area is a Class D material. No vinyl siding or panel shall be permitted.

**c. Building Massing and Roof Form**

Commercial office buildings shall not exceed eight stories in height when viewed from the street.

Flat roofs are the predominant roof form for this building type; however, other roof forms may be used to identify primary entrances and/or other defining features.

*Roof material requirements.*

(a) Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal,

(b) Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length,

(c) *Flat roofs.* Building materials for flat roofs shall meet local codes,

(d) Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

**d. Building Features**

Primary entrances shall be identified with defining architectural features such as roofs and/or canopies. Vestibules are encouraged and shall be incorporated into the architecture of the building. A minimum of 30% of the street facing façades in any commercial office building shall be glass.

For buildings with multiple commercial tenant spaces on the ground floor, entrances shall be located within the façade (i.e. no projecting vestibules will be permitted).

Entrances to upper story commercial space shall be through a street-level lobby and interior corridors accessed from the street through a separate entrance.

Building sites must prioritize pedestrian movement from parking areas to the building.

**e. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four-inch (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

All soffits and overhangs shall project no less than twelve inches (12").

Where provided, awnings and canopies shall be appropriately proportioned, well-integrated, and follow the rhythm of the façade. Color shall be complementary and may incorporate tenant signage if deemed appropriate by the Community Development Department.

### 6.1.5 Hotels

**a. Description**

National franchise and/or boutique hotels and associated amenities located along major vehicular circulation corridors and highways.

Hotel buildings must meet the requirements of this section in addition to all applicable General Requirements above.

**b. Architectural Image and Character**

The goal is to merge the needs of companies with highly established brands and very repetitive building forms with these architectural guidelines by creating hotels that vary in massing and design to provide visual interest. National and franchise architecture must be adapted to comply with this Guideline; see requirements above.

Hotel buildings should be designed and constructed to be compatible with their surroundings and be built of quality materials. All hotel buildings must incorporate at least three

Class A and Class B materials together composing at least 75% of the façade area on all sides of the building. The remaining 25% of the façade shall be comprised of Class C and Class D materials provided no more than 10% of any façade area is of a Class D material. No vinyl siding or panel shall be permitted.

**c. Building Massing and Roof Form**

Hotel buildings shall not be less than three stories in height and may not exceed fifteen (15) stories in height when viewed from the street unless approved by the Community Development Department

The minimum floor-to-floor height at the ground floor shall be fourteen feet (14'). Covered drop-off areas must be well-integrated into the overall building design.

Flat roofs are the predominant roof form for this building type; however, other roof forms may use to reinforce the hotelier's branding and identify entrances or other defining architectural features.

*Roof material requirements.*

- (a) Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal,
- (b) Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length,
- (c) *Flat roofs.* Building materials for flat roofs shall meet local codes,
- (d) Exposed metal flashing shall be copper, or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

**d. Building Features**

Building entries shall incorporate a defining architectural feature such as a pitched roof or canopy to identify the entrance. Vestibules are encouraged.

A minimum of 75% of the street facing façades at ground level in any hotel building shall be glass. A minimum of 35% of the upper level façades shall be glass.

**e. Details and Ornamentation**

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four-inch (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

All soffits and overhangs shall project no less than twelve inches (12").

Asphalt shingles, if used, must be high quality three-tab laminate style and furnished with a 30-year warranty.

## 6.2 SITE PLANNING AND DESIGN

### 6.2.1 BUILDING PLACEMENT AND ORIENTATION

**a. Building Design Standards.**

All structures in this district must meet the following minimum site design standards.

1. Street Orientation:

- a) The main entrance to all the buildings shall be oriented to public streets, where feasible.
- b) When possible, buildings located on a corner should have the main entrance situated to address both streets therefore accentuating the corner position and improving visibility and pedestrian circulation.
- c) Minor pedestrian passages of at least 8-feet in width shall be provided between buildings where access is needed to allow pedestrians to move through the district to another district.

2. Building Orientation.

- a) The required building setbacks of the underlying zoning district may be reduced in order to encourage new commercial buildings to develop closer to the street.
- b) Buildings may be set back further to allow for an appropriate building frontage zone which may include balconies or steps, public plazas,

outdoor dining areas, or additional landscaping.

