

**Powder Springs, Georgia
Traditional Neighborhood Development Ordinance**

ORDINANCE NO. 2000-12

AN ORDINANCE BY THE CITY OF POWDER SPRINGS, GEORGIA, TO COMPREHENSIVELY AMEND THE ZONING ORDINANCE OF THE CITY OF POWDER SPRINGS ADOPTED IN 1987, AS AMENDED FROM TIME TO TIME, TO CREATE A NEW ZONING DISTRICT CALLED “TRADITIONAL NEIGHBORHOOD DEVELOPMENT”; TO PROVIDE FOR RULES AND REGULATIONS FOR THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES AND PARTS OF ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Powder Springs zoning ordinance was last comprehensively amended in 1995; and

WHEREAS, the governing authority of Powder Springs desires to amend the text of its zoning ordinance; and

WHEREAS, in order to provide for the continued orderly growth in Powder Springs and to improve the present zoning ordinance, certain changes and additions to the zoning ordinance are necessary; and

WHEREAS, the proposed amendment to the zoning ordinance encompasses the intent and purpose of the 1987 zoning ordinance, by recognizing the changes forecast in the Powder Springs Comprehensive Plan which provides a solution to meeting these changes; and

WHEREAS, notice of a public hearing was duly published as required by O.C.G.A., Title 36; and

WHEREAS, pursuant to O.C.G.A. Title 36, public hearing for the Mayor and Council was held on July 17, 2000, at which time all owners of property affected and other citizens of the city were given opportunity after public notice as required by law to voice their protests, suggestions, or criticisms, if any;

NOW THEREFORE, the Mayor and Council of the City of Powder Springs ordains that the Zoning Ordinance for the City of Powder Springs, Georgia, Ordinance 95-6 as adopted October 2, 1995, and as amended from time to time shall be amended as follows:

1. A new zoning district, denominated “Traditional Neighborhood Development” shall be created and known as “TND”. To that end, Section 7.12, previously reserved, shall be amended and shall read as follows:

“7.12 TND Traditional Neighborhood Development.

7.12.01 **Purpose and Intent.** The TND District is established to encourage and provide flexible site plan and building arrangements under a plan of comprehensive residential and commercial development rather than a lot-by-lot regulation.

The TND District is intended to encourage smart-growth planning and development in the City of Powder Springs, and to encourage the creation of planned small communities where citizens may live, work and enjoy recreational activities without dependence on the automobile. TND Districts shall combine residential, commercial and recreational elements in order to create a livable, more desirable environment for the residents of the City.

The TND District will allow higher density residential development, yet will require additional amenities so as to create a true livable community, zoning district, including a variety of residential elements and commercial and retail establishments.

7.12.02 **Basis for Consideration of Zoning Applications.** Consideration for approval or disapproval of a TND planned small community shall be based on and interpreted in light of the effect of the development on the comprehensive plan of the City, and in light of the effect of the development on the use of property adjacent to and in the areas close to the TND planned small community. Applications for the TND zoning district must conform with each and every requirement of a TND planned small community, as provided for herein. The Mayor and Council reserve the right to disapprove any application which does not conform to the requirements of a TND planned small community, as provided for herein. However, the Mayor and Council may approve an application for the TND zoning district with stipulations, conditions, modifications or variances.

7.12.03 **Modifications and Variances.** The Mayor and Council may, by conditional use approval, permit the modification of the provisions of this article, including but not limited to provisions relating to the percentage of types of dwelling units and the amount of commercial development, in order to encourage the development of a planned small community. Any modification of the requirements of this article shall be subject to the following standards:

- 7.12.03.01 The design and improvement of the planned small community shall be in harmony with the purpose and intent of this article.
- 7.12.03.02 The design and improvement of the planned small community shall generally enhance the development plan, or in any case not have an adverse impact on its physical, visual, or spatial characteristics.
- 7.12.03.03 The design and improvement of the planned small community shall generally enhance the streetscape and neighborhood, or in any case not have an adverse impact on the streetscape and neighborhood.
- 7.12.03.04 The modification shall not result in configurations of lots or street systems which shall be impractical or detract from the appearance of the proposed planned small community.
- 7.12.03.05 The proposed modification shall not result in any danger to public health, safety, or welfare by making access to the dwellings by emergency vehicles more difficult, by depriving adjoining properties of adequate lighting and air, or by violating the other purposes for which zoning ordinances are to be enacted.
- 7.12.03.06 Landscaping and other methods shall be used to insure compliance with the design standards and guidelines of this article.
- 7.12.03.07 The minimum lot size of any lot created shall not be reduced below the requirements of this article
- 7.12.03.08 The landowner shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary

If the Mayor and Council determines that the landowner has met his or her burden, it may grant modification of the requirements of this article. In granting such modifications, the Mayor and Council may impose such conditions as will, in its judgment, secure the objectives and purposed of this article

- 7.12.04 **Plan Review.** Design plans for a planned small community shall be submitted to the City Engineer. The City Engineer shall provide a report stating whether the proposed planned small community meets the minimum requirements of the article.

