PLANNING COMMISSION MEETING
APRIL 13, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- **a. February 4, 2016**
- **b. March 3, 2016**

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- **a. PH-16-04 UDC Changes to DRB Guidelines**

VII. ADJOURNMENT

PLANNING COMMISSION MEETING
MINUTES FEBRUARY 4, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

- Planning Commission Members Present
  - Kyle Caswell, Chairman
  - Karen Richard
  - John Goss
  - Fergal Brady

- Planning Commission Members Absent
  - Francis Kung'u
  - Larry Attig
  - Karen Cashion
  - Rob Partee

III. APPROVAL OF MEETING MINUTES

1. Planning Commission Meeting of 1/7/2016

   Action was deferred until next meeting.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-15-17/PH-16-01/V-16-04 Nicholson/Big Creek Overlook
Consideration of a request to rezone approximately 3 acres from RE to R. Variances to the rear setback from 50' to 25', reduction of the side setback from 25' to 15', and the 100' lot width is requested. A change to a condition of zoning requiring existing stream crossing for lots 12-A and 12-B is also requested. The property is south of

Webb Bridge Road off of Big Creek Overlook. The property is legally described as being located in Land Lot 8, 1st District, 1st Section, Fulton County, Georgia.

This item was deferred by the applicant until April Public Hearing dates.

b. Z-15-18/V-15-28 Fox Road Subdivision

Kathi Cook, Director of Community Development presented.

The subject property is located at the end of Fox Road and encompasses 9.63-acres. The applicant is requesting to rezone the property from AG to R-12 in order to develop a 21 lot single family home subdivision. The applicant is also requesting a variance to the front setback requirements of 30' to allow 15' in order to increase the rear setback, to reduce the side setback from 20' to 15', a variance to build sidewalks on one side of the street, a variance to reduce the lot width from 80' to 75', and a variance to allow tree plantings on adjacent property and along Fox Road.

The applicant proposes to develop a 21 lot subdivision on 9.63 acres with a minimum lot size depicted of 12,000 square feet on the south end and 18,000 square feet on the north end including the square footage of the tree save area. The property is located at the north end of Fox Road south of Southlake Drive in Windward and north of Thornbury Parc and Lake Windward Elementary.

The property is a combination of two parcels which were annexed as a part of the Fox Road/Thornbury Parc annexation effective December 1 of 2005. The subdivision will be accessed from one curb cut off of the existing Fox Road with the remainder of Fox Road requested for abandonment. The lot sizes shown range from 12,000 square feet to over 18,000 square feet. Property to the north in Southlake Woods is developed with lots 13,500 square feet – 31,500 square feet in size; lots to the south in Thornbury Parc immediately adjacent to the parcel are developed with lots 18,000 square feet in size. Both of the adjacent properties are zoned CUP.

If approved the density for the project would be 2.2 lots per acre. Thornbury Parc has a density of 2.4 units per acre and Southlake Woods has a density of 1.8 units per acre.

Development standards proposed for the subdivision are as follows:

Zoning: R12
Minimum Lot Size: 12,000 square feet on the south of proposed Fox Road and a minimum of 18,000 square feet including the undisturbed tree save area and abutting Thornbury Parc lots.
Minimum Lot width: 75'
Front Setback: 15' (the UDC requires 30')
Rear Setback: 25'
Side Setback: 5' adjacent to lots
Side Setback: 15' adjacent to street

The applicant is also offering a 25' undisturbed tree save area on the north side with a fence on the south, to save the trees. The tree save area will be maintained by the HOA and enforced by the HOA. Another 25' undisturbed tree save area will be created on the south side adjacent to Thornbury Parc extending to the east behind Lake Windward Elementary School.

The variance for the front setback from 30' to 15' is an effort to bring the homes further from the neighbors and increase the distance behind them. The side setback from 10' to 5' with 20' remaining between houses if an effort to save some of the trees on the site. Also, the variance from the side setback for lots facing on a corner is from 20' to 15' with houses 20' apart, also aids with tree save. Lot width reduction from 80' to 75' is requested in exchange for the applicant providing increased distance from the neighbors of Southlake Woods and Thornbury Parc.

Twenty-four specimen trees were found on the property. According to the applicant's arborist, twenty-two of those trees were found to be in good health. All other specimens shown on the plan would require significant encroachment under the critical root zones or removal due to the roadway layout. Staff requested an alternate development plan that showed retaining more specimen trees. Eight specimen trees have been incorporated into the plan.

A detention pond is shown at the corners of the property next to Lots 21 and another one behind Lots 10 and 11 and will drain into a stream which leads into Lake Windward. The site plan depicts the pond east of lots 10 and 11 as an earthen pond. The 100 year high water level will be a minimum of 25' from the property line. A double row of mixed evergreens are planted around both ponds. Additional plantings of shrubs to provide height variations will be required. Walls that are visible built in either pond will be brick or stone faced.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the

Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE

	Single Family Average #21	
Elementary School	3 to 8	
Middle School	1 to 4	
High School	2 to 7	
TOTAL	6 to 19	

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 6 - 19 school age children. The children would attend Lake Windward Elementary, Webb Bridge Middle School and Alpharetta High School. Webb Bridge Middle schools is currently over capacity.

Sidewalks are required on both sides of the street; however, the applicant is requesting a variance to allow sidewalks on one side of the street in exchange for constructing sidewalks along Fox Road. The applicant has met with our Public Works Director and those with the City of Johns Creek about the sidewalk on Fox Road which is in Johns Creek. Many of Alpharetta's residents use the sidewalk and are forced to walk into the street or across the road to get to the part that does have a sidewalk. The applicant has agreed to share an equivalent cost of the sidewalk that would have been installed on the subject property to go towards the cost of installing the sidewalk along the southern part of Fox Road.

Projected trips for 21 single family homes will be 17 AM peak hour trips and 22 PM peak hour trips.

Calculation of Anticipated Project Trips

Based upon methodology from ITE's Trip Generation, 9th Edition (2012)

Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution
		Total	Inbound	Outbound				
Single-Family Residential - Detached Housing	22				210	Dwelling Units		
Daily		226	113	113			ln(T) = 0.92ln(X)+2.72	50%/50%
AM Peak Hour		17	4	13			T = 0.70(X)+9.74	25%/75%
PM Peak Hour		22	14	8			ln(T) = 0.90ln(X)+0.51	63%/37%

Note:
[1]Where: T = Trips: X = Density by Variable

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

The zoning with the variances will allow a use that is compatible with Thornbury Parc and the Southlake Woods neighborhoods. The applicant has met with the homeowners of both Thornbury Parc and Southlake Woods on several occasions. The density is 2.86 in the Thornbury Parc to the south and 1.8 units in Southlake Woods to the north. The proposed density of 2.2 units to the acre fits the area.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposal should not impact adjacent property if buffers, fencing and detention screening is provided.

c. Whether the zoning proposal will adversely affect the natural environment.

The proposal could impact the natural environment if the applicant is not required to incorporate specimen trees and limit disturbance. The applicant has met with many of the neighbors. The applicant's plan includes an area of tree save within the center of the site plan. There is a natural tree save area around the rear of most of the lots and every effort should be made to preserve the significant trees. Additionally, the applicant is proposing to save 25' tree save area on the north and south of the site.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The property is currently zoned AG which would permit one house on 5 acres. The property would hold nearly two units. The density of Thornbury Parc is 2.86 units per acre and Southlake Woods in Windward is 1.8 units per acre. The density of the subject property is 2.2 units per acre similar to adjacent zoning.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to

existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

This use will add 6-19 students to the school system.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

The proposal is supported by existing developments to the north and south which have lots from 7,500 square feet to 18,000 and lots from 13,500 to 31,500 square feet in the north.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The request to rezoning from AG to R-12 reflects a reasonable balance. The lots should have variances to give greater rear setbacks and reduced front setbacks.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The current zoning would permit the construction of "for-sale" residential on 5 acre lots. With just under 10 acres it would permit 1 house. The Comprehensive Land Use Plan lists it as Low Density Residential which would allow it be 2 to 3 units per acre of "for-sale" detached houses. The requested density is within the recommendation.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Property does meet the Comprehensive Land Use plan of Low Density Residential. The development offers "for-sale" detached houses with a maximum of 2.2 units per acre.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a

variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

The property does not include extraordinary or exceptional conditions pertaining to the property. The variances were introduced in meetings of the applicant and many of the neighbors to provide greater separation from existing homes.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

The applicant has requested front setback reduced from 30' to 15', the side setback from 10' reduced to 5' for the ones adjacent to the lots and 20' down to 15' from ones adjacent to the street with the homes still being 20' apart to save some trees; the lot width reduced from 80' to 75'. Applicant is also requesting the sidewalk to be constructed on the south side of Fox Road only in order to construct sidewalk to be constructed to Kimball Bridge Road, and variances to plant trees next to Fox Road to provide screening which should be accommodated.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

There are no conditions which adversely affect its reasonable use or usability as currently zoned.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

The variance request should not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta.

City Staff has reviewed the applicant's proposal and is in general agreement with the request. The adjacent properties in Southlake Woods are 16,000 square foot and Thornbury Parc to the north has minimum lot sizes of 7,500 square feet and lots are a minimum of

18,000 square feet adjacent to properties to the north. Fulton County zoning conditions required lots to the north maintain a minimum of 18,000 square feet. Phase I of Thornbury Parc was rezoned in 1999 and the final phase in 2001. In both cases, 18,000 square foot lots were required adjacent to existing development in Windward and the current AG property as well as 50' setbacks. Therefore, 12,000 square feet is not comparable to surrounding properties. However, R-12 with 18,000 square foot lots is more compatible with lots in Southlake Woods and Thornbury Parc with an undisturbed tree save area counted in the lot square footage. The lots are depicted adjacent to Windward at a minimum of 18,000 when the tree save area is added. Lots adjacent to Thornbury Parc should also be a minimum of 18,000.

The applicant notified everyone within 500 feet of the intent for the property. At least four meetings were conducted with the residents in order to review the plan. Staff was also involved in several meetings with the residents. Staff received several comments from the surrounding property owners. The residents were concerned about density, traffic, loss of privacy, decrease in the resale of homes, natural spaces, noise, construction traffic and a decrease in the quality of life.

Another commented via email that lot size should be 18,000 square feet adjacent to existing Thornbury Parc homes, the same as Windward. Sidewalks along Fox Road and also, construction traffic hours should be restricted between 8:00 am and 7:00 pm because many children and parents from Thornbury Parc walk to Lake Windward Elementary School between 7:10 and 7:50. Residents wanted the buffer as well as fencing.

Because this is infill development, it is important to reduce impacts to adjacent property owners by requiring buffers, fencing and detention pond screening.

There was discussion From the Board concerning:

- Detention Pond
- Density of Windward and Thornberry Parc
- Viability of 18,000 sf lots

Jeff Smith presented for the Applicant. He discussed:

- Stormwater
- Sidewalks
- Contribution of $25k toward sidewalk improvements
- Applicant response to Staff Conditions

Chairman Caswell opened the floor to Public Comment at 7:16 p.m.

In Favor:

1. Chris Palmer

Reasons:

- Applicant's willingness to cooperate

In Opposition:

1. Tony Caruso 6245 Bannerhorn Run
2. Valerie Manley 5140 Southlake Dr.
3. Subrah Kalaga 11972 Thornberry View
4. Leah Narro 11895 Fox Rd
5. Phil Pettit 630 Peace Creek Trace
6. Wayne Smith 610 Peace Creek Trace

Reasons:

- Density creates too much run off
- View of Detention Pond
- Maintenance of Detention Pond
- Property Values
- Lot Sizes
- Traffic
- Drainage
- Sidewalks
- Need for Large Buffer
- Privacy Issue on Peace Creek Trace

Chairman Caswell closed Public Comment at 7:39 p.m.

There was discussion from Staff and Board:

- Access on Peace Creek Trace was for adjacent properties as an accommodation by the Applicant. There is no walking path off of Peace Creek Trace.

Don Rolader gave a rebuttal for the Applicant:

- Code on Detention
- Sidewalks prior to development not Applicant's decision
- Thornberry Parc more dense and aver lot size smaller
- Setbacks equal to Windward and Thornberry Parc

There was discussion from the Board on:

- Detention Ponds
- Condition # 7 and 11
- Lot sizes
- Applicant Response to Conditions
- Staff Conditions

❖ Planning Commission Member Richard offered a motion to approve the application with the following conditions:

- The motion received a second from Planning Commission Member Brady
- The motion was approved by vote (4-0)

1. The property to be rezoned shall have an "R-12" zoning classification. The minimum lot size on the north side of the proposed Fox Road shall be 18,000 square feet including the undisturbed tree save area square footage. Lots against Thornbury Parc shall be 18,000 square feet minimum with the undisturbed tree save area included. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements.

2. Property shall be developed substantially in accordance with submitted plan by Ridge Planning and Engineering Z100 dated 12/15/2015. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. The homes on Lots 16 and 17 may encroach into the CRZ to provide more of a rear separation, with final approval by Staff.

4. A 5' landscape strip shall be provided on the external perimeter of all the lots as depicted. A 25' undisturbed tree save area shall be placed on the north side and owned and enforced by the development's HOA. A 25' undisturbed tree save area shall be required on the south side of property only along the Thornbury Parc lots.

A split rail fence shall be required to be installed on the interior side of the northern 25' undisturbed buffer and shall be maintained by the HOA.

5. The existing Fox Road pavement shown to the north of property shall be abandoned and pavement removed. A berm and landscape strip shall be required where sparse with final approval by Staff. A 5' walking path shall be provided with an access easement.

6. The minimum setbacks shall be as follows:

- Front: 15'
- Rear: 25'
- Side: 15' (adjacent to Street)
- Side: 5' (adjacent to Lots) Minimum building separation shall be 20'
- Lot width shall be 75'.

7. The site plan shall be configured to accommodate the natural features of the site. Site shall not be mass graded and tree removal permits will be permitted on a lot by lot basis.

8. Sidewalk shall be installed on south side of Fox Road only. Sidewalk shall be also installed on Fox Road south to connect Kimball Bridge Road with final approval by Staff. Impact fees will be granted for eligible portions of sidewalk as approved by Staff.

9. Detention ponds shall have 20' heavy landscape screening in addition to required access easement. Detention shall have a natural appearance and where walls are visible they shall be faced with stone or brick as approved by Staff. Eastern pond shall be built as an earthen pond to be approved by Staff.

10. A variance shall be granted to allow the applicant to use required recompense and site density trees to plant trees on adjacent property, along Fox Road and/or in landscape screening, landscape strips, and buffers. Plantings to be approved by Staff.

11. Homes shall be a minimum of 3,000 square feet and contain a minimum of 30% brick or stone on each façade or as approved by Staff.

12. Homes shall be located close to front setback away from existing homes in order to provide more separation.

13. Landscape screening shall be provided in Fox Road right of way on the west portion of the site as depicted in Zoning Plan. Landscape screening shall have final approval by Staff. Recompense, site density, and/or street trees may be used as plants in the screening.

14. The new Development's HOA shall be responsible for annually inspecting the detention facilities. This inspection shall be performed by a Registered Civil Engineer and must verify the facility is functioning properly, the ground is stabilized and there are no invasive vegetation impeding the function of the facility.

15. The erosion control measures shall include a double row of silt fence with mulch between the fences and polymers shall be applied. This shall be installed on the downhill slope of any area which storm water sheet flows from the site.

16. The developer will expand the NPDES testing to include predevelopment and during development testing at the site's storm water outfall points.

17. The developer and WCSA will work together to add additional erosion control measures on WCSA property if on site measures are insufficient as determined by the City of Alpharetta.

c. Z-15-09/V-15-27 Providence Group/DT-LW
Consideration of a request to rezone approximately 7 acres from R-12 and O-I to DT-LW to construct 56 "for-sale" townhomes and an office building. A variance is requested to allow a gated entrance to the townhomes and a variance to allow front entry townhomes on the lots 13-27. The property is located on the south side of Old Milton Parkway and east of Haynes Bridge Road. The property is legally described as being located in Land Lots 748 & 749, 1st District, 2nd Section, Fulton County, Georgia.

Kathi Cook, Director of Community Development, presented.
The applicant, Providence Group, is requesting to rezone property in order to allow 58 attached homes at a density of 7.7 units per acre and construct a 14,000 sq. ft. office building.

The submitted request, if approved, will allow the Providence Group to construct 58 attached "for-sale" townhome units and a two story, 14,000 square foot office. The property is approximately 7.1 acres with a requested density of 7.7 units per acre.

The +/-7.1 acre parcel is currently zoned R-12 and O-I. The property is within the Downtown Master Plan area. Both the 2030 Comprehensive Plan and the Downtown Plan show the property as Professional/Business Office under the Future Land Use Plan. In September 2015, the Mixed Use Live Work category was added to the property for consideration of residential and professional offices.

The property to the north is O-I and developed with a bank and post office and to the west is R-12, to the east is property zoned O-I, and to the south the property is zoned R-4A and contains the Haynes Park townhomes.

Currently the properties have three homes which were built in the 1970s. The homes will be removed for the project and replaced with the 58 townhomes and the office building.

The applicant proposes a DT-LW (Downtown Live-Work) zoning designation with a density of 7.7 units per acre. There are 11 specimen trees on site but only two are incorporated into the plan which includes a 54" water oak and a 45" water oak. The applicant should lose lots 50 – 58 due to the oak tree in good condition (#969). Applicant should also protect tree #970 by creating a roundabout around it and the CRZ. There are specimens on site that could be incorporated into the site plan and provide an amenity area for the office as well as residential uses. The parking area should be moved in order the incorporate specimen trees. Additionally, more office could be incorporated; office is at a current vacancy rate of

9.5%. These changes would incorporate more green space, reduce the number of townhomes from 58 to 43 and add additional office space. If units 50 -58 were removed to incorporate more trees, the townhomes would be reduced to 49.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area as follows:

- Townhomes: 185 – 210 units;

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1. The Georgian (under construction)	54 units
2. Windsong Townhomes (land disturbance)	28 units
3. Olmstead Park Townhomes (land disturbance)	21 units
4. Stonewalk Mayfield Corners (rezoned)	20 units
5. Canton Street Townhomes (rezoned)	40 units
6. Appen Townhomes (rezoned)	17 units
7. Old Milton Holdings (rezoned)	104 units
8. Academy Tract (rezoned)	42 units
9. Thompson Street (rezoned)	40 units

Total New Townhomes Units (approved since adoption of plan) – 186 units

Since the adoption of the Downtown Master Plan 186 townhome units have been approved and there are 180 either under construction or approved several years ago but not constructed. If these units are approved it would push the approved townhomes from 186 to 244 units which exceeds the total of the five year estimate of 210. The proposed number should be reduced to include more amenity and green space. The plan should save and

incorporate specimen trees and possibly a mix of attached and detached products, or an increase in the office square footage.