- c) Corner lots should be oriented to the corner and used to create focal points at the four (4) corners of major street intersections.
- d) When adjacent to existing commercial developments that are set further back, a step-back design may be utilized to transition to the desirable setback pattern, reducing excessive variation.

3. Building Elements & Entrances.

- a) Buildings shall utilize elements such as massing, materials, windows, canopies, and articulated roof forms to create a visually distinct base as well as a cap. Architectural elements shall not extend into or beyond the right-of-way.
- b) Special attention should be given to designing a primary building entrance, one that is clearly visible from the street and incorporates changes in mass, surface, or finish to give emphasis.

4. Ground floor area limitation. New commercial buildings may not exceed two hundred fifty thousand (250,000) gross square feet in ground floor area. New commercial buildings greater than two hundred thousand (200,000) gross square feet must obtain conditional use approval. In determining whether to grant an increase in ground floor size beyond two hundred thousand (200,000) square feet, the Planning Commission zoning advisory board shall consider the following factors:

- a) The site has safe, immediate access to the highway corridor overlay district, as applicable.
- b) The building site will provide convenient inter-connections with adjacent uses and properties that serve both pedestrians and automobiles.
- c) The floor area of the proposed building is the smallest feasible to serve the function of the proposed use.
- d) The architectural design of the building reduces the perceived size of the building by appropriate articulations and variations in the massing, façade, roofline, materials, colors, and textures of the building exterior.
- e) The building and site meet or exceeds all other standards set forth in this ordinance [section] and by the City of Stockbridge Unified Land Development Code.

5. Lot Standards

- a. Minimum lot size shall be as follows:
    - 1. For outparcels or stand-alone commercial projects: 1/2 acre.
    - 2. For commercial lots within a common development with shared parking and interconnectivity: One-fourth (1/4) acre.
  - b. Minimum commercial lot frontage: One hundred twenty-five (125) feet along an arterial.
6. Shopping Cart Corrals.
- a) Shopping cart corrals are required for big box or mid box retail uses and shall not occupy any required parking spaces.
  - b) The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.
  - c) No art is allowed on cart corrals.
  - d) Vegetation buffers shall encompass at least two-sides of cart corrals.
  - e) Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized, they shall blend in with the established building design.
7. Arcade/structural canopy for retail use. For any multitenant commercial development, a covered arcade/structural canopy may be provided along a portion of the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five (5) feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multitenant commercial development provided that they blend aesthetically with the front façade of the building and has the approval of the building owner and the planning director.

### 6.3 DRIVEWAY AND PARKING STANDARDS

The parking standards describe the appropriate locations for parking lots and garages in relationship to buildings and frontage. Multi-modal circulation options, including pedestrian and bicycle accommodations and connections to the surrounding street network are also defined herein.

#### 6.3.1 General Requirements:

All parcels shall provide convenient inter-connections with adjacent parcels that serve both pedestrians and automobiles that meet the following:

- a. Streets shall be constructed for all commercial or multifamily residential development that abuts another commercial or multifamily residential development.
- b. Continuous non-residential streets, where necessary to connect adjacent parcels along the thoroughfare.
- c. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access.
- d. *Access management standards.*
  - 1. *Driveways.* Driveway connections to public streets shall be consistent with the following standards:
    - a) Driveway connections shall not be permitted within the controlled access zone of an intersection.
    - b) Outparcels with less than two hundred (200) feet of road frontage are restricted to internal access only.
    - c) Driveways that enter a major thoroughfare at traffic signals must have at least two (2) outbound lanes (one (1) for each turning direction) of at least eleven (11) feet in width, and one (1) inbound lane with a maximum width of eleven (11) feet. All lanes shall align with respective lanes on the opposite side of the intersection.
    - d) No residentially developed property may have a curb cut in excess of thirty (30) feet in width, and no nonresidential property may have a curb cut in excess of forty (40) feet without approval of the City of Stockbridge Community Development Department, except for the boulevard entrance, and no nonresidential property may have a curb cut in excess of forty (40) feet without approval of the City of Stockbridge Community Development Department.
    - e) Except for single-family and two-family residences, driveway grades shall conform to the requirements of the Georgia Department of Transportation Regulations for Driveway and Encroachment Control.
    - f) Except where driveways are on opposite sides of a raised median, commercial or industrial driveways, or public roads, on opposite sides of a street shall either directly align or have offsets per City of Stockbridge Zoning Code, as measured between the extended centerlines of such driveways. Along City roads, where