[ZONE TO PLAN]

7.12.05 **Definitions.**

- 7.12.05.01 Buffer. An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms, and/or fences or walls, and designed to limit views and sounds from the development tract to adjacent properties and vice versa.
- 7.12.05.02 Facade. A building face or wall.
- 7.12.05.03 Fenestration. Window and other openings on a building facade.
- 7.12.05.04 Gateway. A principal point of entrance into a district or neighborhood.
- 7.12.05.05 Gateway Building. A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.
- 7.12.05.06 Internal Open Space. A component of common open space, comprising one or more parcels with a minimum area of 500 square feet, or a distinct geometric shape, and bounded by streets with curb side parking on a minimum of 50 percent of their perimeter.
- 7.12.05.07 Lane. A private street or easement located through the interior of blocks and providing vehicular and service access to the side or rear of properties.
- 7.12.05.08 Linkage. A line of communication, such as a pathway, arcade, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g., a railroad line, major arterial) or a natural feature (e.g., a river or stream).
- 7.12.05.09 Public Sidewalk. A paved path provided for pedestrian use and usually located at the side of a road within a right-of-way.
- 7.12.05.10 Sidewalk Display. The outdoor display of merchandise for sale by a commercial establishment. The displayed

merchandise must be similar to the merchandise sold within the establishment.

7.12.05.11 Streetscape. The built and planted elements of a street which define its character.

7.12.05.12 Visual Termination. A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend.

7.12.06 **Permitted Principal Uses.**

7.12.06.01 Residential Uses.

7.12.06.01.01 Single Family Detached.

7.12.06.01.02 Single Family Semi-detached.

7.12.06.01.03 Duplex.

7.12.06.01.04 Townhouse.

7.12.06.01.05 Apartment dwellings, containing less than 10 units.

7.12.06.01.06 Accessory dwellings.

7.12.06.02 Public and Semi-Public Uses, including parks and playgrounds and structures typically constructed as part of this type of facility.

7.12.06.03 Community Clubs.

7.12.06.04 Community Facilities.

7.12.06.05 Day Care Centers.

7.12.06.06 Elderly Day Care Centers.

7.12.06.07 Churches.

7.12.06.08 Commercial Uses.

7.12.06.08.01 Banks and other financial institutions, including drive-through banking provided such are located at the rear of a site.

7.12.06.08.02 Offices.

7.12.06.08.03 Retail sales of goods and services.

7.12.06.08.04 Restaurants, except drive-through facilities.

7.12.06.08.05 Neighborhood motor vehicle service station or garage.

7.12.06.09 Golf Courses.

7.12.06.10 Agricultural Uses, except agri-business structures.

7.12.06.11 Public and semi-public recreational uses.

7.12.06.12 Equestrian uses, limited to housing for horses for the personal use of residents of the development.

7.12.06.13 Cemeteries.

7.12.06.14 Bed and Breakfast establishments.

7.12.07 **Permitted Accessory Uses.**

7.12.07.01 All residential accessory uses shall comply with the Residential Accessory Use Regulations, except as modified in this article.

7.12.07.02 Home-based offices, with some conditions.

7.12.07.03 Accessory uses, buildings, or structures for all other non-residential uses as approved.

7.12.08 **Minimum Area.** An application for a TND planned small community shall consist of no less than ten (10) contiguous acres of land. However, there shall be no minimum size for a TND planned small community in the Downtown Activity Center.

7.12.09 **Utility Services.** Water and sewer service shall be required.

7.12.10 **Common Open Space and Community Green.**

7.12.10.01 Not less than twenty-five (25) to thirty-five (35) percent of the total acreage of a TND planned small community shall be allocated to and shall remain as common open space in perpetuity.