The architecture for the townhomes should be historic in era and match the Downtown Code. Residential architecture will require approval by Staff. The office will require review by the DRB.

Opportunities for roadway and/or pedestrian connections should be evaluated. The Unified Development Code requires a 50' undisturbed buffer adjacent to non-residential uses, however in this area close to downtown a 10' landscape strip should provide sufficient separation.

The recent Downtown Master Plan depicts the area for High Density Residential with consideration up to 8 units to the acre. However there are several townhome projects approved or under construction. Applicant should consider detached mix or additional office. The number of units will be reduced if plan incorporated tree save.

In general, the site plan meets the Alpharetta Downtown Code for DT-LW land use but doesn't meet parking requrements. The office is under parked with only 34 parking spaces and requires parking lot islands with shade trees. The sidewalk should be on both sides of the street on internal roads. The amenity space and civic space are lacking in detail and the civic space is including the round-a-bout. There are also no bicycle facilities on the site plan.

Trip Generation

Traffic for the proposed development was calculated using equations and rates contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. The trip generation was calculated assuming 58 townhomes (Land Use 230) and 14,000 SF of office (Land Use 710). **Table 1** summarizes the trip generation for the proposed development under full build-out (year 2018).

Table 1
Project Trip Generation Summary

Land Use	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (58 units)	*230*	200	200	6	27	25	13
General Office (14,000 SF)	*710*	148	148	35	5	16	78
Gross Trips		**348**	**348**	**41**	**32**	**41**	**91**
Mixed-Use Reduction		*-9*	*-9*	*-1*	*-1*	*-2*	*-2*
Net New Trips		**339**	**339**	**40**	**31**	**39**	**89**

Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook, an ITE Proposed Recommended Practice, Third Edition, 2014*. Total internal capture and vehicular trip reduction between the proposed land uses as a result of the anticipated interaction between the residential and office uses within the proposed development is expected to be 2.3% for the weekday, 2.7% for the AM peak hour, and 3.0% for the PM peak hour. Note that methodology for a 24-hour weekday is not provided by ITE, so weekday internal capture was assumed to be an average of AM rates and PM rates.

For the purposes of a more conservative analysis, alternative mode reductions and pass-by trips were not taken.

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE

	Townhome Average # 58
Manning Oaks Elementary School	0 - 34
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 52 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

The proposal is compatible with the adjacent uses and will complement the nearby uses. However, the plan should be revised to include more specimen trees in order to incorporate more green space.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

If the application is approved, it should be revised to save more specimen trees and to cut the number of townhomes.

c. Whether the zoning proposal will adversely affect the natural environment.

The proposal does adversely affect the natural environment. The applicant's plan should be revised to include more specimen trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The property is currently zoned R-12 and O-I and thus would permit about 25 homes and office development. However, the future land use depicts a higher density. But careful consideration should be given to the design to incorporate tree save. The applicant wants 14,000 sq. ft. of office which could be increased and the townhomes decreased.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

The schools will see an increase of up to 52 students.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

The proposal is supported by the future recommendations in the recently adopted Downtown Master Plan. However, the site could be reworked to increase the opportunity for more office and saving more trees by reducing the number of townhomes.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The zoning proposal reflects a reasonable balance due to complying with the future land use plan.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The current zoning would permit construction of 12,000 square foot lots and office density.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

It is consistent with the Comprehensive Plan which designates the area as Mixed Use Live Work.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLOP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

The proposed development reflects the goals outlined in the Downtown Master Plan.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the north across Old Milton Parkway with Old Milton Holdings, Andrews Homes, Thompson Street Flats and Hedgewood, have been developed with Medium and High density residential with quite a bit of mixed use development.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The designation would not require changes to public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

The proposal would not impact the public health, safety and welfare.

E. The extent to which additional land area is needed to be developed for a specific type of use.

N/A

F. The extent to which area demographics or projections are not occurring as projected.

The Downtown Master Plan demand analysis results show 5 year projects of Single Family attached townhomes as 185-210 units.
Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may

be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

The ordinance does create a hardship for the property owner due to the southernmost property line running against the south end of the Downtown Master Plan. The units #13-27 run against the north end of Haynes Park which are front loaded. They have added a undisturbed buffer on the south end to keep the privacy of the neighbors. Staff does not have an issue with this variance However, gating the subdivision violates section 2.2.2 E of the Alpharetta Downtown Code which states that no public or private street within Downtown Overlay, including alleys, may be gated.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

The requirement to allow units #13 – 27 to be rear loaded creates a hardship for the applicant whom is backed up to the front loaded Haynes Park. With the additional non-disturbed buffer, Staff does not have any problems with the variance. The variance for the gated entrance does not have any hardship.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

Not applicable.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

Not applicable.

Staff's analysis finds that the requested rezoning could be supported with some site plan changes that incorporate specimen trees. The higher density proposed may be appropriate in this location because of the location within the Downtown Master Plan. However, the lot count should be reduced to make enough room for the parking lot and the oak tree. Every effort should be made to include existing tree coverage and limit impacts.

This plan should be changed to incorporate tree save, and reduce the townhome. The proposed uses are good; however, balance should be achieved by adding greenspace, by protecting existing trees.

The applicant notified everyone within 500 feet of the intent for the property.

Staff's recommendation is to deny CLUP-15-10/Z-15-09/V-15-27 Providence Group/DT-LW for, zoning change and the variance.

If approval is considered, Staff recommends the following conditions:

1. The property to be rezoned shall have a "DT-LW" zoning classification. The Land Use classification shall be "Mixed Use Live-Work".
2. A maximum of 30,000 square feet office shall be permitted and a maximum of 49 townhomes. Property shall be developed substantially in accordance with submitted plan by Planners and Engineers Collaborative dated 10/19/2015. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. A rear 25' undisturbed buffer shall be provided along the south property line as depicted. The rear buffer shall be enhanced with additional planting where sparse. The 25' rear setback shall be in addition to buffer.
4. Development shall not be gated.
5. Site Plan shall include outdoor amenity spaces that comprise a minimum 10% of the land area per the Downtown Master Plan recommendations. Amenity areas shall be improved with hardscape and landscape, with final approval by Staff.
6. Applicant shall provide a 10' landscape strip to the west and east.
7. Internal green spaces shall include structures, landscaping, or other visual elements to terminate green spaces that are open to alleyways with final approval by Staff. Visible retaining walls shall be stone or brick faced.
8. Site plan shall be revised to include saving trees #976, #967and #968. Trees #969 and #970 shall be saved using walls with stone or brick.

9. Applicant shall obtain GDOT driveway permit.
10. Sidewalks shall be constructed on both sides of internal street with street trees and decorative lighting. Internal streets shall be planted every 20' with a minimum of 4'' caliper trees.
11. The applicant shall provide a sidewalk connection from the office building to Old Milton Parkway and shall provide pedestrian fixtures throughout development including lighting, benches, and trash cans.
12. Driveways shall be a minimum of 18' or less than 5' from the sidewalk to the garage.
13. Right of way shall be extended west to the property lines for interparcel access on the rear of the 2385 Old Milton Parkway property and east for interparcel access to 2455 Old Milton Parkway.
14. Detention Ponds shall be heavily landscaped and retaining walls shall be faced with brick or stone where visible from public right of way with final approval by Staff.
15. Applicant shall install a bicycle facility.
16. All buildings shall meet all design requirement of the Alpharetta Downtown Code. The office architecture shall require review and approval by the DRB.
17. Building front shall be oriented to Old Milton Parkway and at grade. Decorative street lights and landscaping shall be required along Old Milton Parkway.
18. Units 13-27 shall be permitted to be front loaded.

There was discussion from the Board:

- Civic/Amenity Space in Residential
- Medical Office
- Number of Townhomes (Staff 49 Site Plan 58)

Don Rolader and Warren Jolly presented for the Applicant:

- Tree Save
- Connectivity is thru Office Parking lot rather than residential
- Proposal meets CLUP
- Market decision between residential and office

Chairman Caswell opened the floor to Public Comment at 8:44 p.m.

In Favor:

1. Haynes Park HOA

- Buffer
- Adjustment of Units

Concerns:

1. Wes Williams (Mull Estate) 212 Canton St.
2. James Dunlap 606 Nottaway Ln.
3. Edwin Mull
4. Alexander Williamson 12535 Wexcroft Ln

- Minimal Buffers and Landscape Strips
- Trees 967, 968 on Western Border
- Hardscape/Greenspace
- Detention Pond part of Greenspace
- Designated parking
- Gated
- Width of Road
- Elevations

Chairman Caswell closed Public Comment at 8:54 p.m.

Warren Jolly gave a rebuttal:

- 2 car driveway
- Maintenance of Detention Pond

There was discussion from the Board and Staff:

- Amenity and Civic Space lack details
- Parking Requirements
- Roundabout would not be counted toward required Civic Space
- Demand Study for Downtown Master-Plan
- Number of Units
- Parking Requirements
- Critical Root Zone
- Access to west of Parking lot to east interparcel access

- ❖ Planning Commission Member Richard offered a motion to deny the application
- The motion received a second from Planning Commission Member Goss
- The motion was approved by vote (4-0)

VII. ADJOURNMENT

PLANNING COMMISSION MEETING SUMMARY MARCH 3, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in **summary** form. **This** is **not an official record** of the Alpharetta City Planning Commission Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

- Planning Commission Members Present
  - Francis Kung'u, Chairman
  - Larry Attig
  - Rob Partee
  - Karen Richard
  - Fergal Brady

- Planning Commission Members Absent
  - Fergal Brady
  - Karen Cashion
  - John Goss

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Meeting of 1/7/2016

- Planning Commission Member Caswell offered a motion to approve.
  - The motion received a second from Planning Commission Member Partee
  - The motion was approved by a unanimous vote (5-0)

b. **Planning Commission Meeting of 2/4/2016**

No Action was taken.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. PH-15-26 Update to the Downtown Master Plan Map

This item was presented to the Planning Commission on January 7, 2016. Staff presented a recommendation for a change to the Downtown Master Plan Map to the north to incorporate additional lots on Canton St. After discussion this item was tabled in order to notify property owners by letter.

Staff is recommending a change to the Downtown Master Plan map to the north to incorporate additional properties on Canton Street. Properties along Canton Street are part of the Garden District and re-development should follow architectural guidelines established within the Downtown Master Plan. This change does not impact current zoning. Residents have been notified by a letter of the proposed changes which would only impact redevelopment by requiring architecture to meet guidelines established in the Downtown Master Plan.

Staff's recommendation is to approve amendment to the Downtown Master Plan Map adopted February 23, 2015 in order to incorporate additonal portions along Canton Street.

There was no Public Comment.

- Planning Commission Member Caswell offered a motion to remove this item from the table.
  - The motion received a second from Planning Commission Member Richard
  - The motion was approved by a unanimous vote (5-0)

- Planning Commission Member Caswell offered a motion to approve.
  - The motion received a second from Planning Commission Member Attig
  - The motion was approved by a unanimous vote (5-0)

b. CLUP-16-01/Z-16-02 Lehigh Homes/130 Cumming Street

Kathi Cook, Director of Community Development presented.

The subject property is located on the north side of Cumming Street and is 3.1 acres in size. The applicant is requesting approval to rezone the property from R-15 to DT-R in order to develop 9 new lots. The existing historic house will remain on the property. The applicant is also requesting an amendment to the Land Use Plan to change from Low Density Residential to Medium Density Residential.

The applicant proposes to develop a 9 lot subdivision with one historic house remaining on the property on 3.1 acres with a minimum lot size depicted of 7,000 square feet. The property is located on the north side of Cumming Street just to the east of Cricket Lane.

The subdivision will be accessed from one curb cut off Cumming Street and has only one roadway. The roadway shows a hammer head being developed at the end of the new street in order to limit impact to specimen trees. The sidewalks will require street trees planted between the back of curbs. Brick sidewalks along Cumming Street are recommended by Staff because the property is located within the Downtown District. The Code does not require the sidewalks, however, other developments within the Downtown District have been required to install brick sidewalks.

The property is currently zoned R-15 and could currently be developed with 15,000 square foot lots with architectural review due to the Alpharetta Downtown Code. The request to reduce the lot size from 15,000 square feet to allow smaller 7,000 square foot lots would require a rezoning. Requirements such as lots along Cumming Street must have homes fronting Cumming Street and the elevations should include porches with historic design are important to preserving the character of Cumming Street.

The property currently has a mixture of hardwoods and pines. Several specimen trees were identified with a large number of trees located along the north property lines. Some of the specimens will be removed as a result of the roadway construction and the applicant will be required to adhere to the Tree Ordinance. The site plan includes saving some large specimen and understory trees with planting of trees along Cummings Street and the new road in order to preserve the street character.

The detention pond is shown at the northeastern end of the site and will drain to a drainage easement.

The City of Alpharetta's Comprehensive Plan recommends the future land use for the property as "Low Density Residential" with 12,000 or 15,000 square foot lots, as appropriate to the surrounding area with a maximum density of 3 units to the acre. The applicant's request is for "Medium Density Residential" is in keeping with the Downtown Master Plan recommendation of a maximum density of 4 units per acre however the lot size of 7,000 square feet is smaller than adjacent lots within the surrounding properties which are a minimum of 18,000 square feet in size.

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0	s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0	s.f.	14.62	0	19.38	0	130.34	0
Office	0	s.f.	1.56	0	1.49	0	11.01	0
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	10	units	0.77	8	1.02	10	9.57	96
Totals				8		10		96

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County schools standard calculation to distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS
AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD
BASED ON HOUSING TYPE

	Single Family Average #9
Manning Oaks Elementary School	0 - 34
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 2-9 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

The lot sizes are smaller than adjacent 15,000 square foot lots; however existing tree canopies will be maintained between the lots.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposal will not impact adjacent property if conditions are included protecting the tree canopy as well as the historic home. Storm water will be addressed by the City's Stormwater Ordinance.

c. Whether the zoning proposal will adversely affect the natural environment.

The site plan depicts saving tree canopy along Cumming Street as well as to the rear of the property.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The property is currently zoned R-15 and could be developed with lots 15,000 square feet in size without a public hearing.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

The 9 lots proposed are not expected to add significant additional traffic.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

The Alpharetta Downtown Code was adopted in July 2015. This is meeting the downtown code.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.
The request to subdivide into lots smaller than the 15,000 permitted is a reasonable balance because the density is the same and there is not a gain of additional density as a result of the request, only a better design.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The Future Land Use Plan identified a density of up to 3 units per acre, the applicant's request is for 3.2 units per acre.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

The Future Land Use Plan identified a density of up to 3 units per acre. The recent changes to the Land Use plan which was approved in 2015 shows higher density close to this property along Cricket Lane and the Manning property close to Main Street.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

The proposed development reflects the goals outlined in the Downtown Master Plan.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the south across Cricket Lane have been developed with Medium density residential.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The designation would not require changes to public facilities and services.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

The proposal would not impact the public health, safety and welfare.

E. The extent to which additional land area is needed to be developed for a specific type of use.

N/A

F. The extent to which area demographics or projections are not occurring as projected.

The Downtown Master Plan demand analysis results show 5 year projects of Single Family detached homes as 40-45 units.
Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request. The lot size depicted of 7,000 square feet is smaller than the adjacent R-15 zoning with the lots ranging from half of an acre to over one acre. Additionally the property could be developed with 15,000 square foot lots without conditions of zoning. The applicant's site plan includes leaving almost a half-acre lot for the historic home along Cumming Street with homes fronting Cumming Street in order to preserve the character.

Careful consideration should be given to saving existing specimen trees on the north side where possible.

The applicant notified everyone within 500 feet of the intent for the property. A meeting was held with surrounding neighbors. The report states that the neighbors liked the proposed plan and architecture but were concerned about traffic and setbacks from homes.

Brendon Walsh presented for the Applicant.

He discussed:

- Stormwater Runoff with regard to Code
- 2 story height of building
- Hammerhead with regard to no intention of future development in the area
- Pond is not designed to hold water
- Traffic
- Site distance
- Working with Arborist
- Siding vs. Brick Elevations
- Sewer Easements

There was discussion from the Board concerning:

- Decel Lanes
- Staff Conditions
- Number of Lots
- Pond
- Support for Hammerhead based on Tree Canopy
- Size of home on Lot#1
- Square footage of homes
- Price Points of homes
- Amenity space
- Sidewalks
- Lighting on Cumming St.

Chairman Kung'u opened the floor to Public Comment at 7:12 p.m.

In Opposition:

1. Dr. Charles Boykin, 154 Cold Creek Dr.
2. Fred Williamson, 211 Pinetree Circle
3. Kathryn Avinger, 120 Cumming St
4. Wesley Ivey, 145 Cumming St
5. Rebecca Lachgar, 135 Manning Dr.