property frontage width is such that the minimum offsets cannot be met, or intersection sight distance cannot be met with a driveway location that meets or exceeds the minimum spacing requirement, the City of Stockbridge Community Development Department may allow placement of a driveway with a lesser offset distance. Where lack of frontage does not provide for the minimum spacing, the driveway may be required to be a joint use driveway with the adjoining owner.

- g) Whenever possible, driveways on undivided arterials, collector streets, or local streets should align with driveways (if any) on the opposite side of such street.
- h) On a divided arterial street that includes a median, driveways should align with median breaks whenever possible. Driveways not meeting this standard shall be limited to right turn access and right turn egress.
- i) Driveway throat length. The length of a driveway or "throat length" for a commercial or office development shall be designed in accordance with the vehicle storage required for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site vehicle circulation.

### **6.3.2 Parking Areas.**

- a. On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Community Development Department, subject to the following criteria:
  - 1. The use is a big box with outparcels helping to screen parking, or
  - 2. At least 50% of the parking is located to the side or rear of the building, or
  - 3. A safety issue is created by locating parking to the side or rear. For example, the parking will be entirely concealed from view by existing walls or buildings.
- b. Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.
- c. The use of shared parking with adjacent sites is encouraged as per the shared parking provision within Land Development Code.
- d. Parking lots adjacent to, and visible from,

public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of three feet as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.

### **6.3.3 Parking Structures.**

- a. Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.
- b. When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.
- c. The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.
- d. The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.
- e. All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.

### **6.3.4 Paving Materials for Parking Lots and Areas:**

- a. All parking areas, entrance and exit driveways shall be paved with asphalt, concrete, or pervious materials approved by the Community Development Department.
- b. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

### **6.3.5 Off-Street Parking, Loading, and Service Areas:**

- a. All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective devices.

- b. Where possible, off-street parking, loading, and service areas shall be screened from streets and primary building frontages as per the Chapter 5: Landscape & Hardscape Guidelines.
- c. Parking garages shall be given an architecturally articulated street edge with clearly defined openings.
- d. On-Street parking is allowed on publicly accepted streets and may be utilized in satisfying the number of required parking spaces if they are within one-hundred feet (100') of the building entrance.
- e. Off-street loading areas shall be located in the rear of buildings and screened from view from adjacent property or streets.
- e. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.
- f. Employee parking shall be provided on site, or as part of a shared parking agreement, or at a parking structure. One space per employee based on the largest shift is required.
- g. Parking lots shall have internal landscaping and to the extent practical be screened from streets and pedestrian ways.
- h. Parking garages shall be screened to improve the pedestrian environment in mixed-use zones.
- i. Crosswalks - Crosswalks shall be demarcated with brick pavers of common types throughout the development, subject to approval.
- j. Multi-Use Trail - There shall be a multi-use trail, a minimum of ten foot (10') wide, along one side of the main north-south Public Street that bisects the site as per the DRI.

**6.3.6 Shared Parking:**

- a. Adjacent uses or establishments may provide shared parking with a reduced quantity of parking as compared to the sum of parking spaces required for each individual use.
- b. A written request for shared parking shall be presented to the Community Development Department for consideration. At a minimum the request shall include:
  1. A paved driveway connection between the adjacent developments such that automobiles may move from one (1) parcel or use to the adjacent parcel or use without exiting to the public street.
  2. A designated pedestrian connection from uses to the shared parking facility.