- 7.12.10.02 Common open space shall be deed-restricted to prohibit future development on said common open space.
- 7.12.10.03 Internal open spaces shall contain a minimum area of five hundred (500) square feet and shall be of a distinct geometric shape.
- 7.12.10.05 Each TND small community shall be designed to have one primary internal open space which shall be considered as part of the dedicated common open space requirement and shall be referred to as the community green.
 - 7.12.10.05.01 Each community green shall have a minimum area of ten thousand (10,000) square feet.
 - 7.12.10.05.02 Each community green shall be situated within the development so that the center of the community green is within fifteen hundred (1,500) feet of 90% of all dwelling units in the development.
 - 7.12.10.05.03 Each community green may include public restrooms, public telephones, and police/fire call boxes.
- 7.12.10.06 Peripheral open space shall be required on the exterior perimeter of each TND planned small community and shall cover the entire perimeter of the community.
 - 7.12.10.06.01 At a minimum, peripheral open space shall consist of a landscaped or arboreal buffer of no less than twenty-five (25) feet.
 - 7.12.10.06.02 Peripheral open space areas may be used for golf courses, and public and semi-public recreation purposes with the approval of the Mayor and Council.
- 7.12.10.07 Common open space, particularly peripheral open space areas, containing existing attractive or unique natural features, such as streams, creeks, ponds, woodlands, specimen trees, and other areas of mature vegetation worthy of preservation shall, to the maximum extent possible, be left unimproved and in its natural state.

- 7.12.10.8 Cemeteries may be permitted in both internal and peripheral open space areas with the approval of the Mayor and Council.
- 7.12.10.09 The buildings, structures, and improvements permitted in the common open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the common open space.
- 7.12.10.10 The method utilized for ownership, administration, and maintenance of common open space shall be approved by the Mayor and Council.
 - 7.12.10.10.01 The City may accept dedication of common open spaces or any interest therein for public use and maintenance, for no consideration to be paid by the City
 - 7.12.10.10.02 The landowner must establish an automatic-membership homeowners' association as a non-profit corporation for the purpose of owning, administering, and maintaining common open space in the TND planned small community.
 - 7.12.10.10.03 The landowner may establish a deed or deeds of trust, for the purpose of owning, administering, and maintaining common open space.
 - 7.12.10.10.04 The developer may transfer the fee simple title in the common open space to a private, non-profit organization among whose purposes is the conservation of open space land and/or natural resources.
 - 7.12.10.10.05 If a portion of the common open space is to be used for agricultural purposes, that portion may be transferred to a person or other entity who will farm the land.
 - 7.12.10.10.06 If a portion of the common space is to be used for cemetery purposes, that portion may be transferred to a religious organization, cemetery corporation, or other similar entity which will operate or maintain the cemetery.

7.12.10.11 Shall any organization entrusted with the care and maintenance of common open space in a TND planned small community fail to properly maintain any common open space, the Mayor and Council may serve written notice and may take legal steps to correct problem.

7.12.11 Blocks within a Planned Small Community.

7.12.11.01 The street system shall be designed to create blocks that are generally rectilinear in shape; to the greatest extent possible. Blocks shall be designed to have a maximum length of four hundred eighty (480) feet.

7.12.11.02 Each block shall be designated with a build-to-line which shall establish the front yard setback for the lots on the block.

7.12.11.03 Lot areas and widths shall vary at random to the greatest extent possible, in order to eliminate the appearance of a standardized subdivision; to the extent possible, no more than two (2) lots in a row shall have the same width, and lot widths shall vary by a minimum of five (5) foot increments.

7.12.12 Streets within a Planned Small Community.

7.12.12.01 Street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints of the tract, and peripheral open space areas.

7.12.12.01.01 The street layout shall take into consideration the location of the community focus, other internal open space areas, gateways, and vistas.

7.12.12.01.02 There shall be a minimum of two (2) interconnections with the existing public street system.

7.12.12.01.03 There shall be, to the maximum extent possible, linkages to adjacent developments and neighborhoods consisting of pedestrian and bicycle paths.

7.12.12.02 Street layout shall form an interconnected system of streets primarily in a rectilinear grid pattern, modified, however, to avoid a monotonous pattern.

- 7.12.12.02.01 The use of cul-de-sacs and other roadways with a single point of access shall be minimized.
- 7.12.12.02.02 To the greatest extent possible, streets shall be designed to have a maximum length of six hundred (600) feet.
- 7.12.12.03 Street layout shall incorporate a hierarchy of street types as specified. The following shall represent the hierarchy of street types:
 - 7.12.12.03.01 Lane or alley.
 - 7.12.12.03.02 Two-way residential street.
 - 7.12.12.03.03 Commercial mixed use street (Main Street).
 - 7.12.12.03.04 Two lane arterial.
- 7.12.12.04 Requirements for each street type
 - 7.12.12.04.01 Lane or alley.
 - 7.12.12.04.01.01 Paved width - eighteen (18) feet.
 - 7.12.12.04.01.02 Right-of-way width - thirty-six (36) feet.
 - 7.12.12.04.01.03 Parking allowances - No on-street parking shall be allowed.
 - 7.12.12.04.01.04 Design Speed - 10 m.p.h.
 - 7.12.12.04.01.05 Curbing requirements - Curbing shall be required.
 - 7.12.12.04.02 Two-way residential street.
 - 7.12.12.04.02.01 Paved width - twenty-four (24) feet.
 - 7.12.12.04.02.02 Right-of-way width - fifty (50) feet.
 - 7.12.12.04.02.03 Parking allowances - No on-street parking shall be allowed.
 - 7.12.12.04.02.04 Design Speed - 25 m.p.h.