Concerns:

1. Retention Pond
2. Run-off
3. Sewage/Septic
4. Tree Cover
5. Density
6. Dislike Hammerhead
7. Buffer
8. Widening of Cumming St.
9. Landscaping at front of development possibly blocking resident's view from driveway to road
10. Desire for all Brick Homes, not siding
11. Greenspace
12. Traffic

- Planning Commission Member Partee offered a motion to approve the application with the following conditions.
  - The motion received a second from Planning Commission Member Caswell
  - The motion was approved by a unanimous vote (5-0)

Approve CLUP-16-01/Z-16-02 Lehigh Homes/Cumming Street request for a Land Use amendment and to rezone from R-15 to DT-R with the following recommended conditions:

1. **The property to be rezoned shall have a "DT-R" zoning classification and a "Medium Density Residential" land use. The minimum lot size shall be 7,000 square feet.**

2. **Property shall be developed substantially in accordance with submitted plan. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements.**

3. **Development shall preserve tree canopy coverage to the rear of lots with limited disturbance. A 15' landscape strip shall be added to the rear of lots with final approval by Staff.**

4. **Trees determined to be of significance along Cumming Street shall remain with final approval by Staff.**

5. **Historic architecture shall be required for the development with elevations requiring Staff approval. A minimum of 4 of the homes shall be 4-sided brick.**

6. **Home on lot adjacent to Cumming Street shall front Cumming Street and require full porch, masonry fireplace and a setback similar to existing historic home with design to be approved by Staff.**

7. **Minimum setbacks shall be as follows:**

- **Front setbacks along internal street shall be 15'; lot 10 shall have a front setback of 35' along Cumming Street with a 20' minimum side setback on the eastern property line.**
- **Side setbacks shall be 5'.**
- **Rear setbacks shall be 20'.**
- **The building setback along the north property line on Lot 5 shall be 20'. The 20' setback along the northern property line shall be enhanced were sparse with final approval by Staff.**

8. **Street frontage shall include decorative pedestrian lighting, and landscape strip. Walls, gates and landscaping shall compliment the historic architecture and require Staff approval. Sidewalk section along Cumming Street shall be constructed with brick pavers.**

9. **10% of the site must be set aside and improved as an amenity space, as defined in the Alpharetta Downtown Code.**

10. **All lots shall be side or rear loaded or shall have a detached garage to the rear of the principal structure. Applicant shall be permitted to add a detached garage to the existing home in the area where the existing concrete pad is located (side loaded) pursuant to Historic Preservation Commission and Staff approval.**

11. **The home on Lot 10 shall be side or rear loaded. The garage shall not be visible from Cumming Street and shall be accessed from the internal roadway.**

12. **The historic home on Lot 1 shall be maintained and restoration and/or changes shall require approval of the Historic Preservation Commission.**

13. **Development shall preserve tree canopy coverage to the rear of lots (development perimeter) with limited disturbance, as approved by the City Arborist.**

14. **Design and Construction of Detention Pond to be approved by Staff.**

15. **Minimum 5 foot sidewalk and 4 foot planting area required along internal street.**

16. **Minimum 6 foot sidewalk and 6 foot planting area required along Cumming Street.**

17. **Cumming Street to be improved to 30 foot half width R/W including a 14 foot travel lane.**

c. **Z-15-12/V-16-05 Old Milton Holdings/DT-LW**

Kathi Cook, Director of Community Development, presented.

The applicant, Old Milton Holdings LLC., is requesting a change in Zoning from R-12 and O-P to DT-LW. Variances for the height of the buildings from the required 40' to 42' for the single family homes and 45' for the townhomes are also requested. The property is 2.2 acres in size. The applicant is requesting approval of 7 townhomes and 10 detached homes on lots that are 3,200 square feet in size.

The submitted request, if approved, will allow Old Milton Holdings to construct a project consisting of residential as part of their adjoining project with residential restaurant, office and commercial uses with park and open space east of the site. The property is located on the north side of Old Milton Parkway and south of Thompson Street and to the west of Park Street across from Andrews Homes.

Applicant is proposing to build 17 residential units which include ten single-family detached homes, 2200-3800 square feet in size and seven townhomes. The site is 2.19 acres in size.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area (which includes the Manning site) as follows:

- Townhomes: 185 – 210 units;
- Single-family detached: 40 - 45 units; and,
- For-sale condo: 220- 250 units.

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1. The Georgian (under construction) – 54 units
2. Windsong Townhomes (land disturbance) – 28 units
3. Olmstead Park Townhomes (land disturbance) – 21 units
4. Stonewalk Mayfield Corners (rezoned) – 20 units
5. Canton Street Townhomes (rezoned) – 40 units
6. Appen Townhomes (rezoned) – 17 units

Total Townhomes Units – 180 units

The applicant has included detached housing as well as attached residential providing a mixed product as recommended by Staff. Elevations will require review by Staff and the City's Downtown Architect. Initial comments were received by the Architect indicating the style was appropriate however, details, such as the stucco band, would not meet the Downtown Code.

Detached homes will front Thompson Street where other properties have been required to provide a linear path with 12' trail and associated green space to promote the connection between Avalon and Downtown. The applicant's plan should include the linear link which should include an easement to the City after construction.

The site does not incorporate significant tree save areas and will be required to meet the Tree Ordinance and impacts to offsite specimen trees could be minimized if Lot 10 were removed.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

The development proposal does match the Downtown Master Plan, however, additional efforts to incorporate tree save as well as develop the linear green park along the frontage should be required.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposal will impact adjacent property by increasing traffic in the residential neighborhood.

c. Whether the zoning proposal will adversely affect the natural environment.

There are several specimen trees will be taken down as part of the project. An alternate plan should be required which incorporates additional trees as well as limits off site impacts.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The applicant's request is in keeping with the Downtown Master Plan. However, the parcel is currently being used for office and could continue the office use which also meets the Future Land Use Plan.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Not applicable.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

The project in its current variant fits within the recommendations of the Downtown Master Plan.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

The request to rezoning from R-12 and O-P to a residential reflects a reasonable balance.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The property could continue to be used for an office use.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Property does meet the Comprehensive Land Use plan.

Staff's analysis finds that the requested rezoning can be supported with conditions of zoning. The development should include a mix of detached and attached residential as depicted. However, greater efforts to save trees need to be included in the site plan as well as incorporation of the linear park along the frontage which has been required of other applicants.

Staff's recommendation is to approve Z-15-12/V-16-05 Old Milton Holdings/DT-LW with the following conditions:

1. **Site shall be zoned DT-LW and substantially similar to site plan submitted by AEC and dated 1-22-2016.**
2. **Streetscape shall match the Downtown Code and include decorative pedestrian street lights.**
3. **In order to limit impacts to specimen trees the plan shall be amended to remove Lot 10 which impacts offsite specimen trees. There shall be no encroachment into Trees 178 (32" Loblolly Pine), 102(28" Water Oak) and 103(36" Water Oak) except as approved by the City Arborist.**
4. **On-street parking shall be expanded to the internal streets west of Park Street.**
5. **Townhomes/Detached residential shall accommodate 18 foot driveway in addition to the two car garage or site shall provide convenient (within 500') on street parking of one per additional bedroom.**
6. **Linear Park shall be developed along frontage with a minimum width of 12 feet with an improved green space. Linear Park area and landscaping improvements shall match recently approved section in front of condominium project west of the project and an easement shall be granted to the City. Park area shall include heavy landscaping as well as decorative wall along home frontages to be approved by Staff. Applicant shall receive Parks impact fee credits for improvements excluding residential walls.**
7. **Architecture shall be representative of southern historic vernacular style and townhomes shall have roof top terraces as depicted, however, materials and details require Staff approval.**
8. **Each elevation shall be different for the proposed single family homes along Thompson Street. All architecture will require Staff review and approval. Product along Thompson Street shall be rear entry.**
9. **A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.**

10. A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.

(The numbers have changed based on discussion)

There was discussion from the Board:

- Linear Park
- Staff Conditions
- Applicant's Response to Conditions

Doug Dillard, Steve Rowe and Bob Cheeley presented for the Applicant. There was discussion of:

- Condition # 7 Willingness to provide a Linear Park with further discussion with Staff. Main problem was with the wall.
- Condition # 8 Rooftop Terraces – would like this to be optional
- Addition to Condition #10 requiring a 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south or a privacy fence with landscaping.

There was discussion from the Board and Staff that Stucco roof presented in elevation would not meet Downtown Design Guidelines.

There was discussion of Conditions.

Chairman Kung'u opened the floor to public comment at 8:39 p.m.

There were two members of the Public who spoke with concerns:

1. Steve Stolle, 2459 Claystone Ln
2. Alexander Williamson, 12535 Wexcroft Ln

Concerns:

1. Detention Pond
2. Run-off
3. Guest Parking on Thompson St.

Chairman Kung'u closed Public Comment at 8: 43 p.m.

There was discussion:

- Need for on street parking.
- CRZ of Specimen Tree not located on the property. Staff stated that Applicant should discuss with property owner of the tree. Applicant stated he would meet with adjacent lot owner

before Council Meeting. There was discussion on the impact of the tree.

- Planning Commission Member Richard offered a motion to approve the application with the following conditions.
  - The motion received a second from Planning Commission Member Partee
  - The motion was approved by a unanimous vote (5-0)

f. MP-16-01/V-16-03 Parkway 400

Eric Graves, Senior Traffic Engineer/Planner, presented.

The applicant, Greenstone Parkway 400 LLC, is requesting approval of a master plan amendment in order to increase the allowed hotel room count from 131 to 132 rooms. They are also requesting a variance to the side setback from 10' to 0' enabling proposed parking decks to be continuous across Parcel 1 and Parcel 2; and a front setback variance to reduce the front yard setback from 65' to 25' of a parcel along Kimball Bridge Road, allowing construction of a parking deck to be closer to the road.

The subject property zoned O-I, is located on the south side of Old Milton Parkway west of GA 400. The 41 acre Parkway 400 master planned development is situated roughly between the extension of Northwinds Parkway and Kimball Bridge Road. Located to the north is Avalon, zoned MU which currently contains retail, office, and residential uses. South of the property on the east end is the recently approved Northwinds Residential zoned R-8 A/D. To the east is Gwinnett Technical College. To the west is a Fulton County Schools facility as well as commercial zoned properties including Quick Trip and the Atwater Retail development.

The applicant is requesting a change to conditions of a master plan amendment approved by the City Council in MP-14-09 Parkway 400/Hotel on May 26, 2016. Condition number one states "One select service business class hotel shall be permitted not to exceed 6 stories in height with a maximum of 131 guest rooms. No extended stay or "suites" hotel shall be permitted".

The submitted request, if approved, will allow construction of a 132 room hotel. The approved site plan provides for 110 parking spaces. In addition, the zoning condition allows a reduction in required parking of up to 20%, but requires accommodating overflow hotel parking on the parcel to the north. The increase of one room from 131 to 132 rooms and staying within six stories is consistent with the previously approved conditions.

Two variances are also being requested by the applicant. One is for the reduction of the front setback of a parcel along Kimball Bridge Road from 65 feet to 25 feet in order to better utilize the existing topography. An office building and parking deck are proposed for this parcel. Using the natural topography of the site, the top level of a three level parking deck can be positioned at an elevation approximating a surface lot in relation to the roadway. While surface parking would be allowed in this location, the building setback along Kimball Bridge road is 65 feet prohibiting the construction of the parking deck walls.

The other variance requested is to eliminate the side setback requirement of 10' allowing two parcels to combine parking structures. This variance is in advance of anticipated development of two office buildings and associated structured parking. Council approved a master plan amendment in 2013 in order to increase density and establish a rear building setback at 25 feet. The plan presented then included three new office buildings with two parking structures. At this time, the applicant is proposing to subdivide the property. The 10 foot side setback requirement would require two separate structures along the rear property line. The applicant is requesting Council waive this requirement for the parking deck only in order to allow the two parcels to be constructed at different times and still share the efficiencies of one parking deck. When completed, the two parking decks will have a similar footprint of the parking structure presented at the 2013 hearing.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

The front setback for the parking deck on Kimball Bridge Road rises slightly up from the road. The parking deck which is three stories in height would be below grade at the setback line and actually resemble a surface lot. Heavy landscaping and streetscape improvements will be required along Kimball Bridge Road in front of the parking deck and water quality pond.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

The ordinance does create a hardship for the property owner due to the 10' requirement of the setback between two parking structures. It is reasonable to stage the construction of the deck presented at the previous hearing.

Without the front setback variance of 65' to 25' the parking structure would be fully visible. The topography of the site creates an opportunity to fully screen the parking structure and appear as surface parking from the roadway. Heavy landscaping and streetscape amenities will fully mask the structure.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

The proposed parking structure was approved at a previous hearing as one structure. It is reasonable to stage the construction of the deck presented at the previous hearing.

The front setback on Kimball Bridge Road drops down from the road to a point which the deck is below grade and only the top deck will be seen to look like a surface lot from the public right of way.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances,

The side setback is difficulty to see from any road; however the variance does result in a loss of greenspace.

Staff's analysis finds that the requested parking deck should not have an impact on the surrounding area. The Design Review Board will review and approve the landscape plans and the architecture. The parking deck will meet the 25' setback.

Significant architectural features should be incorporated since the deck will be prominent on Northwinds Parkway and adjacent to residential users.

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

Staff 's recommendation is to approve MP-16-01/V-16-03 Parkway 400 request for a Master Plan amendment and variances with the following conditions:

1. **One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.**
2. **Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
3. **Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by the DRB, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
4. **Provide a heavy landscape screening along the south Property Line**
5. **A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
6. **Stormwater facilities should be moved and/or completely screened from roadway as approved by staff.**
7. **A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
8. **Site plan, landscaping, and architecture shall be approved by Design Review Board.**
9. **Parking decks visible from Kimball Bridge Rd and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve and designed so that its use is not readily apparent. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.**
10. **Minimum 5 foot sidewalk with 4 foot minimum planting strip shall be required along existing private drive.**
11. **Minimum 6 foot sidewalk with 6 foot minimum planting strip shall be required along Kimball Bridge Road.**
12. **Pedestrian access from the private drive to building access points shall be required. Provide pedestrian scale lighting and amenities throughout development.**
13. **Shared parking easement shall be provided on Kimball Bridge parcel for the Hotel site.**
14. **Required focal point feature at the access to Northwinds shall provide a minimum 5,000 square feet greenspace/plaza area.**

15. All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.

There was discussion from the Board:

- Correct date on MP-14-09 Parkway 400/Hotel approval was May 26, 2015.
- Required 10ft side building setback between buildings
- DRB Approval
- Applicant's response to Staff Conditions

Steve Rowe presented for the Applicant.

There was discussion of:

- Reasons for Variance Requests
- No external changes to the Site
- One level parking deck
- Elevations of Buildings
- Response to Staff Conditions
- DRB Approval vs. Staff Approval
- Intent of screening Storm Water Facilities

Chairman Kung'u opened the floor to Public Comment at 9:28 p.m.

Alexander Williamson spoke with concerns:

1. Adequate parking
2. Retaining Walls

Chairman Kung'u closed Public Comment at 9:31 p.m.

- Planning Commission Member Attig offered a motion to approve the application with the following conditions.
  - The motion received a second from Planning Commission Member Caswell
  - The motion was approved by a unanimous vote (5-0)

Approve MP-16-01/V-16-03 Parkway 400 request for a Master Plan amendment and variances with the following conditions:

1. **One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.**
2. **Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
3. **Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by Staff, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
4. **Provide a heavy landscape screening along the south Property Line**
5. **A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
6. **Stormwater facilities shall be moved and/or completely screened from roadway as approved by staff or incorporated into the landscape.**
7. **A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
8. **Site plan, landscaping, and architecture shall be approved by Staff.**

VII. ADJOURNMENT

Chairman Kung'u adjourned the meeting at 9:43 p.m.

COUNCIL AGENDA REPORT

FROM:	Kathi Cook, Community Development Director Prepared by:
SUBJECT:	PH-16-04 UDC Changes to DRB Guidelines
PLANNING COMMISSION:	April 13, 2016
CITY COUNCIL:	April 13, 2016

RECOMMENDATION:

REPORT-IN-BRIEF

DISCUSSION

CONCLUSION

Attachments
DRB Guidelines Proposed Changes, Downtown Code, Downtown Design Guidelines, Downtown Architect Bio

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Director of Community Development
Prepared by: Bret Schroeder, Zoning Enforcement Manager

SUBJECT: PH-16-04 UDC Changes- Design Review Board Guidelines

PLANNING COMMISSION: April 13, 2016

CITY COUNCIL: April 25, 2016

REPORT IN BRIEF

The amendment for consideration is revisions to the Design Review Board Guidelines proposed by Staff for review of architecture for the Downtown Overlay District and review of signage for the City of Alpharetta.

Red – Format Change

~~Red~~ - Delete

Blue – Addition

Maps and Corresponding Verbiage Updated.

APPENDIX A. - ALPHARETTA DOWNTOWN CODE[1]

Footnotes:

--- (**1**) ---

Editor's note—Appendix A contains the text of the Alpharetta Downtown Code for the city which derives from Ordinance No. 707, adopted July 20, 2015. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged without notation. Additions made for clarity are indicated by brackets.

ARTICLE 1. - GENERAL PROVISIONS

Sec. 1.1. - Title and purpose.

1.1.1. Title.

This ordinance shall be known as the "Alpharetta Downtown Code" or may be internally citied as "this code."

1.1.2. General Purpose.

The intent and purpose of this code is to enable and support the implementation of the following policies:

A. That the Downtown Alpharetta is the focal point for high-quality, mixed-use development in the City of Alpharetta as established in the Downtown Master Plan and the City of Alpharetta 2030 Comprehensive Plan.

B. That within Downtown Alpharetta, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.

C. That Downtown Alpharetta should serve people of all ages and allow residents to remain in the community as they age.

D. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.

E. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.

F. That the quality-of-life in existing neighborhoods should be preserved and protected.

G. That development patterns should make walking and bicycling safer and more pleasant.

H. That a range of useable open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout Downtown Alpharetta.

I. That buildings and landscaping should be coordinated in order to contribute to Downtown Alpharetta's physical design and sense of place.

J. That development should adequately accommodate automobiles while respecting the pedestrian and the design of public areas.

K. That public buildings, gathering places, and areas for community events should be provided as locations that reinforce community identity.

L. That public buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.

M. That the harmonious and orderly development and redevelopment of Downtown Alpharetta should be secured through these regulations.

Sec. 1.2. - Applicability.

1.2.1. Territorial Application.

This code applies within the study area of the City of Alpharetta Downtown Master Plan, adopted by the City of Alpharetta Mayor and city Council on February 23, 2015, subject to the following:

A. The study area of the City of Alpharetta Downtown Master Plan shall be shown on the Official Zoning Map and labeled "Downtown Overlay."

B. Within the Downtown Overlay the requirements of Article 2 apply in addition to the requirements of zoning district in which a parcel lies.

C. Within the Downtown Overlay the requirements of Article 3 only apply when a parcel has been rezoned to a Downtown Zoning Code in accordance with the requirements for such found in Section 4.2 of the Unified Development Code.

1.2.2. Conformance Requirements.

A. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this code. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this code.

B. Nothing in this code shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this code, provided that the construction under the terms of such permit is diligently followed until its completion.

1.2.3. Conflicting Provisions.

A. It is not the intent of this code to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this code imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this code shall govern.

B. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances or use permits issued prior to the existence of this code; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance [with] Section 4.2 of the Unified Development Code.

1.2.4. Use of Words and Phrases.

Terms used throughout this code may be defined in Article 4 Definitions of Terms. Article 4 contains regulatory language that is integral to this code. Those terms not defined in Article 4 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Section 1-4 of the Unified Development Code, those of this code shall take precedence.

1.2.5. Text and Graphics.

Illustrations, photos, and graphics are included in this code to illustrate the intent and requirements of the text. In the case of a conflict between the text of this code and any Illustrations, photos, or graphics, the text governs.

Sec. 1.3. - Downtown Zoning Districts.

1.3.1. Downtown Zoning Districts Established.

A. The following "Downtown Zoning Districts" are established within the area regulated by this code:

1. Downtown Core (DT-C)
2. Downtown Mixed-Use (DT-MU)
3. Downtown Live-Work (DT-LW)
4. Downtown Residential (DT-R)

B. Parcels shall retain their current zoning that existed on the effective date of this ordinance.

1.3.2. Relationship between Land Use Categories and Downtown Zoning Districts.

The land use categories established by the Comprehensive Land Use Plan may be implemented by the establishment of appropriate zoning districts within each category. The Downtown Zoning Districts permitted within each land use category are restricted to the following:

A. The "Downtown District" land use category permits the "Downtown Core" zoning district.

B. The "Mixed-Use Commercial District" land use [category] permits the "Downtown Mixed-Use" zoning district.

C. The "Mixed-Use Live/Work District" land use category permits the "Downtown Live-Work" zoning district.

D. The "High Density Residential" land use category permits the "Downtown Residential" zoning district.

E. All other land use categories permit the zoning districts identified in the Comprehensive Land Use Plan.

1.3.3. Zoning Changes.

Zoning changes to a "Downtown Zoning District" shall only occur in conformance with Section 1.3.2 and in accordance with Section 4.2 of the Unified Development Code.

ARTICLE 2. - DOWNTOWN OVERLAY

Sec. 2.1. - Applicability.

2.1.1. Applicability.

A. The requirements of this Article apply to all parcels within the Downtown Overlay unless expressly stated otherwise in this Article.

B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.

C. This Article does not change the permitted use or density of a property within the Downtown Overlay. Land and structures must be used in accordance with the standards of the underlying zoning district.

D. This Article does change the permitted form and design of a property subject to the Downtown Overlay. When requirements of this Article conflict with any other requirement of the Unified Development Code or the Alpharetta Downtown Design Guidelines, the requirements of this Article shall prevail.

E. When the word "street" is used in this Article it means both public and private streets unless stated otherwise.

Sec. 2.2. - Block and Access.

2.2.1. Intent.

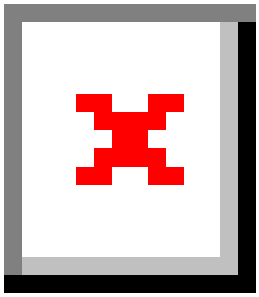
A. The intent of the block and access standards is to provide a well-connected street network. Large blocks with limited connectivity discourage walking, contribute to street congestion, and add driving distance that can negatively impact emergency services. New streets should also be designed to consider the future development identified in the Alpharetta Downtown Master Plan.

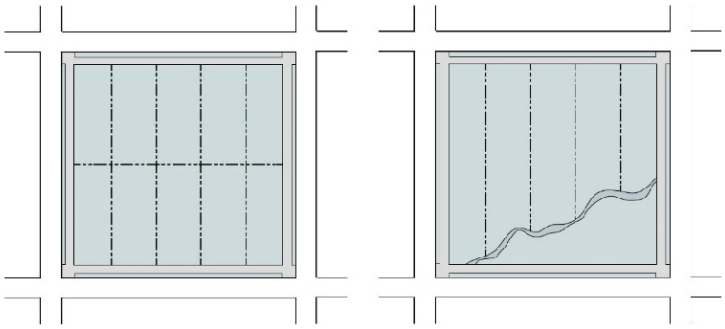
B. The intent of the access standards is to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion and increase connectivity. Pedestrian, bike, and vehicular access should be safe, direct and convenient.

2.2.2. Blocks.

A. Sites greater than 4 acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter lengths that follow:

	Block Perimeter (Max.)
Downtown Zoning Districts	
DT-C	1,600 feet
DT-MU	2,000 feet
DT-LW, DT-R	2,400 feet
Other Zoning Districts	
C-1, C-2, O-I, O-P	2,400 feet
CUP, R-8A, R-10A	2,400 feet
AG, R-12, R-15, SU, I-1	n/a
_____	





B. In addition to the block standards above, blocks containing exclusively 'For Sale' detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the City Transportation Engineer may require and/or approve a single tier of lots.

C. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.

D. Block Measurement.

1. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.

2. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.

3. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.

4. Where the block pattern is interrupted by public parkland, including greenways, that is open and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.

E. No public or private street within the Downtown Overlay, including alleys, may be gated.

2.2.3. Access.

A. General. When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.

B. Stub-Out Streets.

1. Stub-Out Required.

   a. Where a development abuts unsubdivided land, stub-out streets within the new development must be installed to the meet the block standards of Section 2.2.2.

   b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.

   c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.

2. Connecting to an Existing Stub-Out Street. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.

3. Exception. The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle only access when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a stub-out street infeasible.

2.2.4. Vehicle Cross-Access.

All lots in districts allowing commercial uses, attached 'For-Sale' dwellings, or 'For-Rent' dwellings, and all lots where the adopted comprehensive plan land use classification would allow for rezoning to such district, that abut another lot in a district or land use classification allowing either commercial uses, attached 'For-Sale' dwellings, or 'For-Rent' dwellings must comply with the following standards.

A. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.

B. Vehicle cross-access may not be gated.

C. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.

D. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.

E. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be provided between abutting properties when cross-access is waived.

F. Property owners who establish cross-access easements must:

   1. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;

   2. Record an easement allowing cross-access to and from properties served by the cross-access easement;

3. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
4. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
5. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
6. The cross access agreement must be signed by all of owners of the granting property.

Sec. 2.3. - Streets.

2.3.1. Intent.

A. The intent of this Section is to provide a palette of street types and design elements that reflect the character of different areas within the Downtown Overlay as established in the Alpharetta Downtown Master Plan.

B. The regulations provide adequate accommodations for vehicles, cyclists, and pedestrians.

C. The street types defined in this Section provide a guide to balancing the needs of all modes of travel. Modifications to these types may be made by the City Transportation Engineer.

D. The appropriate street type will be selected by the City Transportation Engineer based on the Roadway Plan in the Alpharetta Master Plan and engineering and land use context factors, including anticipated vehicle volumes.

2.3.2. Applicability.

A. When a development proposes the construction of a new public or private street, the requirements of this Section apply.

B. When constructing a new street or reconstructing an existing street, sidewalks, bike lanes, curb and gutter, and street trees must be installed and constructed in accordance with this Section and the City of Alpharetta Department of Engineering/Public Works Design Standards.

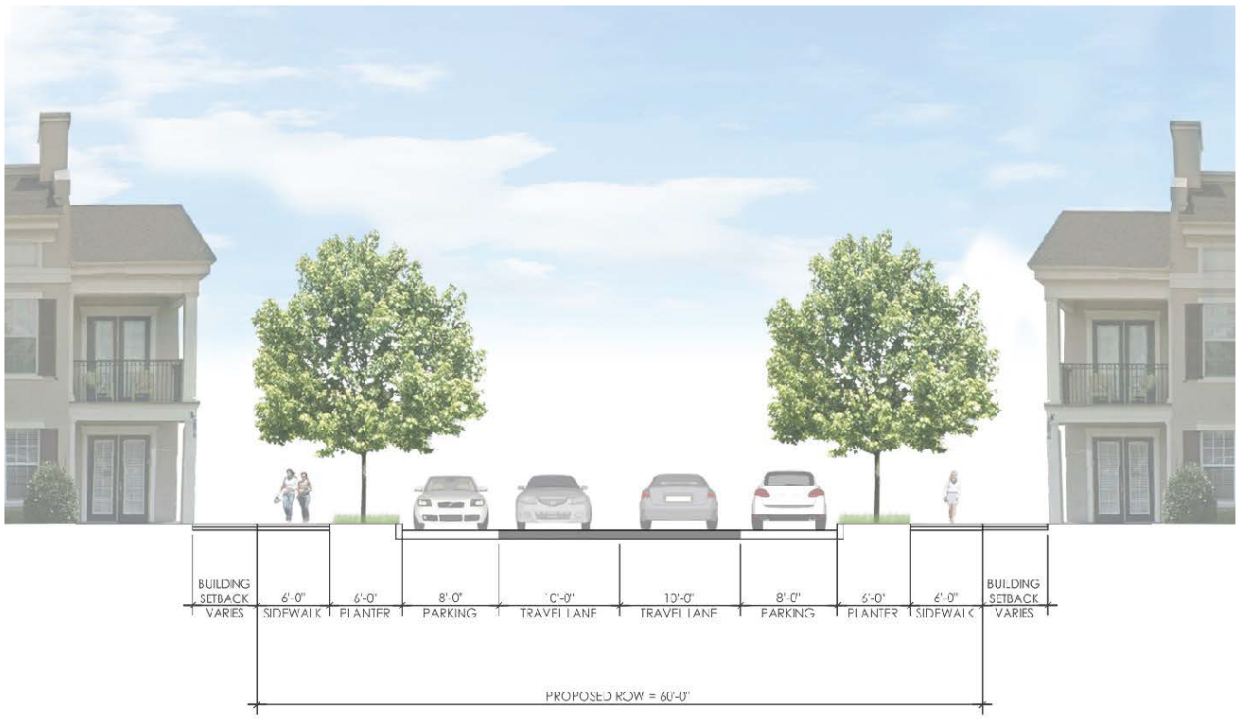
C. Existing streets may continue serving existing development in their current configuration; however, they must not be extended or substantially rebuilt except in conformance with this Section.

2.3.3. Street Types.

A. All new or extended public or private streets must meet the following standards unless modified by the City Transportation Engineer for the following public purposes:

1. To provide on- or off-street bicycle facilities;
2. To provide wider sidewalks or planters;
3. To provide a median, left turn lane, or combination therefore;
4. To provide bulb-outs;
5. To provide hardscape surface in otherwise landscaped planters in order to provide pedestrian access to adjacent on-street parking;
6. To increase or decrease the travel lane width; and
7. To provide traffic calming or pedestrian safety measures.

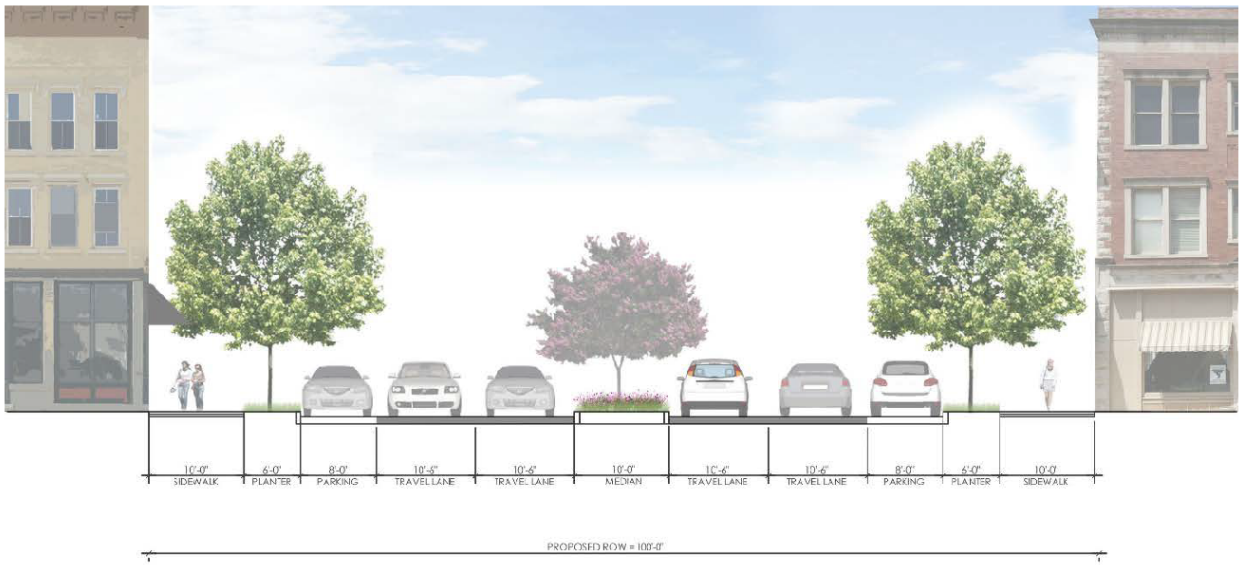
B. Arterial Street Residential.



Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	36 feet
Streetscape	

Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

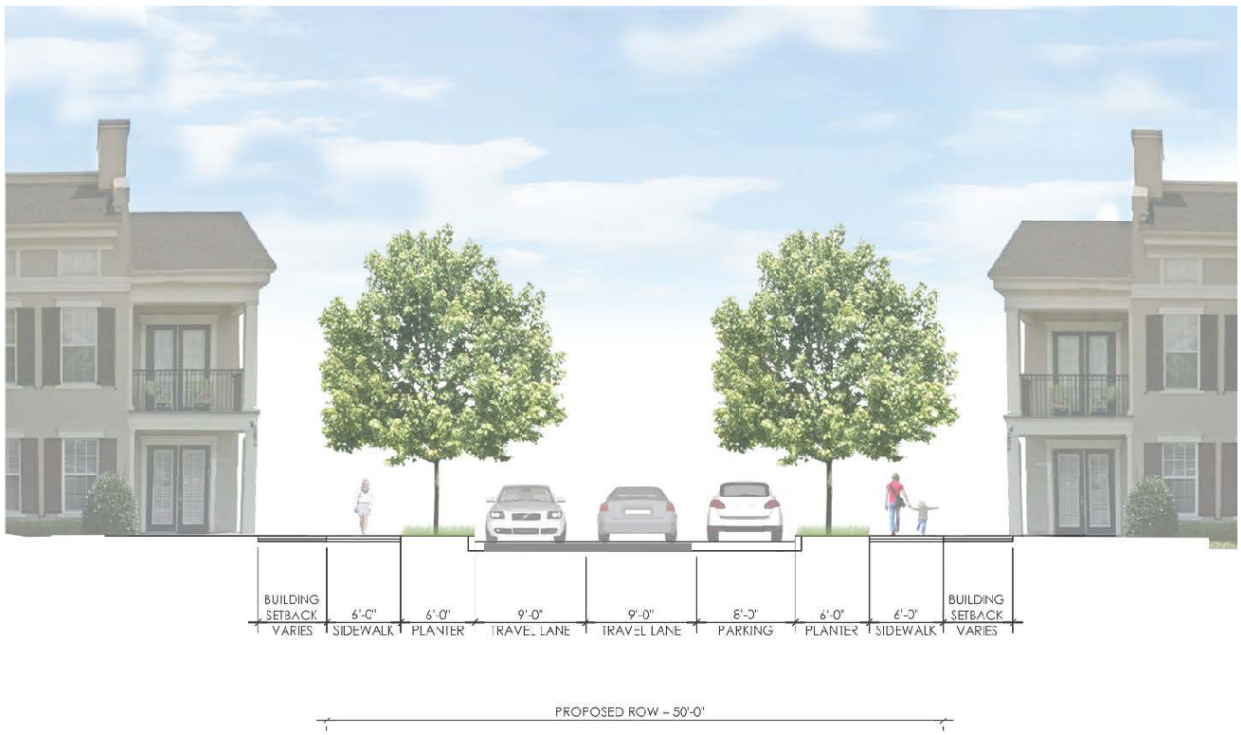
C. Arterial Street Commercial/Mixed-Use.



Width	
Right-of-way Width	100 feet
Face of curb to face of curb width	68 feet
>Streetscape	
Sidewalk	10 feet
Planter	6 feet

Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10.5 feet
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.	

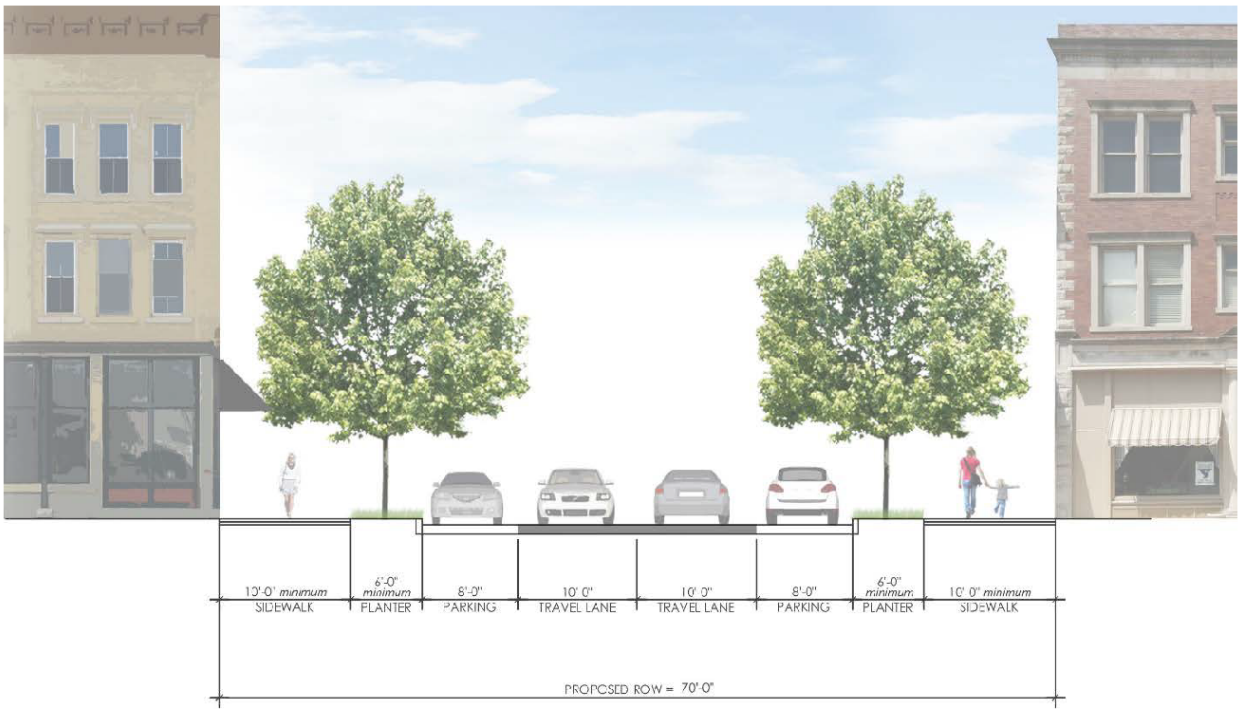
D. Collector Street Residential.