**6.3.7 Pedestrian Circulation:**

- a. Parking areas shall be designed to facilitate safe and convenient use by pedestrians. All developments shall provide designated pedestrian pathways or sidewalks connecting the front entrance of the principal building to the sidewalk along the abutting Public or Private Street, including marked crosswalks across interior driveways.
- b. Sidewalk widths
  1. Internal to Residential uses - minimum six feet (6') wide sidewalk on both sides of Public or Private Streets.
  2. Along Roads B, C and D— a minimum eight (8) feet (8') wide sidewalk on both sides of Public Streets where buildings abut the street.
  3. Along road A – a minimum of ten feet (10') wide sidewalks on one side of Road.
- c. Sidewalks may be included within any required landscape area.
- d. All intersections on Public and Private Streets shall contain crosswalks that connect to sidewalks in all quadrants.

**6.3.8 Bicycle Parking:**

- a. All nonresidential uses that are required to provide off-street parking spaces for motorized vehicles shall also provide bicycle parking spaces. Uses that require up to fifty (50) off-street parking spaces for motorized vehicles shall provide at least one (1) bicycle rack plus one (1) more bicycle rack for each additional fifty (50) parking spaces required for motorized vehicles.
- b. Bicycle spaces shall be located such that the rack and bicycle do not obstruct any walkway.
- c. The location and style of each bicycle rack shall be provided on the plans for site plan review and meet the standards of the Community Development Department.
- d. No single bicycle parking area should exceed ten (10) racks or twenty (20) spaces or impede normal pedestrian flow.
- e. It is recommended that the bicycle parking area be located within one hundred (100) feet of the facility entrance, preferably visible from that entrance. In no case shall the bicycle parking be further than two hundred and fifty (250) feet from the entrance.

**6.3.9 Parking Lot Landscaping/Buffering.**

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.
- b. At least thirty percent (30%) of the paved surface area of each surface parking lot shall be shaded by mature landscaping within five (5) years of construction to provide a cool

environment.

- c. The area between a parking lot and the public ROW shall have a boundary strip of at least five (5) feet. Trees within the boundary shall be planted a maximum of forty (40) feet on center, and no boundary shall have less than one (1) tree. A brick or stone wall thirty (30) inches tall, or shrubs maintained at a minimum mature height of twenty-four (24) inches and a maximum height of thirty (30) inches, shall be provided within the strip.
- d. All areas along the corridor not developed with buildings or prepared surfaces for parking, circulation, utilities, or the like, shall be landscaped and maintained with ornamental plantings. These plantings should be native or drought-tolerant plants to minimize the need for irrigation. Green field and wooded areas should be left as is, until developed into another use. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.
- e. *Paving materials for parking lots.*
  - 1. All parking areas shall be paved with asphalt, concrete, or pervious materials approved by the City of Stockbridge Community Development Department.
  - 2. Pervious paving. Recommended pervious paving materials include those described in the current edition of the Georgia Stormwater Management Manual as the porous concrete or modular porous paver systems under the limited application stormwater structural controls.
  - 3. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

## **6.4 LIGHTING**

### **6.4.1 Street Lighting – Pedestrian**

- a. Pedestrian areas shall be well-marked and well-lit. Exterior lighting shall be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting and pedestrian zone lighting is needed but shall not create glare or light spillage off-site or beyond parking lots and streets.
- b. Lighting should be provided at all entrances, pathways, parking areas, and recessed areas.

- c. All exterior lighting fixtures shall use full cutoff luminaires to reduce both energy usage and glare, as well as prevent light pollution.
- d. Lighting shall be pointed at the ground or the building directly to prevent glare onto neighboring areas.
- e. Light fixtures, light pole bases, and poles, shall be consistent with each other, the architecture of buildings (if any), and/or nearby street lighting.

### **6.4.2 Street and Parking Lighting:**

- a. Streetlights
  - 1. Streetlights shall be provided on all public streets.
  - 2. All roadway lighting, streetlights, and parking lights shall be the full cutoff type. Pedestrian lights shall be the semi-cutoff, cutoff, or full-cutoff type.
  - 3. The spacing of streetlights shall be staggered, one hundred fifty (150) feet on-center, along both sides of the roadway.
  - 4. All street lighting along the roadway posted at thirty (30) mph and above shall meet GDOT standards and requirements including placement location per chapter 5 of the GDOT Design Policy Manual.
  - 5. All roadway lighting, streetlights, and parking lights shall be the full cutoff type. Pedestrian lights shall be the semi-cutoff, cutoff, or full-cutoff type.
  - 6. Streetlights shall be consistent with City of Stockbridge Zoning Code.
- b. Parking Lot, sidewalk and building illumination. Outdoor lighting standards shall be as per Community Development Zoning Codes.
- c. Drive-under canopies and pump islands at fueling stations. The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.
- d. Drive-under canopies and pump islands at fueling *stations*. The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.