- 7.12.12.04.02.05 Curbing requirements - Curbing shall be required.
- 7.12.12.04.03 Commercial mixed use street.
 - 7.12.12.04.03.01 Paved width - thirty-four (34) feet.
 - 7.12.12.04.03.02 Right-of-way width - sixty-four (64) feet.
 - 7.12.12.04.03.03 Parking allowances - On-street parking is permitted.
 - 7.12.12.04.03.04 Design Speed - 25 m.p.h.
 - 7.12.12.04.03.05 Curbing requirements - Curbing is required.
- 7.12.12.04.04 Two way arterial street.
 - 7.12.12.04.04.01 Paved width - Twenty-four (24) feet.
 - 7.12.12.04.04.02 Right-of-way width - Seventy (70) feet.
 - 7.12.12.04.04.03 Parking allowances - On-street parking is not permitted.
 - 7.12.12.04.04.04 Design Speed - 15 m.p.h.
 - 7.12.12.04.04.05 Curbing requirements - Curbing is required.

7.12.13 Residential Development within a Planned Small Community.

- 7.12.13.01 The maximum allowable number of units and corresponding non- residential uses shall be determined by a development suitability analysis of the land characteristics, septic, sewage and water availability.
- 7.12.13.02 The range of residential zoning densities shall be 0.25 dwelling units per acre to six (6) dwelling units per acre.
- 7.12.13.03 A range of residential dwelling types shall be provided.
 - 7.12.13.03.01 The number of single family detached dwellings shall range from a minimum of sixty-five percent (65%) to a maximum of ninety percent (90%).

- 7.12.13.03.02 Of the remaining number of dwellings, no more than seventy-five percent (75%) shall be the same type of dwelling unit
- 7.12.13.04 Residential net density shall generally decrease from the community green and/or center-core towards the periphery of the small community.
 - 7.12.13.04.01 The segregation of different dwelling unit types is discouraged and different types of dwelling units may be mixed in any distribution within any single block
 - 7.12.13.04.02 Very large lot, single family detached dwelling, including accessory dwellings, shall be the only dwelling type permitted further than fifteen hundred (1,500) feet from the community green
- 7.12.13.05 Buildings shall be designed in conformance to the selected design vocabulary.
 - 7.12.13.05.01 Building designs shall vary in terms of footprint, architectural elevations, fenestration, type of roof, height, front entrance, and porch locations.
 - 7.12.13.05.02 Colors, materials, and architectural details should be limited in number, compatibility, and repetition throughout the neighborhood.
- 7.12.13.06 Accessory dwellings shall be limited to eight hundred fifty (850) square feet in floor area and, for the purposes of calculating residential density, each accessory dwelling shall count as one half ($\frac{1}{2}$) dwelling unit.
 - 7.12.13.06.01 There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling
- 7.12.13.07 Apartment dwellings located on upper floors above commercial uses shall be a minimum of one thousand (1,000) square feet in gross floor area, and for the purposes of calculating residential density, each such apartment dwelling shall count as one half ($\frac{1}{2}$) dwelling unit.
 - 7.12.13.07.01 Elevator access shall be provided for eight (8) or more interconnected units.

- 7.12.13.08 All residential units shall be raised above the level of the adjacent sidewalk as specified for the various street types.
- 7.12.13.09 A minimum of fifty percent (50%) of all dwelling units shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed three (3) feet in height.
 - 7.12.13.09.01 Front yards of attached duplexes or townhouses may be unified into one common yard treated as a single front yard for the entire building
 - 7.12.13.09.02 A minimum of fifty percent (50%) of all dwelling units shall have a front entrance articulated with a covered front entry porch
- 7.12.13.10 All dwelling units shall have a private yard or patio a minimum of four hundred (400) square feet in area and enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof.
 - 7.12.13.10.01 The height of such yard or patio enclosure shall not exceed six (6) feet and shall be suitable to provide privacy and screen views of neighboring uses

7.12.14 Commercial Development within a Planned Small Community.

- 7.12.14.01 The commercial density of a planned small community shall range from a minimum of one hundred twenty-five (125) square feet of commercial floor area per residential dwelling unit to a maximum of three hundred (300) square feet.
 - 7.12.14.01.01 Local convenience retail component shall be twenty-five (25) to fifty (50) square feet per unit.
 - 7.12.14.01.02 Office and service component shall be one hundred (100) to two hundred fifty (250) square feet per unit.
 - 7.12.14.01.03 In DAC or CAC districts additional density in commercial development may be allowed.
- 7.12.14.02 The commercial component shall consist of a minimum of fifty percent (50%) commercial uses which are primarily oriented to serve the residents of the small community.