Width	
Right-of-way Width	50 feet
Face of curb to face of curb width	26 feet
Streetscape	

Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	9 feet

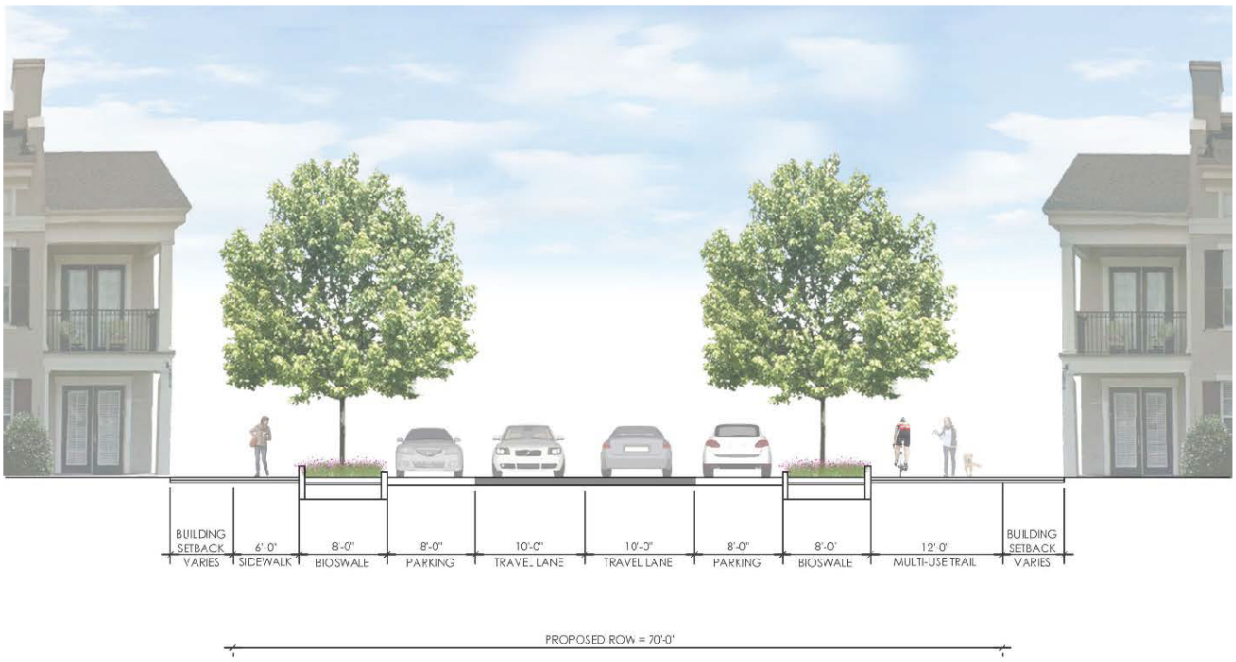
E. Collector Street Commercial/Mixed-Use.



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	

Sidewalk	Min. 10 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.	

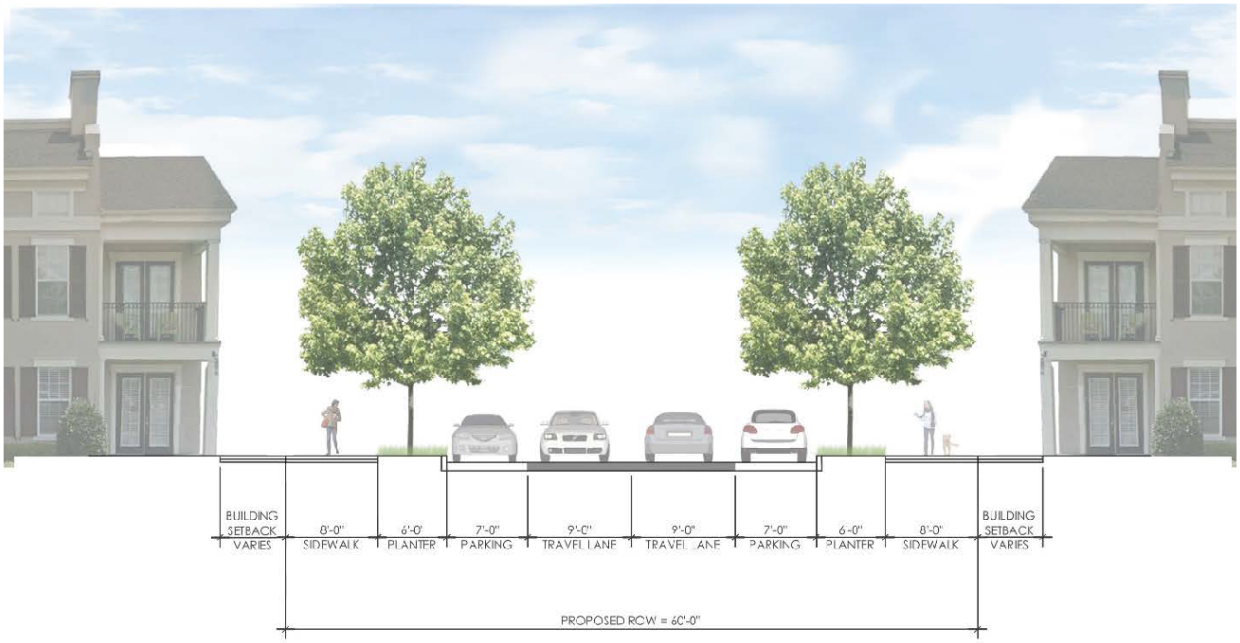
F. Green Street.



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet (one side) (see note 1)

Multi-use trail	12 feet (one side) (see note 1)
Planter	8 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Bio-swale
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet
Note 1: The side of the street containing sidewalks and multi-use trails shall be as established by the City Transportation Engineer.	

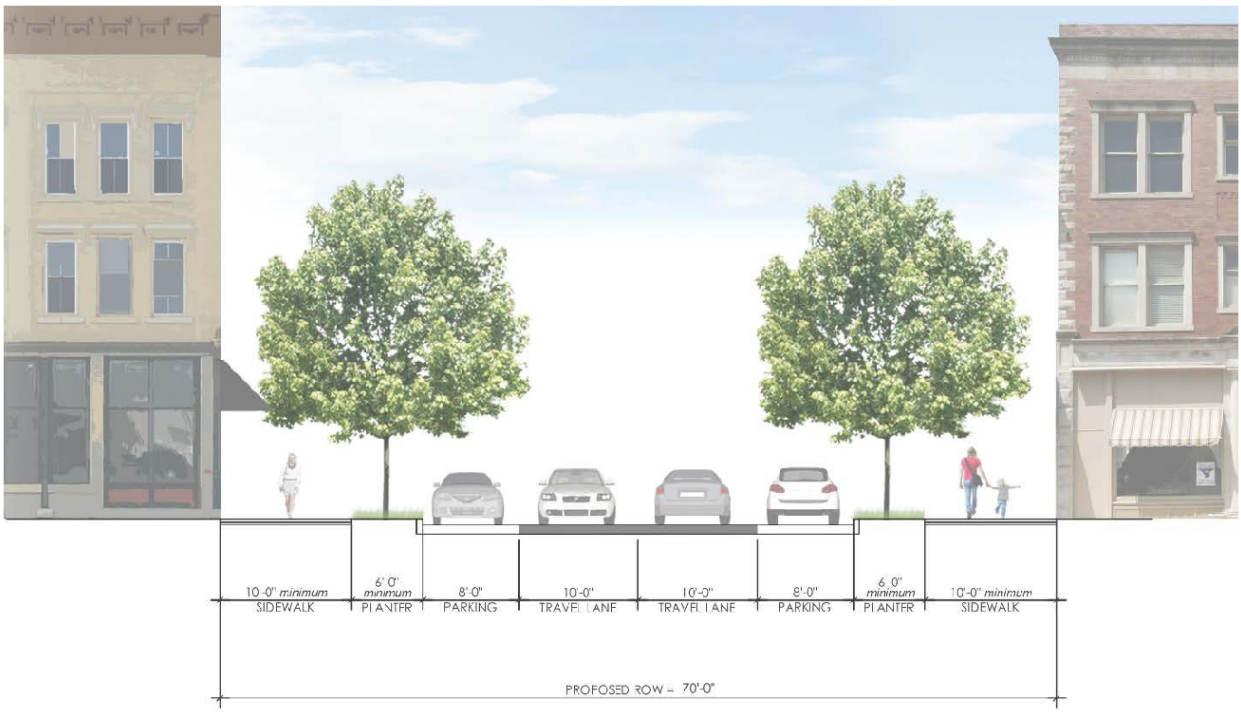
G. Local Street Residential.



Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	32 feet
Streetscape	
Sidewalk	8 feet

Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	7 feet
Travel Lane	9 feet

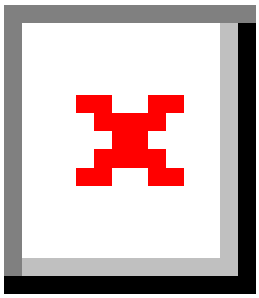
H. Local Street Commercial/Mixed-Use.

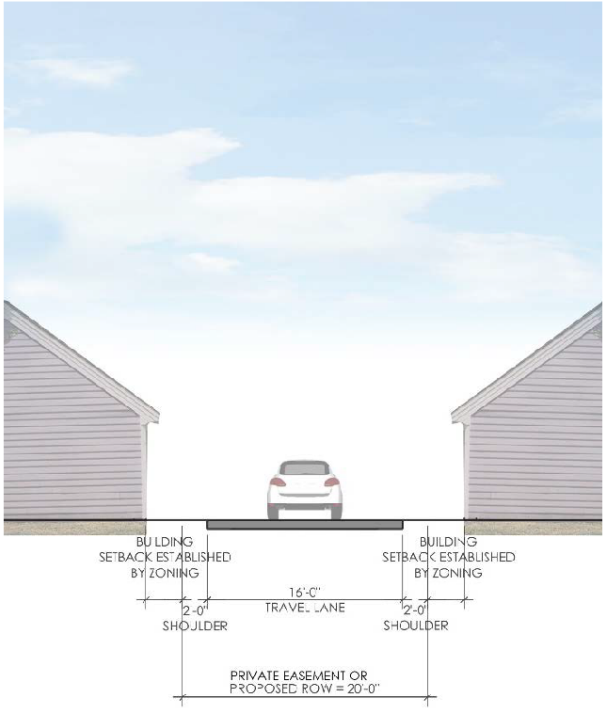


Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	34 feet
Streetscape	

Sidewalk	Min. 10 feet
Planter	7 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	7 feet
Travel Lane	10 feet
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.	

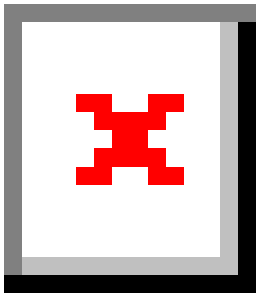
I. Residential Alley.

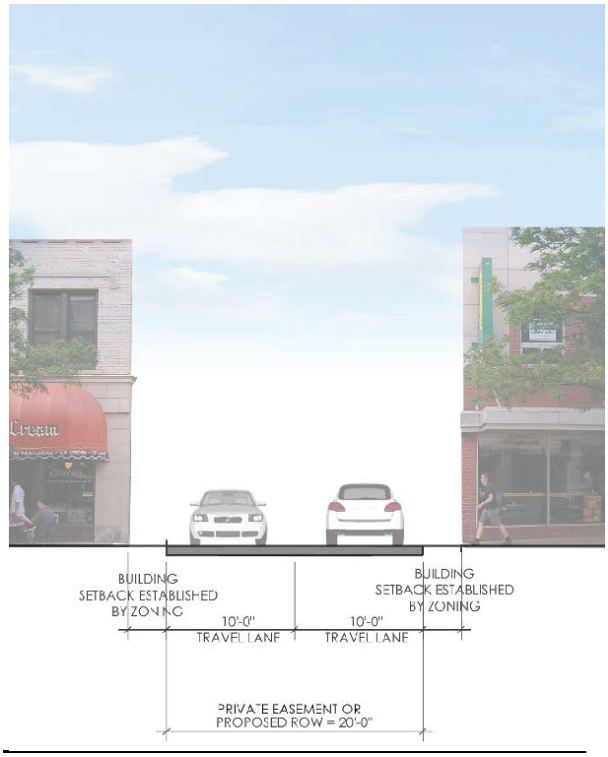




Width	
Right-of-way or Easement Width	20 feet
Paved Width	16 feet
Shoulder	2 feet
Travelway	
Parallel Parking	Not allowed
Travel Lane	16 feet

J. Commercial/Mixed-Use Alley.





Width	
Right-of-way or Easement Width	20 feet

Paved Width	6 feet
Shoulder	2 feet
Travelway	
Parallel Parking	Not allowed
Travel Lane	16 feet

2.3.4. Existing Streets, Streetscapes.

A. Applicability. A building or site may be renovated or repaired without meeting the requirements of this Section, provided any increase in gross floor area or improved site area does not exceed 25%.

B. Exceptions. This does not apply as follows:

1. On a parcel zoned R-12 or R-15 when such parcel is located within a recorded subdivision that existed on the date of adoption of this ordinance and when no sidewalks currently exist adjacent to the parcel.
2. On a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

C. Streetscapes Required.

1. Existing streets, planters, and sidewalk that do not meet the width and planting standards of the Downtown Alpharetta Streetscape Table must be brought into compliance with the current standards prior to the issuance of Certificate of Occupancy.
2. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right- of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
3. Where an easement is provided to the City and a parcel is zoned a Downtown Zoning District, the back of the minimum required sidewalk (adjacent to the lot) may be considered the lot line for the purpose of establishing yards, may not be included in lot coverage calculations, and may not be counted in minimum lot size requirements for new lots.

Downtown Alpharetta Streetscape Table

Street Type and Parcel Zoning District (both must be met)	Planter	Sidewalk (see note 1)

Arterial (existing)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	6 feet	10 feet
Arterial (existing)	All other Zoning Districts	6 feet	6 feet
Collector (existing or proposed)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	6 feet	10 feet
Collector (existing or proposed)	All other Districts	6 feet	6 feet
Green (existing or proposed, includes Thompson Street)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	8 feet	10 feet
Green (existing or proposed)	All other Districts	8 feet	8 feet
Local (existing or proposed)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	6 feet	10 feet
Local (existing or proposed)	All other Districts	6 feet	8 feet

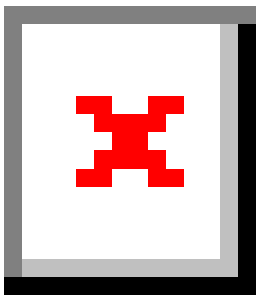
Note 1: Along at least one side of Thompson Street a 12-foot wide multi-use trail must be provided in lieu of the required sidewalk in accordance with the Downtown Master Plan. Such trail may be on the north or south side of the street, as determined by the City Transportation Engineer. The planter width may also be increased to allow the trail to run through existing or new open spaces.

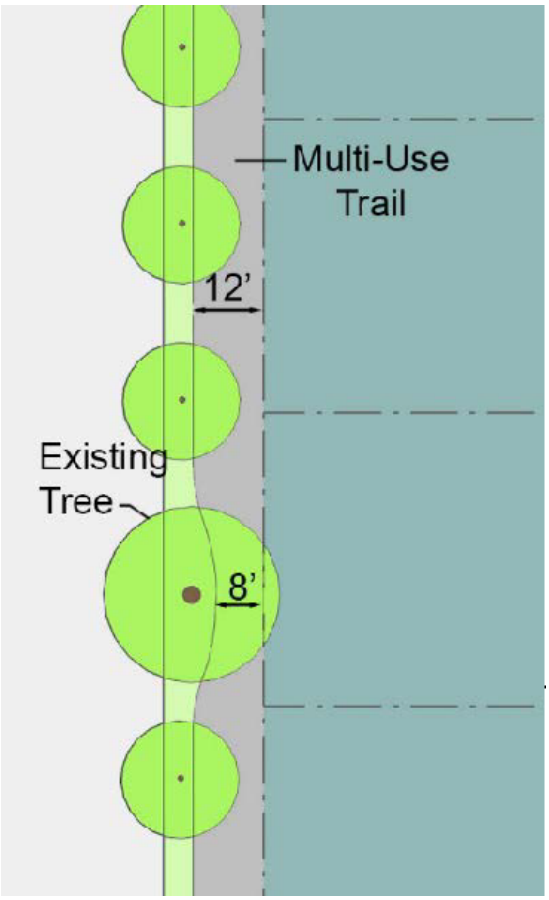
4. Where a publically funded streetscape project using alternative planter standards was installed adjacent to a parcel after January 1, 2005, the planter standards of Downtown Alpharetta Streetscape Table do not apply.

2.3.5. Multi-Use Trails.

A. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum length of this reduced width is 400 feet.

B. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the Downtown Master Plan or other plan that has been adopted by the City of Alpharetta.





C. Where a City of Alpharetta park or access easement held by the City of Alpharetta abuts a street subject to Section 2.3.5.A above, the multi-use trail may also be located in such park or easement.

D. In approving a multi-use trail in lieu of a sidewalk, the City Transportation Engineer may reduce the planter width to a minimum width of 5 feet.

2.3.6. Improvements along State Highways.

A. For any development that abuts a State highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway providing access from the State highway must comply with the standards and requirements of the Georgia Department of Transportation.

B. An approved permit for proposed access or improvements is required by Georgia Department of Transportation and must be incorporated into the construction drawings for the project prior to the issuance of a Land Disturbance Permit.

2.3.7. Planter.

A. Defined. A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles and similar items.

B. Street trees shall be planted in the planter as follows:

1. Where no overhead utilities exist, shade trees must be planted a maximum of 40 feet on center in the planter. Newly planted trees shall be a minimum of 3½ inches in caliper, and shall be limbed up to a minimum of 7 feet.