## **6.5 SIGNAGE**

### **6.5.1 Signage in a mixed-use district.**

- a. Signage in the mixed-use district should be done to clearly relay information and should be appropriate scale to the buildings and should focus on the close-in nature of the slow vehicle and pedestrian traffic. Signage shall be consistent throughout district.

- b. Where possible, signs should be an integral part of the building rather than an afterthought. Wall-mounted signs shall not project more than six inches from the building.
- c. Building-mounted or wall signs for retail shops and commercial area may be located in the storefront areas above the door height and below canopy (typically eight feet above floor).
- d. Signs shall be centered between architectural elements and between columns to allow building architecture to be expressed. Signs shall not necessarily be centered on lease premises.
- e. Signs shall be compatible in scale and proportion with building design and other signs.
- f. Signage shall be placed facing primary pedestrian streets.
- g. Overhanging, building-mounted or blade signs which hang from the canopy, arcade or building front may be utilized to increase visibility.
- h. Each sign is calculated separately and shall conform to all applicable maximum area limitations. Calculated maximum areas are not transferable to other facades. Each tenant is allowed to place signage on no more than two wall facades.
- i. Monument signs can be internally illuminated.
- j. Wall signs shall be of the channel style lettering. Box signs are prohibited.

**6.5.2 Size and Placement:**

- a. The design, size, and location of each sign will be reviewed and approved in context with the design of the building to which it pertains and its specific use.
- b. No signage is permitted within the vision clearance triangle at street intersections.
- c. Signs mounted on buildings, other than those that name the building, should be clearly visible from the street level.

**6.5.3 Regulated Signage:**

Signage will conform to the requirements set forth in Chapter 8.12 of the Sign Ordinance with the following exceptions:

- a. Interstate signs will be allowed in three (3) locations adjacent to the Right-of-Way of I- 75.
- b. Wall signs for large retailers shall be permitted. One sign on principal entrance and an additional sign on an alternative side.
- c. Entertainment uses may be permitted to have

- a marquee with reader board or electric lettering and/or internal illumination but will be reviewed on a case-by-case basis.
- d. Professionally commissioned painted wall murals shall be permitted but will be reviewed on a case-by-case basis.
- e. Building plaques shall be permitted.

**6.5.4 Sign Material and Fabrication:**

- a. Appropriate materials for all signage other than ground signs include the following:
  1. Metal finishes. Polished, brushed, patterned, and weathering metals with natural patinas
  2. Cast/stone concrete
  3. Glass tile/terra-cotta
  4. Metal: copper, bronze, brass, galvanized steel, raw steel, brushed aluminum
  5. Painted or engraved directly on facade surface or glazing
  6. Etched glass
  7. Acrylic with matte finish, combined with other materials
  8. Printed canvas (awnings) – subject to approval
  9. Additional materials approved by the Community Development Department.
- b. Ground monument signs are required. When used, appropriate materials for these signs include the following:
  1. Formed concrete: specialty finish (with integral color or stain)
  2. Brick and stone masonry
  3. Metal: bronze, brushed aluminum, stainless steel, galvanized steel, raw steel
  4. Glass: etched frosted, colored, luminous
  5. Green screen (metal mesh combined with vines or groundcover plantings)
  6. Additional materials approved by the Community Development Department.

**6.6 OUTSIDE DISPLAY**

**6.6.1 Outdoor Display**

- a. All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.
- b. All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.
- c. Display areas shall not block building entries or exits, pedestrian walks, or parking spaces

in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.

- d. Seasonal uses outside of these areas may be approved through the Temporary Use process.