- 7.12.14.03 Commercial components shall front on the interior streets of the small community.
 - 7.12.14.03.01 Commercial uses *may* be mixed and integrated with dwelling units and public and semi-public uses, community clubs, and community facilities, with the approval of the Mayor and Council.
 - 7.12.14.03.02 The greatest concentration of commercial development shall be located around a community green and/or within a main street commercial area
- 7.12.14.04 Commercial uses shall be contained in multi-story, mixed use structures with commercial/retail uses on the ground level and apartment dwellings or offices on the upper levels.
- 7.12.14.05 Corner stores may be located in residential areas of the small community away from the core.
- 7.12.14.06 Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.

7.12.15 Sidewalks and Bikeways.

- 7.12.15.01 A sidewalk network shall be provided throughout the development that interconnects all dwelling units with other units, non-residential uses, and common open space.
- 7.12.15.02 Sidewalks shall be a minimum of four (4) feet in width, expanding to six (6) feet along major pedestrian routes; sidewalks in commercial areas shall be between eight (8) and fifteen (15) feet in width.
 - 7.12.15.02.01 Sidewalks shall be constructed of brick, slate, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings.
- 7.12.15.03 Walkways shall be raised and curbed along buildings and within parking lots, where suitable.
 - 7.12.15.03.01 All parking lots shall provide for pedestrian traffic.

- 7.12.15.03.02 All sidewalks and other pedestrian walkways shall have appropriate lighting.
- 7.12.15.03.02 Pedestrian street crossings shall be clearly delineated by a change in pavement color and/or texture.
- 7.12.15.04 Bikeways shall be provided, where possible, to link internal open space areas with peripheral open space areas.
 - 7.12.15.04.01 Bikeways shall be a minimum of six (6) feet wide and may use asphalt paving.
 - 7.12.15.04.02 Bike racks shall be provided in internal open space areas and recreation areas in the peripheral open space

7.12.16 Area and Bulk Regulations.

- 7.12.16.01 Large lot single family detached dwellings
 - 7.12.16.01.01 Minimum lot area: Fifteen thousand (15,000) square feet.
 - 7.12.16.01.02 Minimum lot width at front yard setback line: sixty-five (65) feet.
 - 7.12.16.01.03 Minimum lot depth: one hundred twenty (120) feet.
 - 7.12.16.01.04 Minimum yard dimensions
 - 7.12.16.01.04.01 Build-to line: twenty-five (25) feet unless specified in the regulating plan or street sections.
 - 7.12.16.01.04.02 Front yard: minimum of ten (10) feet with a maximum of twenty (20) feet.
 - 7.12.16.01.04.03 Side yard (each side): ten (10) feet.
 - 7.12.16.01.04.04 Rear yard: fifty (50) feet.
 - 7.12.16.01.05 Build-up line: 2 ½ stories first finished floor level must be a minimum of two feet above sidewalk grade.

- 7.12.16.01.05.01 Maximum building height: forty (40) feet.
 - 7.12.16.01.06 Maximum building coverage: Twenty-five percent (25%).
 - 7.12.16.01.07 Minimum non-impervious surface: Fifty percent (50%).
 - 7.12.16.01.08 Rear or side yard garage required.
 - 7.12.16.01.09 Bulk standards for accessory dwelling: an accessory dwelling located on the same lot as a large single family dwelling, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modification, except that a detached accessory dwelling shall be limited to a maximum building height of twenty-five (25) feet.
- 7.12.16.02 Small lot single family detached dwellings.
- 7.12.16.02.01 Lot area: a minimum of five thousand (5,000) square feet and a maximum of ten thousand (10,000) square feet.
 - 7.12.16.02.02 Lot width at front yard setback line: minimum of fifty (50) feet, maximum of sixty-five (65) feet.
 - 7.12.16.02.03 Minimum lot depth: one hundred (100) feet.
 - 7.12.16.02.04 Yard dimensions.
 - 7.12.16.02.04.01 Build-to line: fifteen (15) feet unless specified in the regulating plan.
 - 7.12.16.02.04.02 Front yard: minimum of ten (10) feet, maximum of twenty-five (25) feet.
 - 7.12.16.02.04.03 Side yard (each side): minimum of six (6) feet, maximum of twenty (20) feet.
 - 7.12.16.02.04.04 Rear yard: minimum of twenty-five (25) feet.