2. Where overhead utilities exist, one understory tree must planted a maximum of 25 feet on center in the planter, subject to approval of the overhead utility provider and the City Arborist.
3. Trees shall have a minimum 6 feet by 10 feet pervious landscape planting area. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

Sec. 2.4. - Parking and Loading.

2.4.1. Vehicle Parking.

A. Every use must provide and maintain vehicular parking in accordance with the Vehicular Parking Requirements Table.

B. Vehicular Parking Requirements Table.

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Rent"	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Bed & Breakfast	Min. 1 per guest bedroom
Hotel	Min. 1 space per guest room, plus 1 employee space per 20 guest rooms, plus 1 per 500 sf of convention rooms, conference rooms, ballrooms, restaurant and retail shops
Congregate Housing, Assisted Living Facility	Min. 1 per 2 sleeping rooms
Home-Elderly, Children, Nursing	Min. 1 per 2 sleeping rooms
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or	Min. 1 per 4 seats in chapel or parlor, plus sufficient space

mausoleum)	to park or store all company vehicles
Medical, dental and optical offices	Min. 3 per 1,000 sf
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 per 1,000 sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, pus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas
Wholesale/Industrial Uses	
Wholesaling and industrial uses including lumber, brick, coal, junk and supply yards	Min. 1 per 1,000 sf
Public and Semipublic Uses	
Hospital	Min. 1 per bed, plus 1 per 200 sf for outpatient treatment areas
Church, Synagogue, Other Place of Worship	Min. 1 per 2 seats in the principal assembly room
Places of assembly or indoor recreation	Min. 1 per 500 sf playing court, rink, playing field and

without fixed seats	spectator area, plus 1 per 200 sf of patron use areas
Schools, elementary and middle schools	Min. 1 per classroom and administrative office, plus 5 visitor spaces
Schools, senior high	Min. 1 per classroom and administrative office, plus 1 per 4 students (based on the design capacity of the school)
Other public building	Min. 1 per 300 sf

C. Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table:

1. Off-street parking located on the same site or lot as the use it serves;
2. On-street parking located adjacent to and on the same side of the street as the site or lot containing the use it serves; and
3. Off-site parking within 500 feet of the use it serves (as measured along a pedestrian walkway from the door of the use the parking serves).

D. When a use provides more than 120% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.

2.4.2. Bicycle Parking.

A. Facilities that provide or require 25 or more vehicle parking spaces must provide a minimum of 1 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 3 spaces nor be required to exceed 30 bicycle spaces.

B. Bicycle parking facilities must comply with the following provisions.

1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
3. Bicycle parking must be provided in a well-lit area.
4. Spacing of the bicycle racks must provide clear and maneuverable access.
5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City Transportation Engineer.
6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways.

A. Applicability. The following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.

B. Width. Unless approved by the City Transportation Engineer or required by the Georgia Department of Transportation along a State highway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.

C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.

D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures.

A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.

B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).

C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.

2.4.5. Loading.

A. On-site loading space is not required.

B. Loading areas must be located to the rear of buildings. Loading areas must not be placed between a building and the closest adjacent street.

C. Screening. If a loading area is provided, it must meet the following.

   1. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley), the entire length of the loading area must be screened.

   2. Screening must consist of either:

      a. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or

      b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

2.4.6. Vehicle Access and Parking Locations.

A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.

B. Off-street parking for the following must be accessed from alleys:

   1. Townhouses on lots of any width.

   2. All other building types on lots less than 50 feet in width.

C. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.

_____

Sec. 2.5. - Landscaping and Screening.

2.5.1. Applicability.

A. New Construction. Any new building or site improvement must comply with the landscaping and screening requirements of this Section.

B. Maintenance and Repair. An existing building or site may be repaired, maintained or modernized without providing additional landscaping or screening, provided there is no increase in gross floor area or improved site area.

C. Additions.

1. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively, landscaping and screening is required for the additional floor or site area only.

2. When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively, both the existing building, use or site and the additional floor or site area must conform to the landscaping and screening requirements of this Section.

D. Change in Use. A change in use does not trigger the application of these requirements except when there is a specific use standard requiring landscaping or screening for the new use.

2.5.2. Yard Landscaping.

A. Yards between a parking lot and a street must comply with Section 2.5.3.

B. Yards greater than 5 feet in depth and located between a building and the closest adjacent sidewalk along a street must be landscaped with grass, trees, shrubs, hedges and other landscaping materials for their entire width, with the exception of areas used for:

1. Front porches and stoops;

2. Outdoor dining or display;

3. Pedestrian walkways used to access a street-facing pedestrian entrance;

4. Driveways used to access off-street parking; and

5. Amenity space, where required by Article 3.

C. Yards greater than 10 feet in depth must be planted with one tree for each 30 feet of street frontage or portion thereof.

2.5.3. Parking Lot Landscape Strips.

A. Applicability. All surface parking areas (of any size) abutting a street (not including an alley) must be screened using one of the following options.

B. Landscape Strip with Shrubs. A minimum 10 feet wide landscape strip planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be at least 2 feet tall at time of planting. They must be planted 2 rows deep, and provide a screen within 3 years of planting.

C. Landscape Strip with Wall.

1. A 2.5 feet high wall in a minimum 4-foot planting strip.

2. Walls must be close to the parking lot in order to provide a minimum 2-foot landscaped area facing the street.

3. Walls must be closed and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

D. Landscape Strip with Berm.

1. An earth berm a minimum of 2.5 feet higher than the finished elevation of the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.

2. The berm must contain a rounded crown suitable for planting, and a stabilized side slope of no greater than 3:1.

E. Landscape Strip with Grade Change. A 6-foot landscaped strip with a minimum 3-foot grade drop from the street to the parking area, planted with a minimum of 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.

F. Location. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.

G. Plant Material. Required shrubs must be a minimum of 2.5 feet in height at time of planting. 70% of the required amount of shrubs must be evergreen.

2.5.4. Screening.

A. Service Areas.

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not between a building and the street.

2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the 4th side by a solid gate at a minimum of 6 feet in height.

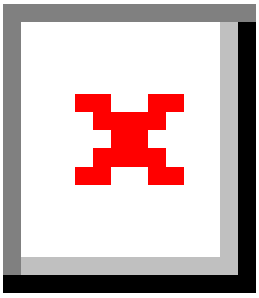
3. The wall must be opaque and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

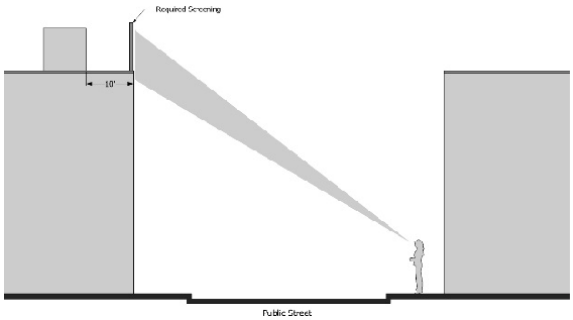
4. The gate must be self-locking and maintained in good working order.

B. Roof-Mounted Equipment.

1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting parcel or abutting street (not including an alley).

2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.

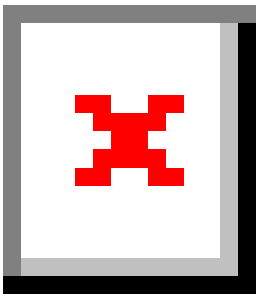


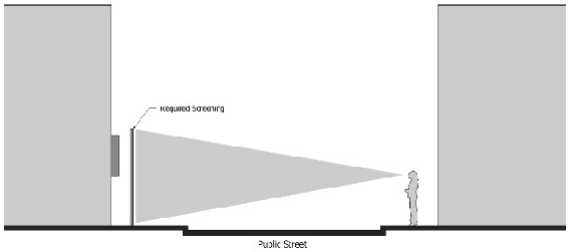


3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

C. Wall-Mounted Equipment.

1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.

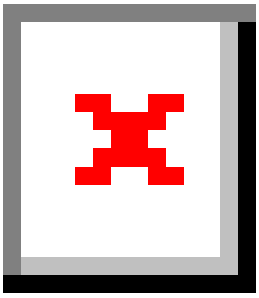


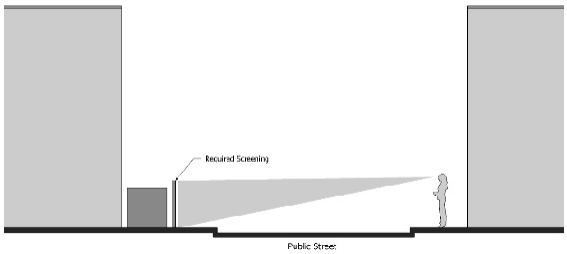


2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

D. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.





2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

2.5.5. Design and Installation.

A. Plant Material.

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health.
3. Tree height is measured from the top of the root ball to the tip of the main stem.
4. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

2.5.6. Maintenance of Landscaping.

A. Responsibility. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.

B. Soil Erosion.

1. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.
2. Grass areas must be sodded prior to the issuance of a Certificate of Occupancy. If grass seed must be used, it must be a variety that may be reasonably expected to produce full coverage of the area.

C. Pruning and Trimming.

1. All required landscaping must be allowed to reach its required size and must be maintained at no less than required size.

2. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Arboriculture Standards entitled "ANSI A300 Standards."

3. "Topping," defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except where necessary to maintain public overhead utilities.

Sec. 2.6. - Neighborhood Compatibility.

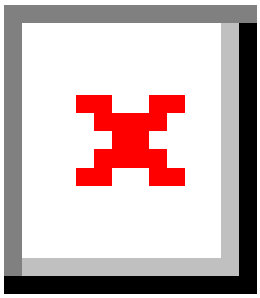
2.6.1. Applicability.

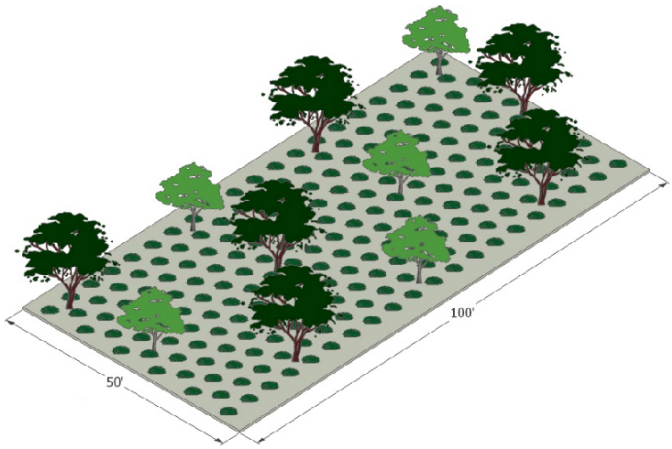
A. Neighborhood compatibility measures are required when a lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses, or occupied by a non 'For-Sale' residential use adjoins a protected district.

B. Protected district as used in this Section means any property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the R-10M zoning district is considered a protected district and neighborhood compatibility measures also apply.

2.6.2. Buffers.

A. A 50 feet wide undisturbed buffer is required as shown in the Downtown Buffer Table.

Downtown Buffer Table		
Depth (min.)	50 ft.	
Fence/wall height (min.)	Not required	
Shade trees (min. per 100 feet and evenly spaced)	6	
Understory trees (min. per 100 feet in length and evenly spaced)	5	
Shrubs (min. per 100 feet in length and	60	

B. Except as otherwise provided, herein, the buffer shall be preserved in its natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two years of planting and must meet the following standards:

   1. Plants must be a minimum of 5 feet in height at time of installation;
   2. At least 75% of the total number of plants installed must be evergreen species; and
   3. Plants will be planted and spaced as shown in the Downtown Buffer Table.

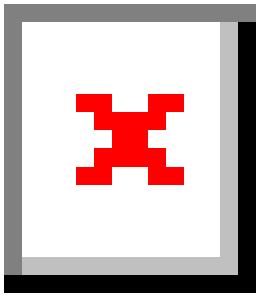
C. Buffers may not contain any surface parking or storm water detention facilities, or any structures except that the Director of Community Development may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.

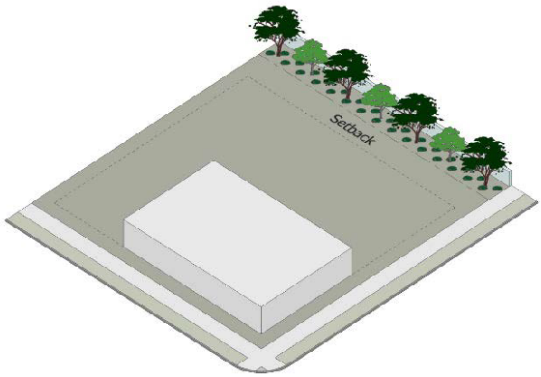
D. Stream buffers must be replanted where disturbed for approved access, detention and utility crossings. Replacement plants must be approved by the City Arborist.

E. All buffer plantings are subject to the approval of the Director of Community Development.

2.6.3. Building Setbacks.

All building setbacks are measured from the inside edge of the required buffer.





2.6.4. Transitional Height Plane.

A. A building must not extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line.

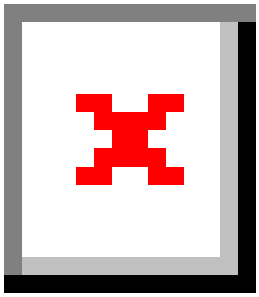
B. The transitional height plane ends at any public street (not including an alley) or 60 feet from the protected district lot line, whichever is less.

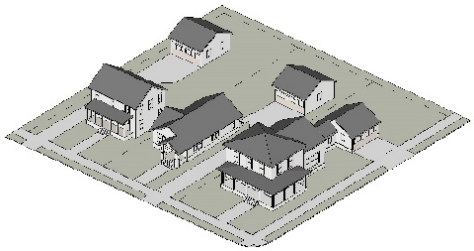
Sec. 2.7. - Building Types.

The following rules apply to all buildings in the Downtown Overlay.

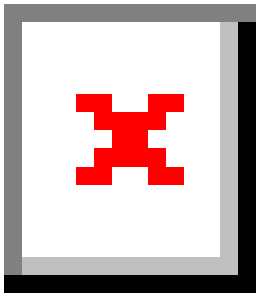
2.7.1. Descriptions.

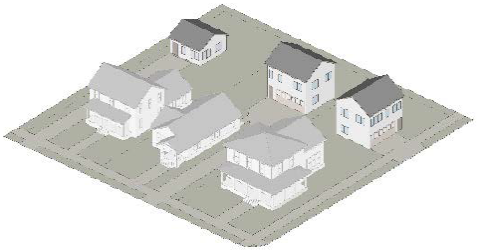
Within the Downtown Overlay building types are used to regulate the design of buildings. Each building type is described below. A building's building type is determined by the Director of Community Development. Within Downtown Zoning District, building types are subject to the additional use requirements of the applicable zoning district. All graphic depictions of building types are for illustrative purposes only. Note that these building types are for zoning purposes only, and not linked to the Building Code. Freestanding parking structures are not considered to be a building type.



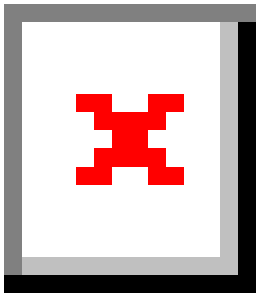


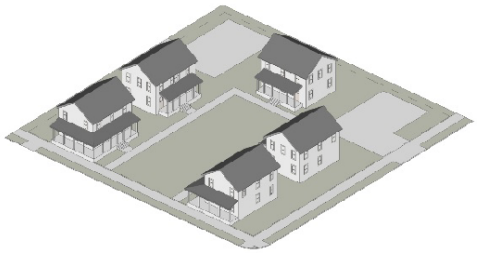
A. Detached House. A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



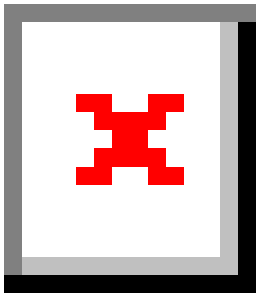


B. Carriage House. A small self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.

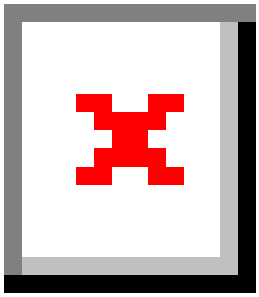


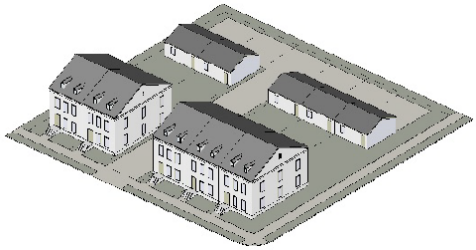


C. Cottage Court. A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.

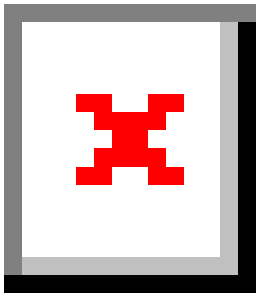


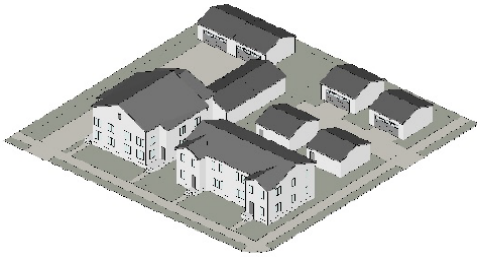
D. Semi-Detached House. A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



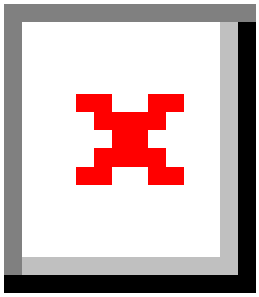


E. Townhouse. A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed.

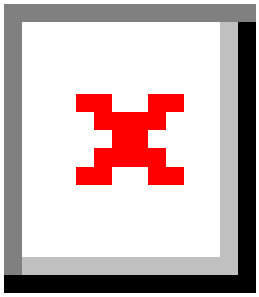


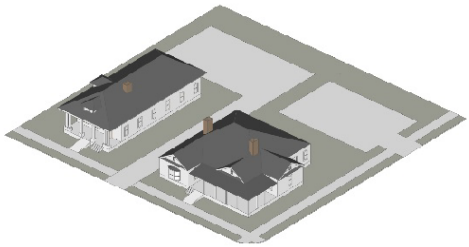


F. Walk-up Flat. A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.

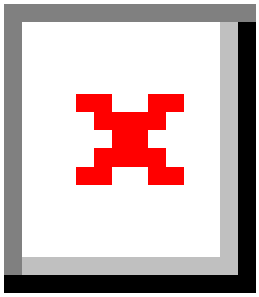


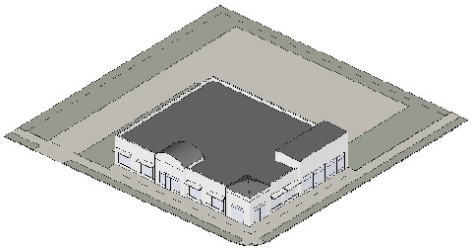
G. Stacked Flat. A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



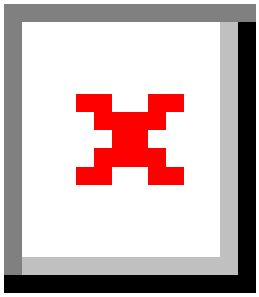


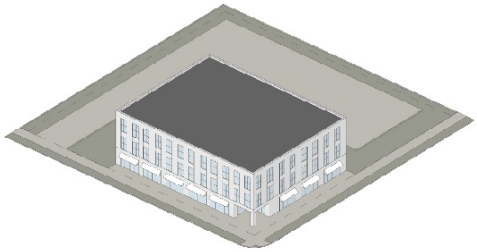
H. Commercial House. A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



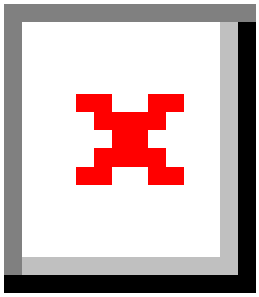


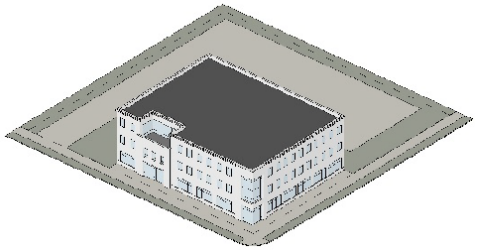
I. Shopfront. A single-story building type that typically accommodates single-use retail or commercial activity.