#### **6.6.2 Uses Within Buildings.**

- a. All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed to be customarily and appropriately conducted in the open.
- b. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.
- c. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

### **6.7 SERVICE AREAS, REFUSE AREAS AND BACKFLOW PREVENTORS**

**6.7.1 Trash Enclosures, Storage Areas, and External Structures.** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.

- a. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.
- b. All trash dumpsters shall be provided with solid enclosures.
- c. Enclosures shall be composed of 8-foot-high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.
- d. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three-foot landscaped buffer

shall be provided that does not impede access into and out of vehicles.

- e. These areas shall be well maintained and oriented away from public view.
- f. The consolidation of trash areas between buildings is encouraged.
- g. The use of modern disposal and recycling techniques is encouraged.
- h. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by Staff in accordance with the standards herein.

**6.7.2 Utility Boxes.** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.

### **6.8 ACCESS AND CIRCULATION**

#### **6.8.1 Street Design**

- a. Streets shall be designed in a manner which facilitates efficient vehicular access, smooth traffic flow, and the safety of pedestrians.
- b. A sufficient turning radius shall be provided within street cul-de-sacs and other areas to facilitate turning movements of utility and emergency vehicles.
- c. Curb Cuts. Minimize conflicts between pedestrians and vehicles by limiting curb cuts. Provide shared curb cuts between adjacent properties in multi-site developments wherever possible.
- d. The usage of bicycles for personal transportation or recreation is encouraged. All bicycle racks shall be appropriately positioned and located in areas which ensure the safety of the bicyclists or uses of alternative non-motorized modes of transportation and which do not hinder the safety or mobility of pedestrians or vehicles.

#### **6.8.2 Vehicular Access and Circulation**

- a. *Acceleration and Deceleration Lanes.* Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.
  - 1. A major driveway entering a street classified as a collector or above with a regulated arterial speed thirty-five (35) miles per hour or greater shall be required to provide a deceleration lane consistent with the standards set in chapter 8.

2. An acceleration or deceleration lane that would begin or end within seventy-five (75) feet of another driveway or intersecting street shall be lengthened so that it connects with the adjacent street or driveway.
- b. *Access Requirements. For each commercial lot:*
  1. Each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
  2. The entire flare of any return radii shall fall within the right-of-way.
- c. *Interconnection.* All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.
- d. *Off-street Truck Loading Space.* Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.
- e. *Access.*
  1. Adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks.
  2. Properties that are adjoining must enter into an agreement to create space for a connection between the two (2) properties. This keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once if desired.
- f. *Access Requirements for each commercial lot:*
  1. With the exception of those roads designated as Road A, Road B, and Road C, all roadways shall not be more than forty (40) feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
  2. The entire flare of any return radii shall fall within the right-of-way.
- g. *Drive-throughs.* Drive-through facilities may be permitted on a limited basis as long as they accommodate adequate vehicle stacking and are adequately screened from adjacent properties and roadways.

### 6.8.3 Pedestrian Access and Connectivity

- a. Pedestrian Connectivity.
  1. To foster pedestrian usage in the mixed-use district, sidewalks must be a minimum of eight feet in width internally, except when the Community Development Department determines this width is not feasible.
  2. All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.
  3. Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.
  4. All pedestrian connections shall be shown on the related site plan or plat.

## 6.9 PUBLIC IMPROVEMENT STANDARDS

Public rights-of-way (new and existing streets/roads) within the highway corridor overlay district shall be improved in accordance with the following standards:

**6.9.1 Street standards.** Public rights-of-way located within the highway corridor overlay district shall be classified by type (i.e. arterial, collector, local, or nonresidential access) by the City of Stockbridge Department of Transportation and shall be consistent with City of Stockbridge Zoning Code design guidelines as follows:

- a. *Arterial (Jodeco Road):*
  1. Forty-five (45) mph design speed.
  2. Minimum one hundred twenty-foot right-of-way.
  3. Ten-foot (minimum) wide landscaped strip located outside of planned right-of-way (both sides of street), including an eight-foot wide sidewalk.
  4. Pedestrian lights are required in landscaped strip on both sides of arterial.
  5. Street trees are required in landscaped strip on both sides of arterial.
- b. *Collector (Road A):*
  1. Thirty-five (35) mph design speed.
  2. Minimum eighty-foot right-of-way.
  3. Depending on adjacent land use, lanes shall conform to one (1) of the following two (2) options:
    - a) Two (2) travel lanes at twelve (12) feet with center turn lane at fourteen

(14) feet in commercial areas.