- 7.12.16.02.05 Build-up line: two (2) stories, first finished floor level must be a minimum of two (2) feet above sidewalk grade
 - 7.12.16.02.05.01 Maximum building height: thirty-five (35) feet.
- 7.12.16.02.06 Maximum building coverage: forty percent (40%).
- 7.12.16.02.07 Minimum non-impervious area: fifty percent (50%).
- 7.12.16.02.08 Rear yard parking required alley optional
- 7.12.16.02.09 Minimum size of dwelling house: 1,600 square feet.
- 7.12.16.02.10 Additional standards for accessory dwellings: an accessory dwelling located on the same lots as a small lot, detached single family dwelling, whether attached or detached to same, shall additionally comply with the standards as specified above without modification, except that a detached accessory dwelling shall be limited to a maximum building height of twenty-five (25) feet
- 7.12.16.03 Single family semi-detached dwellings.
 - 7.12.16.03.01 Lot area: minimum of three thousand (3,000) square feet per dwelling unit or attached office commercial, maximum of six thousand (6,000) square feet per dwelling unit/office commercial.
 - 7.12.16.03.02 Lot width at front yard setback line: minimum of forty (40) feet, maximum of eighty (80) feet per dwelling unit.
 - 7.12.16.03.03 Minimum lot depth: one hundred (100) feet.
 - 7.12.16.03.04 Yard dimensions.
 - 7.12.16.03.04.01 Build-to line: fifteen (15) feet unless specified in the regulating plan.
 - 7.12.16.03.04.02 Front yard: minimum of ten (10) feet, maximum of twenty-five (25) feet.

- 7.12.16.03.04.03 Side yard (one side): minimum of six (6) feet, maximum of twenty (20) feet.
- 7.12.16.03.04.04 Rear yard: minimum of twenty-five (25) feet.
- 7.12.16.03.05 Build-up line: two (2) stories, first finished floor level must be a minimum of two (2) feet above sidewalk grade
 - 7.12.16.03.05.01 Maximum building height: thirty-five (35) feet.
- 7.12.16.03.06 Maximum building coverage: forty percent (40%).
- 7.12.16.03.07 Minimum non-impervious surface: fifty percent (50%).
- 7.12.16.03.08 Minimum size of dwelling house: 1,600 square feet.
- 7.12.16.03.09 Rear yard or side yard parking required, alley access optional.
- 7.12.16.03.10 Attached structure shall be subordinate to the main structure characterized at minimum by a lower ridge line.
- 7.12.16.04 Duplex Dwellings.
 - 7.12.16.04.01 Lot area: minimum of three thousand (3,000) square feet per dwelling unit and a maximum of five thousand (5,000) square feet per dwelling unit.
 - 7.12.16.04.02 Lot width at front yard setback line: minimum of thirty (30) feet per dwelling unit, maximum of fifty (50) feet per dwelling unit.
 - 7.12.16.04.03 Minimum lot depth: one hundred (100) feet.
 - 7.12.16.04.04 Yard dimensions.
 - 7.12.16.04.04.01 Build-to line: fifteen (15) feet or as specified in the regulating plan.

- 7.12.16.04.04.02 Front yard: minimum of ten (10) feet and a maximum of twenty (20) feet.
- 7.12.16.04.04.03 Side yard (one side): minimum of four (4) feet and a maximum of ten (10) feet.
- 7.12.16.04.04.04 Rear yard: minimum of twenty-five (25) feet.
- 7.12.16.04.05 Build-up line: two (2) stories, first finished floor level must be a minimum of two (2) feet above sidewalk grade.
 - 7.12.16.04.05.01 Maximum building height: thirty-five (35) feet.
- 7.12.16.04.06 Maximum building coverage: fifty percent (50%).
- 7.12.16.04.07 Minimum open area: forty percent (40%).
- 7.12.16.04.08 Minimum size of dwelling house: 1,400 square feet.
- 7.12.16.04.09 Rear yard parking and alley required
- 7.12.16.05 Townhouse (Rowhouse) Dwellings.
 - 7.12.16.05.01 Lot area: minimum of one thousand eight hundred (1,800) square feet per dwelling unit and a maximum of four thousand five hundred (4,500) square feet per dwelling unit.
 - 7.12.16.05.02 Lot width at front yard setback line: a minimum of twenty (20) feet per dwelling unit and a maximum of thirty (30) feet per dwelling unit.
 - 7.12.16.05.03 Maximum lot depth: one hundred (100) feet.
 - 7.12.16.05.04 Yard dimensions.
 - 7.12.16.05.04.01 Build-to line: ten (10) feet or as specified in the regulating plan.
 - 7.12.16.05.04.02 Front yard: a minimum of five (5) feet and a maximum of twenty (20) feet.