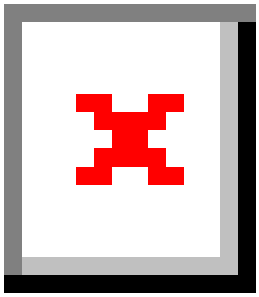


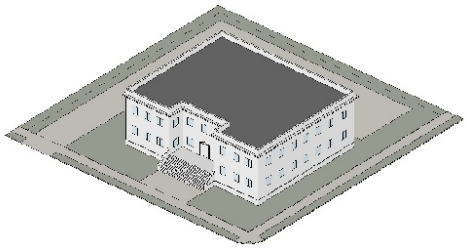
J. Mixed Use Building. A multi-story building type that typically accommodates ground story retail, office, or commercial uses with upper-story residential or office uses. Not for ground story street-facing residential uses along arterial or collector streets.





K. General Building. A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.

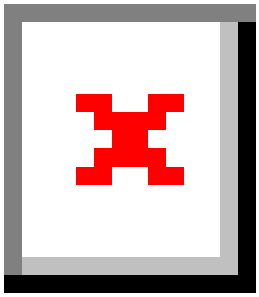




L. Civic Building. A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.

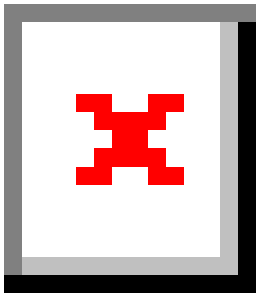
2.7.2. Rules Specific to Building Types.

A. Detached House. A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



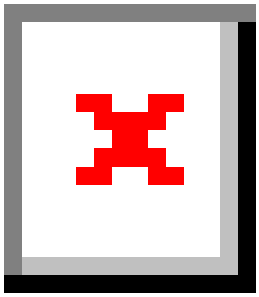
Lot	
Detached house units per lot:	1 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min./5 ft max.

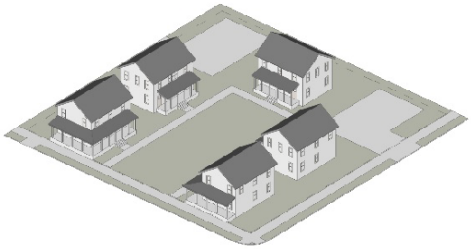
B. Carriage House. A small self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



Lot	
>Carriage house units per lot:	1 max.
Size	
Dwelling Floor Area:	700 sf max. (excluding garage)
Bedrooms:	1 max.
Pedestrian Access	
Entrance facing street:	Not Required
Walkway width:	n/a

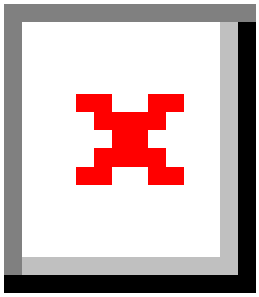
C. Cottage Court. A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.





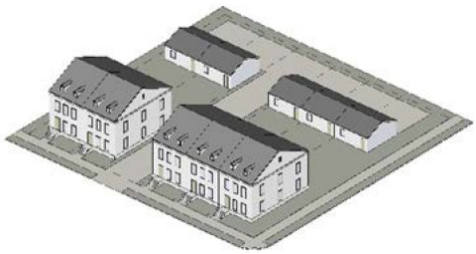
Site	
Site width/depth:	150 ft min.
Cottage court units per site:	5 min./10 max.
Courtyard	
Area:	3,000 sf min.
Width:	40 ft min.
Courtyard may not be parked or driven upon, except for emergency access and permitted temporary events.	
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min./5 ft max.

D. Semi-Detached House. A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



Lot	
Semi-detached house units per lot:	2 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min./5 ft max.

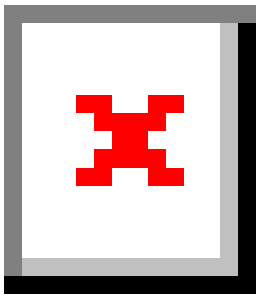
E. Townhouse. A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not intended for nonresidential uses.



Site	
Townhouse units per site:	3 min.
Townhouse units in a row:	8 max.
Fenestration	
Ground floor:	15% min.
Upper story:	15% min./35% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min./5 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	
Design	

No more than three adjacent units may have identical facade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.

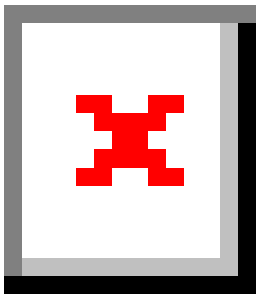
F. Walk-up Flat. A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



Site	
Walk-up flat units per building:	3 min./8 max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min./40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby (if provided) or ground floor units along street (if no lobby)

Walkway width:	3 ft min./6 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

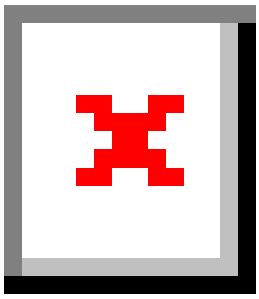
G. Stacked Flat. A building type that accommodates 9 or more dwelling units vertically and horizontally integrated. Intended for primarily residential uses, but may include limited ground story.

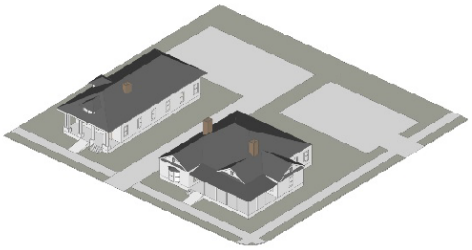


Site	
Stacked flat units per building:	9 min.
Street facing façade length:	200 ft max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	

Entrance facing street:	Required for lobby and ground floor units along street
Walkway width:	3 ft min. /8 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

H. Commercial House. A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.

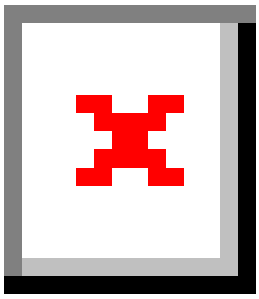


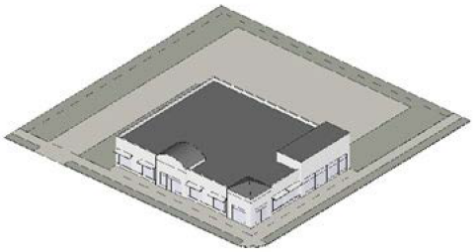


Site	
Street facing façade length:	100 ft max.
Fenestration	
Ground floor:	15% min. / 30% max.
Upper story:	15% min. / 30% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	

Entrance facing street:	Required for businesses facing street
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

I. Shopfront. A single-story building type that typically accommodates single-use retail or commercial activity.

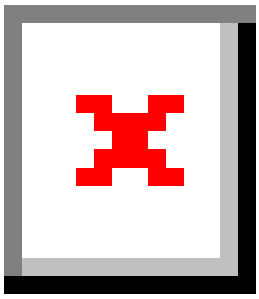


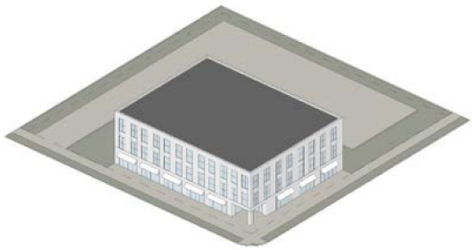


Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling):	14 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	70% min./30% min.
Blank wall area: arterial or collector/local street:	30 ft max./50 ft max.

Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

J. Mixed Use Building. A multi-story building type that typically accommodates ground story retail, office or commercial uses with upper-story residential or office uses. Not intended for ground story, street-facing residential uses along arterial or collector streets.

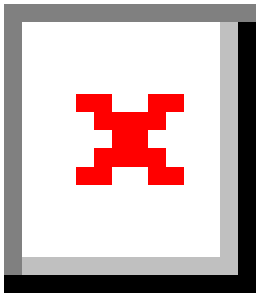




Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling):	14 ft min.
Fenestration	

Ground floor: arterial or collector/local street:	70% min./30% min.
Blank wall area: arterial or collector/local street:	30 ft max./50 ft max.
Upper story:	20% min./40% max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street:	

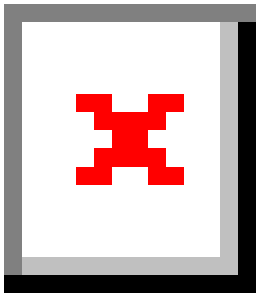
K. General Building. A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.

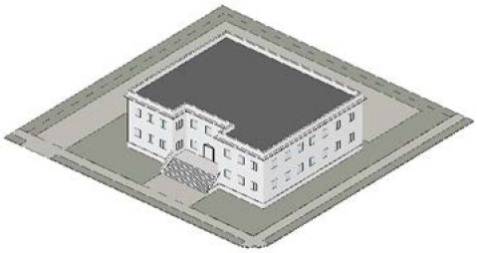


Site	
Street facing façade length:	200 ft max.
Height	

Ground floor height (floor to ceiling) :	11 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	50% min./20% min.
Blank wall area: arterial or collector/local street:	40 ft max. / 60 ft max.
Upper story	20% min.
Pedestrian Access	
Entrance facing street:	Required every 150 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

L. Civic Building. A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.





Fenestration

Ground floor:	15% min.
Blank wall area:	60 ft max.
Upper story:	15% min.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

Sec. 2.8. - Building Design.

2.8.1. Applicable.

This Section applies to the Building Types identified in Section 2.7.

2.8.2. Fenestration.

A. Fenestration is the minimum percentage of window and door glass that must cover a facade.

B. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.

C. Fenestration is measured from the top of the finished floor to the top of the finished floor above.

D. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

2.8.3. Pedestrian Access.

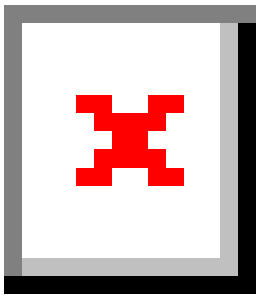
A. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customers, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.

B. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.

C. Where a lot has frontage on a civic space instead of a street, these requirement apply to and from the civic space.

2.8.4. Building Elements.

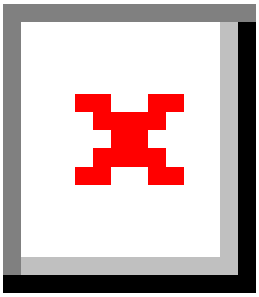
A. Intent. The following standards are intended to ensure that certain building elements that when added to a street-facing facade are of sufficient size to be both usable and functional and be architecturally compatible with the building they are attached to.

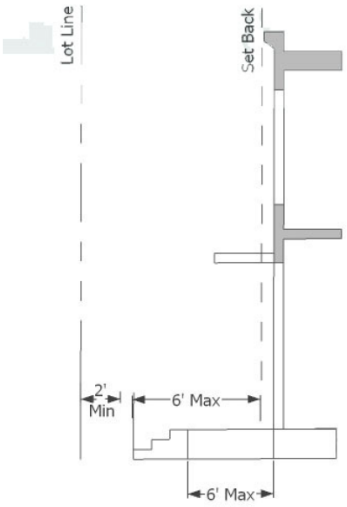


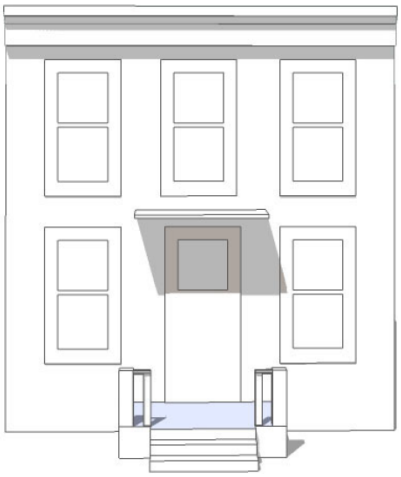
B. Front Porch. A raised structure attached to a building, forming a covered pedestrian entrance to a doorway.

1. A front porch must be at least 6 feet deep (not including the steps).
2. A front porch must be contiguous, with a width not less than 33% of the building facade from which it projects.
3. A front porch must be roofed and may be screened, but cannot be fully enclosed.
4. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
5. A front porch must not encroach into the public right-of-way or required sidewalk.

6. Steps leading to front porches must have enclosed risers.
7. Front porch columns must be a minimum width of 8 inches.

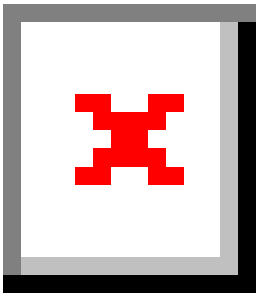


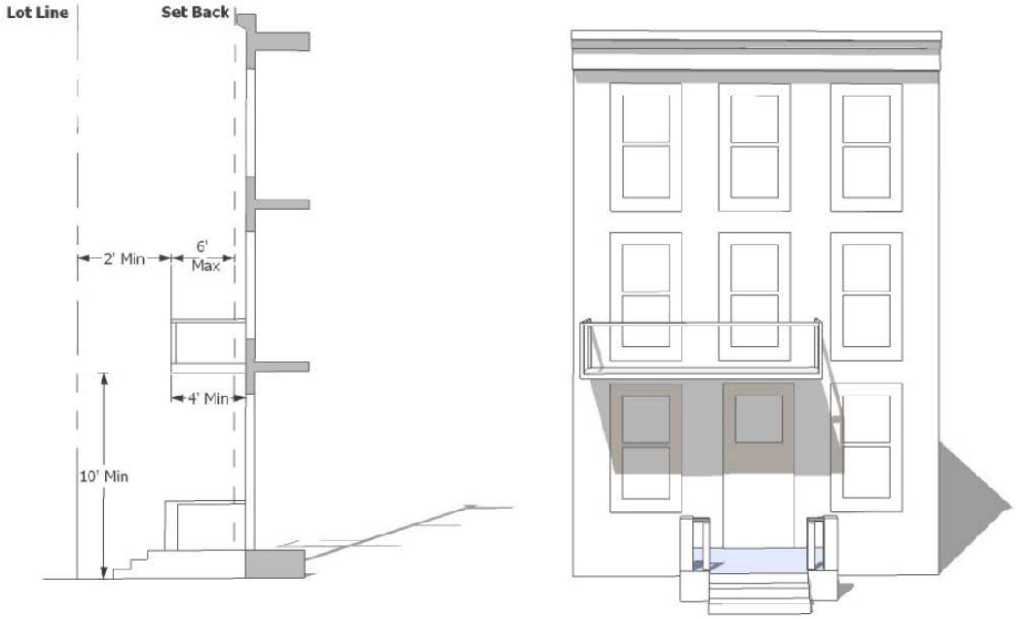




C. Stoop. A small raised platform that serves as a pedestrian entrance to a building.

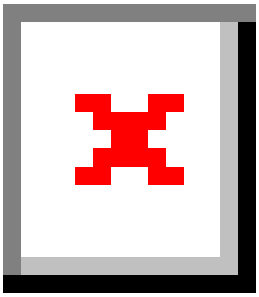
1. A stoop must be no more than 6 feet deep (not including the steps).
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop may extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
4. A stoop must not encroach into the public right-of-way or required sidewalk.
5. Steps leading to stoops must have enclosed risers.
6. Stoop columns, where provided, must be a minimum width of 8 inches.