- b) Two (2) travel lanes at twelve (12) feet with turn lane at intersection provided between intersections for planned developments or residential areas.
  - 4. Twenty-four-inch wide curb and gutter.
  - 5. Eight-foot (minimum) wide landscaped strip (may be located outside right of way) (both sides of street).
  - 6. Ten-foot (minimum) wide multiuse path or sidewalk on one side of the road.
  - 7. Streetlights and pedestrian lights are required in landscaped strip on both sides of collector. On roads posted at thirty (30) mph or greater, streetlights and pedestrian lights shall be placed per chapter 5 of the GDOT Design Policy Manual.
  - 8. Street trees are required in landscaped strip on both sides of collector. On roads posted at thirty (30) mph or greater, street trees shall be placed per chapter 5 of the GDOT Design Policy Manual and the GDOT Policy for Landscaping.
- c. *Local streets (Roads B, C, and D):*
- 1. Twenty-five (25) mph design speed.
  - 2. Minimum fifty-foot right-of-way.
  - 3. Two (2) travel lanes at eleven (11) feet each.
  - 4. Twenty-four-inch wide curb and gutter.
  - 5. Eight-foot (minimum) wide landscaped strip (may be located outside right of way) (both sides of street).
  - 6. Eight-foot (minimum) wide sidewalk outside landscaped strip.
  - 7. Streetlights are required in landscaped strip on both sides of local street.
  - 8. Street trees are required in landscaped strip on both sides of local street.
- d. *Residential access streets:*
- 1. Private or public streets are allowed.
  - 2. Two travel lanes at eleven (11') feet each.
  - 3. Five (5') foot sidewalks
- e. *Nonresidential access street:*
- 1. Twenty-five (25) mph design speed.
  - 2. Minimum fifty-foot right-of-way.
  - 3. Two (2) travel lanes at eleven (11) feet each.
  - 4. Eighteen-inch wide curb and gutter, twenty-four (24) inches if public right-of-way.
  - 5. Five-foot (minimum) wide landscaped strip, eight-foot if public right-of-way (may be located outside of right-of-way).
  - 6. Eight-foot (minimum) wide sidewalk outside landscaped strip.
  - 7. Street trees are required in landscaped strip on both sides of local street.
- f. *Underground utilities are required for all street frontages.* Upon written application pursuant to chapter 11, an exception may be granted by the

zoning advisory board in cases where, due to unique topography or the presence of rock, the installation of underground utilities would present a severe and unique hardship.

#### **6.9.2 Network standards.**

- a. *Connectivity.* Within all nonresidential or multifamily developments or any single-family residential development of five (5) or more acres, the following standards shall apply unless a variance is sought and obtained from the zoning advisory board pursuant to chapter 11 due to unusual topography or environmental constraints such as major streams and rivers that create a severe and unique hardship:
- 1. No local street may be longer than fifteen hundred (1,500) feet without an intersection with another local through street. Cul-de-sac streets shall not count as through streets.
  - 2. Continuous pedestrian walkways shall be provided to connect building entrances to required sidewalks along street frontage.
  - 3. A cul-de-sac street that ends within two hundred (200) feet of the right-of-way of an adjacent collector or arterial street shall provide a five-foot wide sidewalk in a ten-foot wide easement connecting the sidewalk on the cul-de-sac to the sidewalk on the adjacent collector or arterial street.
  - 4. Dead-end streets, including cul-de-sac streets, shall not exceed three hundred (300) feet in length and shall not serve more than thirty (30) dwelling units.
- b. *Vehicular access points:* Minimum number of driveways or streets required per table below.
- c. *Utilization* and provision of connections to and from adjacent developments and developable parcels.
- 1. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.
  - 2. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed fifteen hundred (1,500) feet along each development plan boundary that abuts potentially developable or redevelopable land.
- d. *Interparcel access.* For developments along an arterial or collector street, except where a variance is sought and obtained from the Planning Commission Advisory Board because of topographic or other site-specific constraints that create a unique and severe hardship, compatible developments, as determined by the Community Development