- 7.12.16.05.04.03 Side yard (each end of row): minimum of eight (8) feet, maximum of twelve (12) feet.
- 7.12.16.05.04.04 Rear yard: a minimum of twenty-five (25) feet.
- 7.12.16.05.05 Build-up line: 2 ½ stories, first finished floor level must be a minimum of two (2) feet above sidewalk grade.
 - 7.12.16.05.05.01 Maximum building height: thirty-five (35) feet.
- 7.12.16.05.06 Maximum building coverage: sixty percent (60%).
- 7.12.16.05.07 Minimum non-impervious surface: thirty percent (30%).
- 7.12.16.05.08 Maximum building site: four (4) dwelling units in a row and one hundred (100) feet in length.
- 7.12.16.05.09 Minimum interior yards (open space between buildings on the same lot): thirty (30) feet.
- 7.12.16.05.10 Rear yard garage and alley required.
- 7.12.16.05.11 Minimum size of dwelling house: 1,400 square feet.
- 7.12.16.06 Apartment Dwellings.
 - 7.12.16.06.01 Minimum lot area: eight thousand eight hundred (8,800) square feet.
 - 7.12.16.06.02 Lot width: a minimum of eighty (80) feet and a maximum of one hundred fifteen (115) feet.
 - 7.12.16.06.03 Minimum lot depth: a minimum of one hundred ten (110) feet and a maximum of one hundred fifty (150) feet.
 - 7.12.16.06.04 Yard dimensions.
 - 7.12.16.06.04.01 Build-to line: fifteen (15) feet or as specified in the regulating plan.

- 7.12.16.6.04.02 Front yard: minimum of ten (10) feet and a maximum of twenty (20) feet.
- 7.12.16.06.04.03 Side yard (each side): minimum of ten (10) feet.
- 7.12.16.06.04.04 Rear yard: minimum of fifty-five (55) feet.
- 7.12.16.06.05 Build-up line: three (3) stories, first finished floor level must be a minimum of two (2) feet above sidewalk grade.
 - 7.12.16.06.05.01 Maximum building height: forty-two (42) feet.
- 7.12.16.06.06 Maximum building coverage: sixty percent (60%).
- 7.12.16.06.07 Minimum non-impervious area: thirty percent (30%).
- 7.12.16.06.08 Maximum building size: eight (8) dwelling units in a building and ninety-five (95) feet in length.
- 7.12.16.06.09 Minimum interior yards (open space between buildings on the same lot): twenty (20) feet.
- 7.12.16.06.10 Rear yard parking and alley access are required.
- 7.12.16.06.11 Minimum size of dwelling house: 1,200 square feet.
- 7.12.16.07 Commercial Uses and Mixed-Use Buildings.
 - 7.12.16.07.01 Lot area: minimum of two thousand five hundred (2,500) square feet and a maximum of sixteen thousand (16,000) square feet.
 - 7.12.16.07.02 Lot width at front yard setback line: minimum of twenty-five (25) feet and a maximum of eighty (80) feet.
 - 7.12.16.07.03 Minimum lot depth: one hundred (100) feet.
 - 7.12.16.07.04 Yard dimensions.
 - 7.12.16.07.04.01 Build-to line.

- 7.12.16.07.04.01.01 Commercial/retail: zero (0) feet.
- 7.12.16.07.04.01.02 Mixed-use, retail/office: four (4) feet.
- 7.12.16.07.04.01.03 Mixed-use, retail/residential: four (4) feet.
- 7.12.16.07.04.02 Front yard: a minimum of zero (0) feet, maximum of ten (10) feet.
- 7.12.16.07.04.03 Side yard (each side): a minimum of zero (0) feet, if attached to an adjacent building or a minimum of five (5) feet if not attached to an adjacent building; maximum of twenty (20) feet.
- 7.12.16.07.04.04 Rear yard: a minimum of fifty-five (55) feet (one row of parking).
- 7.12.16.07.05 Build-up line: three (3) stories, finished first floor must be level with sidewalk.
 - 7.12.16.07.05.01 Maximum building height: forty-five (45) feet
- 7.12.16.07.06 Maximum building coverage: seventy percent (70%).
- 7.12.16.07.07 Minimum non-impervious area: ten percent (10%).
- 7.12.16.07.08 Maximum building size: one hundred (100) feet in length, including adjacent buildings on adjacent lots if attached thereto.
- 7.12.16.07.09 Minimum interior yards (open space between buildings on the same lot): fifteen (15) feet.
- 7.12.16.07.10 All off-street parking must be in rear yards. Alleys are recommended.
- 7.12.16.08 Community Facilities and Institutional and Religious Buildings.

- 7.12.16.08.01 Lot area: a minimum of ten thousand (10,000) square feet and a maximum of forty thousand (40,000) square feet.
- 7.12.16.08.02 Lot width at front yard setback line: a minimum of eighty (80) feet and a maximum of one hundred fifty (150) feet.
- 7.12.16.08.03 Minimum lot depth: one hundred (100) feet.
- 7.12.16.08.04 Yard dimensions.
 - 7.12.16.08.04.01 Build-to line.
 - 7.12.16.08.04.01.01 Community facilities: fifteen (15) feet.
 - 7.12.16.08.04.01.02 Religious: twenty-five (25) feet.
 - 7.12.16.08.04.01.03 Institutional: twenty (20) feet.
 - 7.12.16.08.04.02 Side yard (each side): minimum of fifteen (15) feet and a maximum of thirty (30) feet.
 - 7.12.16.08.04.03 Rear yard: a minimum of (seventy-five) 75 feet.
- 7.12.16.08.05 Build-up line: three (3) stories.
 - 7.12.16.08.05.01 Maximum building height: forty-five (45) feet.
 - 7.12.16.08.05.02 Steeples or decorative towers: seventy-five (75) feet.
- 7.12.16.08.06 Maximum building coverage: seventy percent (70%).
- 7.12.16.08.07 Minimum non-impervious area: twenty percent (20%).
- 7.12.16.08.08 Maximum building size: one hundred (100) feet in length, including adjacent buildings on adjacent lots if attached thereto.

7.12.16.08.09 Minimum interior yards (open space between buildings on the same lot): fifteen (15) feet.

7.12.16.08.10 All off-street parking must be in the rear yards. Alleys are recommended.

7.12.17 Parking Requirements.

7.12.17.01 Off-street parking shall be provided according to minimum requirements.

7.12.17.02 On-street parking requirements. No on-street parking is permitted.

7.12.17.03 Parking for all dwelling units shall be prohibited in front yard setback areas.

7.12.17.04 Parking lot landscaping, buffering, and screening requirements.

7.12.18 Required Loading and Service Areas.

7.12.18.01 When required, loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of the buildings in visually unobtrusive locations.

7.12.18.02 Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way.

7.12.19 Floodplain/wetlands preservation requirements. Any planned small community must meet all federal and state requirements relating to floodplains and wetlands. The City Council encourages preservation of wetlands areas. Floodplains may not be used for calculating site density. However, floodplain areas may be utilized in meeting open space requirements.

7.12.20 Signs. Unless otherwise provided herein, all signs within a planned small community shall adhere to the requirements of §11.04.

7.12.21 Neighborhood Design Standards and Guidelines.

7.12.21.01 All buildings and structures located within a planned small community shall adhere as closely as possible to a common design scheme.

- 7.12.21.02 Buildings located at gateways entering the planned residential development shall mark the transition into and out of the neighborhood in a distinct fashion.
- 7.12.21.03 Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings.
- 7.12.21.04 Buildings shall be located to front towards and relate to public streets, both functionally and visually.
- 7.12.21.05 Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal.

7.12.22 Landscaping Requirements.

- 7.12.22.01 Extensive landscaping shall be required in accordance with a landscape plan conceived for the planned small community as a whole.
- 7.12.22.02 Landscaping plans shall be prepared by a certified professional in the field of landscape architecture.
- 7.12.22.03 Within two (2) years from the time of planting, all dead or dying plants, installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer; trees or other vegetation which die after the second year shall be replaced and maintained by the property owners association.

7.12.23 Detention Basins. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material, landscaped buffers and/or berms.

7.12.24 Arboreal Requirements. Shade trees shall be provided at regular intervals along each side of all streets, public or private, existing or proposed.

7.12.25 Lighting Requirements.

- 7.12.25.01 Any project permitted within a TND District which proposes a lighted facility must have an approved lighting plan in accordance with the minimum conditions listed in § 10.03.

- 7.12.257.02 Street lights shall be decorative and blend with the architectural style of the small community.
- 7.12.25.03 Use of minimum wattage metal halide or color corrected sodium light sources is encouraged; non-color corrected low pressure sodium and mercury vapor light sources are prohibited.

7.12.26 **Design Vocabulary.** A design vocabulary shall be established for each neighborhood and shall include the general design qualities as well as the specific architectural standards to be used.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

This Ordinance shall become effective as of the date of its passage by the Mayor and Council.

SO ORDAINED this 21st day of August, 2000.

Brad A. Hulsey, Mayor

Patricia C. Vaughn, Council Member

Gary V. Noriega, Council Member

Nancy B. Arnold, Council Member

Thomas D. Bevirt, Council Member

James R. Farmer, Council Member

ATTEST:

Betty Brady, City Clerk

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