Department, shall provide a network of nonresidential access streets that meet the following:

1. Access streets shall be constructed for a commercial or multifamily residential development that abuts another commercial or multifamily residential development, whether existing or planned. The development of the site shall incorporate the following:
  - i. Continuous non-residential access street, where necessary to connect adjacent parcels along the thoroughfare.
  - ii. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access.
- e. New commercial or multifamily property that abuts a planned, new or existing multifamily residential property shall provide for a five-foot wide sidewalk connecting the two (2) uses.
- f. New multifamily residential development that abuts a planned, new or existing commercial property shall provide for a five-foot wide sidewalk connecting the two (2) uses.
- g. **Crosswalks:**
  - i. All intersections on streets posted at twenty-five (25) mph or less shall contain crosswalks that connect to sidewalks in all quadrants. For streets posted at over twenty-five (25) mph, crosswalks shall be placed when determined as warranted by engineering study by a professional traffic operation engineer and such studies are subject to City of Stockbridge review and approval.
  - ii. Crosswalks shall be either demarcated with brick, pavers, stamped concrete, or as determined by City of Stockbridge.

### 6.9.3 Street trees.

Subject to City of Stockbridge Community Development Department's review and approval, canopy trees shall be provided in street rights-of-way including medians and required landscaped strips adjacent to all streets. For roadways/streets either classified as collector or above or posted at thirty (30) mph or greater, the tree types, sizes, and lateral offset to trees are to be governed by chapter 5 of the GDOT Design Policy Manual and the GDOT Policy for Landscaping. Trees and vegetation shall be located such that such vegetation shall not be located within the required sight lines necessary for intersection sight distance based on the road's posted speed limit.

- a. Appropriate street tree species include the following:
  1. **Large trees**—Average spacing forty (40) feet on center:

- a) Nuttall Oak
- b) Shumard Oak
- c) Willow Oak
- d) Gingko (Variety: President, Autumn Gold, male gender)
- e) Princeton Elm
- f) Chinese Elm (varieties Allee, Athena, Drake, Bosque)
- g) Bald Cypress (variety: Shawnee Brave)
- h) Zelkova (variety Green Vase or Village Green)
- i) Northern Red Oak
- j) Red Leaf Maple

2. **Small trees**—Average spacing twenty (20) feet on center:

- a) Crepe Myrtle
- b) Saucer Magnolia (variety: Butterflies)
- c) Chinese Fringe Tree
- d) Golden Rain Tree
- e) Texas Redbud (Cercis reniformis)
- f) Kousa Dogwood
- g) Washington Hawthorn 'Princeton Sentry
- h) Zelkova (variety: Wires)
- b. No more than twenty-five (25) (or twenty-five (25) percent of the total number, whichever is greater) of the trees installed may be of anyone (1) genus.
- c. No more than twenty-five (25) percent of the street trees used in a single development shall be of the small tree species, unless limited by roadway classification or posted speed limit that affect tree type placement.

### 6.9.4 Improvement guarantees.

The developer shall provide to the City financial security to guarantee the installation of project improvements required in these Design Guidelines/ ordinance. The developer's financial guarantee may be any of the following:

- a. An escrow of funds with the City;
- b. An escrow of funds with a bank upon which the City can draw;
- c. An irrevocable letter of credit or commitment upon which the City can draw;
- d. A performance bond for the benefit of the City upon which the City can collect; and
- e. Proof by the Developer that a minimum of five (5M) million dollars of infrastructure improvements (% of infrastructure improvements for the site) has been completed
- f. Any other form of guarantee approved by the City Council that will satisfy the objectives of this subsection.

The guarantee shall be in an amount sufficient to secure the full costs, as determined by the City of Stockbridge Community Development Department, of the construction cost of the improvements, based on the most recent edition of Georgia Department of Transportation "Item Means Summary" or other comparable standardized cost estimation procedure.