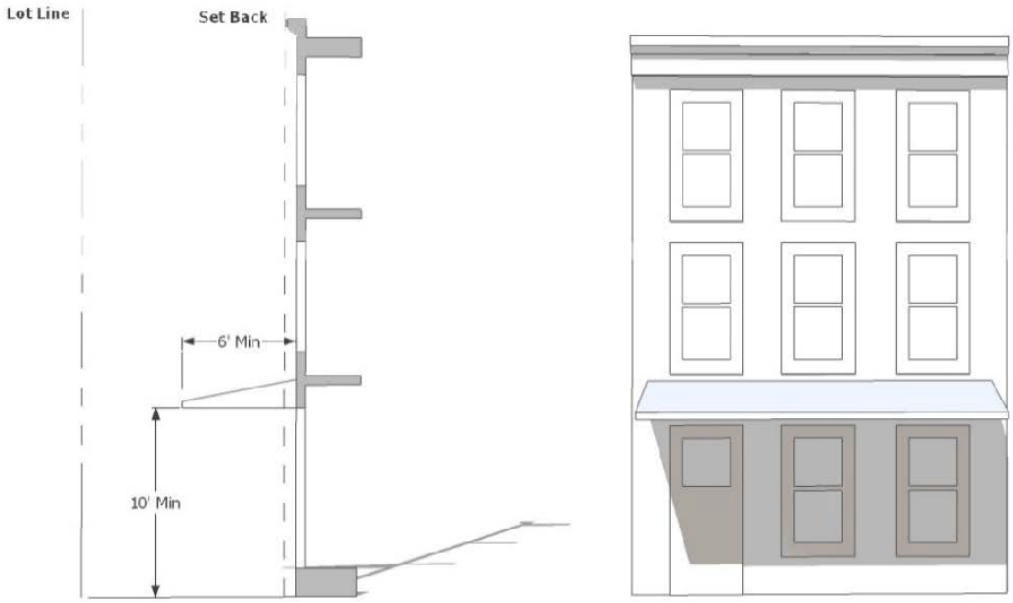




D. Balcony. A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

1. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
2. A balcony must have a clear height above the sidewalk of at least 10 feet.
3. A balcony may be covered and screened, but cannot be fully enclosed.
4. A balcony may encroach up to 6 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

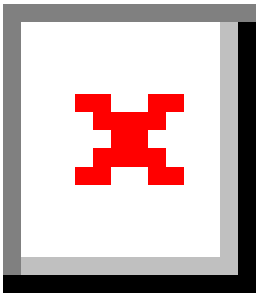


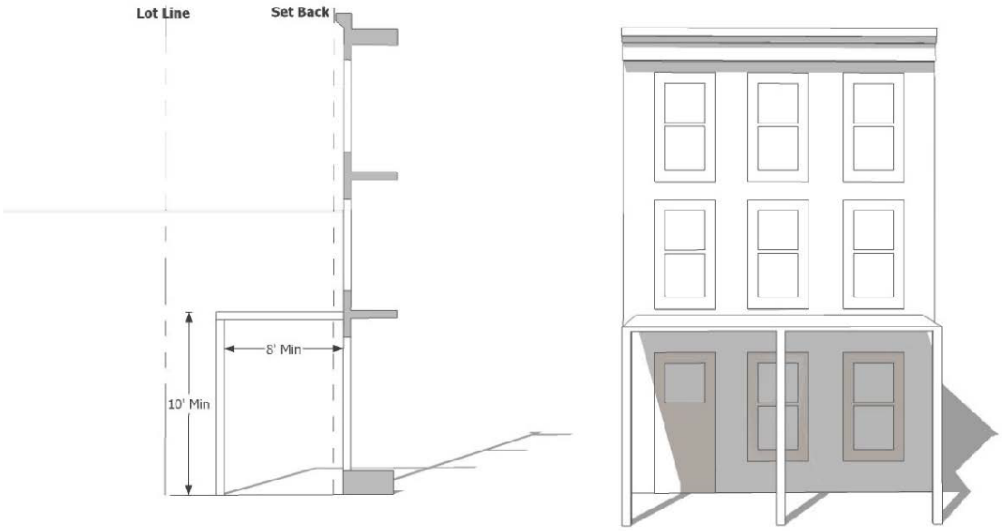


E. Awning/Canopy. A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

1. An awning must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
2. An awning may extend into a required setback.
3. An awning may encroach up to 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.
4. Awning must be made of canvas and may not be reflective or shiny.
5. Awnings must have open ends called "shed awnings" to allow views into buildings.
6. Awnings may not be internally lit.

7. Awnings may not be narrower than nor two feet wider than the door or window opening that they serve. Where multiple doors and windows are less than two feet apart, multiple awnings may be combined into a single awning.





F. Gallery. A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.

1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
2. A gallery must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
3. A gallery may extend into a required setback.
4. A gallery may encroach up [to] 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

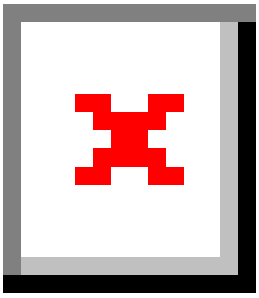
2.8.5. General Architectural Standards.

A. Applicability.

1. The following applies to all buildings, except as specifically stated otherwise.
2. Detached houses, carriages houses, cottage courts, semi-detached houses, townhouses, walk-up flats, and stacked flats must comply with either the following or Section 2.8.6, at the discretion of the applicant.
3. Commercial houses must comply with Section 2.9.6 [2.8.6].

B. Building Materials.

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, wood siding, cement-based siding, cement-based panels, and/or hard coat stucco.
2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:
    a. Hard coat stucco may not exceed 30% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.
    b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a minimum wall length of 60 feet that contains no hard coat stucco.



General Visual Weight Table	
This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.	
Visually Lighter	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
Visually Heavier	Natural /Manufactured Stone

3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.

4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.

5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

C. Building Facade.

1. The following applies to all street-facing facades.

2. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.

3. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.

4. Facades must delineate all stories above the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.

5. Windows above the ground story must be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

6. Windows must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade.

D. Building Massing.

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.

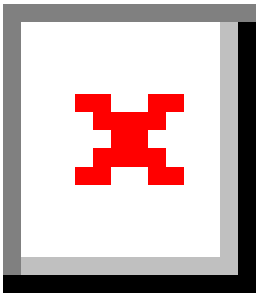
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentals, brick soldier courses, or similar details.

2.8.6. Small Residential Building Standards.

A. Applicability. The following applies to detached houses, carriages houses, cottage courts, semi-detached houses, townhouses, walk-up flats, stacked flats, and commercial houses.

B. Building Materials.

1. The exterior finish material on all walls is limited to brick, manufactured stone, natural stone, wood siding, cement-based siding and/or hard coat stucco.



Small Residential Building Visual Weight Table	
This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.	
Visually Lighter	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
Visually Heavier	Natural /Manufactured Stone

2. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the Small Residential Building Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
3. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, porches, balconies, foundations, or architectural details.
4. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

C. Building Facades.

1. The following apply to all street-facing facades.
2. Windows and Doors
   a. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
   b. Doors and windows that operate as sliders are prohibited.
   c. All windows must be vertically shaped with a height greater than width, except for windows that are part of a door or otherwise appropriate for a required architectural style. The top of said windows must generally be in alignment with the top of the adjacent door frame.
   d. Windows must have true or simulated divided lights or be one-over-one lights.
   e. Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
   f. Window frames must be recessed a minimum of 1.5 inches from the exterior façade.
3. A stoop or front porch is required.
4. Awnings are not allowed.

D. Building Massing.

1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be no less than 2:12.

2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Section 2.5.4.
3. All roofs must have a minimum 25-year roof life and no visible roll roofing.
4. Chimneys, where provided, must extend to the ground and must be faced in brick or stacked stone.

2.8.7. Architectural Style Requirements.

A. Applicability.

1. This section only applies to detached houses, cottage courts, and carriages houses that are accessory to a detached house or cottage court. All other building types must comply with the requirements and procedures found in the Downtown Alpharetta Design Guidelines amendment to the Alpharetta Design Review Ordinance and Design Guidelines.
2. This section is further limited to not apply to parcels zoned R-12 or R-15 when such parcels are located within a recorded subdivision that existed on the date of adoption of this ordinance.
3. This section is further limited to only apply to new construction, modification, addition, alteration, moving, destruction or demolition which would affect the exterior appearance of any structure, building, land, site or other object, as follows:
    a. The demolition of any building, structure or object.
    b. The moving or relocation of any building, structure or object.
    c. Except housecleaning, any material work on the exterior appearance of existing buildings by additions, reconstruction, rehabilitation, alteration or any maintenance (including exterior color), or any exterior material changes.
    d. Any new construction of a principal building or accessory building or structure subject to view from a street or public way.

B. Administration.

1. Conformance with this section is determined by the Director of Community Development. The Director of Community Development may grant relief from one or more requirement when:
    a. The requirement is unique to this section and is not otherwise required by the Unified Development Ordinance, another section of the Downtown Overlay, a Downtown District, or any other applicable local, State, or Federal regulation; and
    b. The relief does not cause substantial detriment to the public good or impair the purpose and intent of this Overlay.
2. Appeals of a decision by the Director of Community Development shall be made to the Board of Appeals for interpretation.

C. General Requirements.

1. All buildings must be designed in one of the following architectural styles:
    a. Georgian
    b. Federal/Adam
    c. Greek Revival
    d. Neoclassical
    e. Stick
    f. Queen Anne

g. Shingle

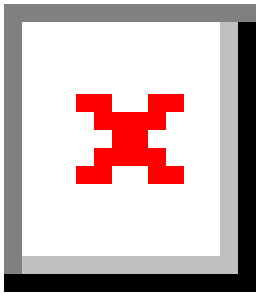
h. Folk Victorian

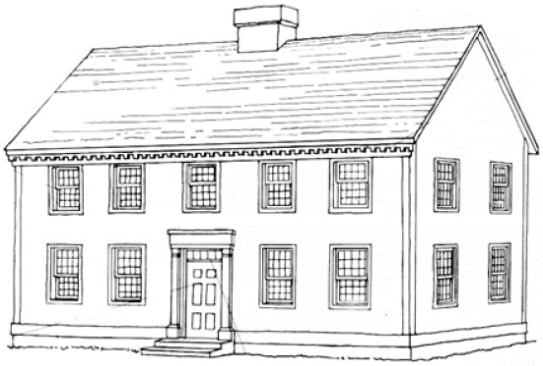
i. Romanesque

j. Italianate

2. Specific elements of the required styles are identified in Section 2.8.7.D through M. More information on each style can be found in A Field Guide to American Houses by Virginia Savage McAlester, Residential Architectural Styles in Georgia by the Historic Preservation Division of the Georgia Department of Natural Resources, or other architectural resources.

D. Georgian. Elements of the Georgian style are as follows:



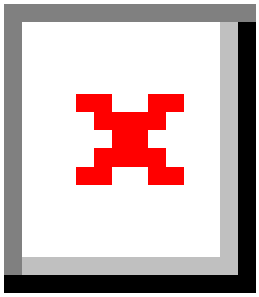


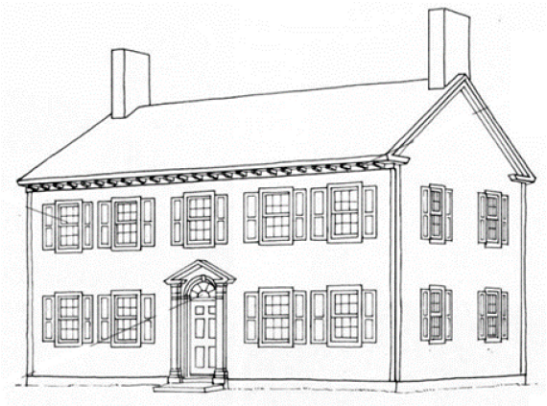
Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with nine or twelve small panes per sash.

Windows are never in adjacent pairs.
Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

E. Federal/Adam. Elements of the Federal/Adam style are as follows:



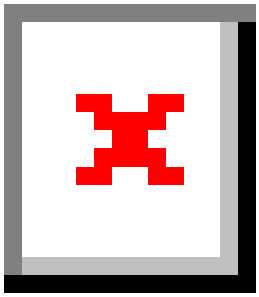


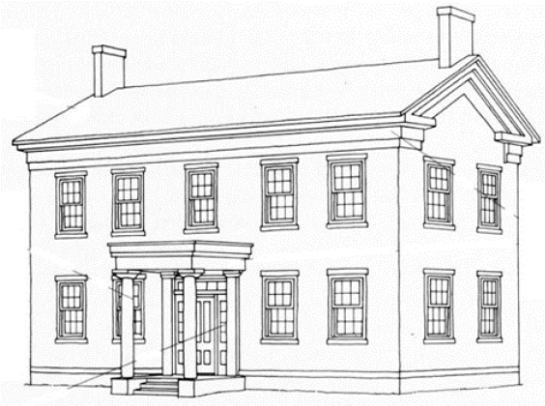
Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front Doors
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
Windows (visible from a street or civic space only)
Windows have double-hung sashes, typically with six panes per sash.

Windows are never in adjacent pairs.
Cornices
The cornice is usually emphasized with tooth-like dentils or other decorative molding.

F. Greek Revival. Elements of the Greek Revival style are as follows:



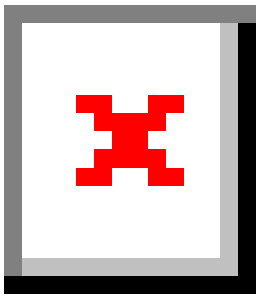


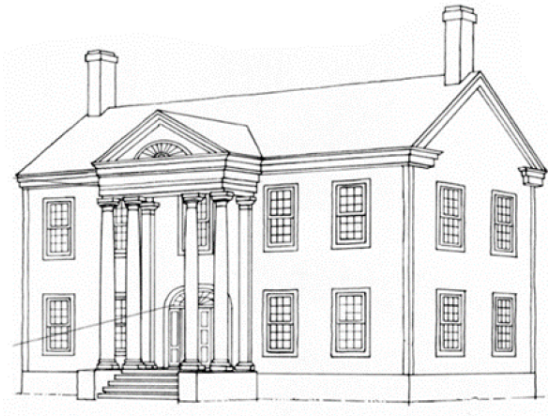
Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower detached houses.
Front Doors
Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.

Cornices
The cornice is emphasized with a wide, divided band of trim.
Roof
The roof is usually gabled or hipped with a low pitch.

G. Neoclassical. Elements of the Neoclassical style are as follows:



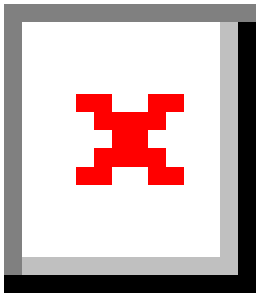


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical and usually five windows wide. Narrower houses are sometimes three windows wide and larger houses are sometimes seven windows wide. There is never an even number of windows across the front façade.
Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
Front Doors
Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.

Windows
Windows have double-hung sashes.

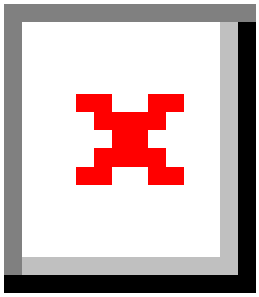
;l0; H.\Stick. Elements of the Stick style are as follows, although it's rare for one building to have all elements:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
Front porches or stoops are always provided and include diagonal or curving support braces.
Roofs
Roofs are steeply pitched.
When roof gables are provided they include decorative trusses. Cross gables are common.

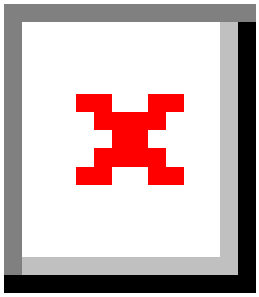
I. Queen Anne. Elements of the Queen Anne style are as follows:



Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Front facades include a partial- or full-width porch and extend along one or both side walls.
All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
Roofs
Roofs are steeply pitched.

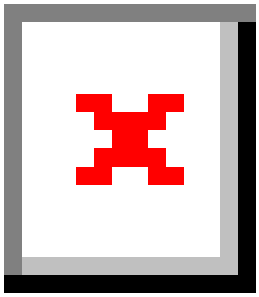
J. Shingle. Elements of the Shingle style are as follows:

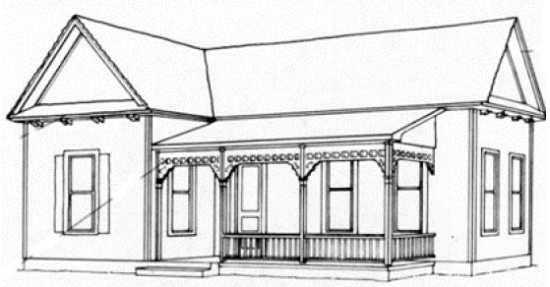


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always asymmetrical.
Front porches are almost always present.
Wall cladding and roofs are of continuous wood shingles.
Shingled walls turn corners without interruption.
Roofs
Roofs have irregular, steeply pitched roof lines, usually with cross gables and multi-level eaves.

K. Folk Victorian. Elements of the Folk Victorian style are as follows:

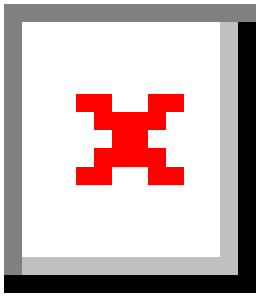




Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades are always symmetrical, except when a front gable or wing is provided.
Front porches are provided and have spindlework detailing.
Roofs
Roofs are usually gabled and with very simple massing.
Roofs include brackets under eaves.

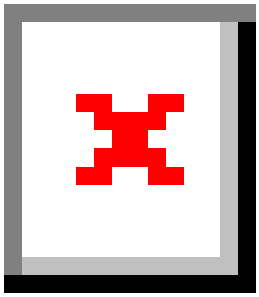
L. Romanesque. Elements of the Romanesque style are as follows:

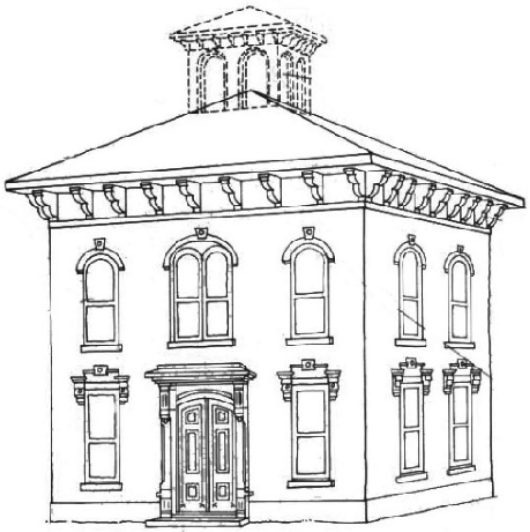


Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Front facades of the principal building mass are usually asymmetrical.
Walls are of masonry.
Round top arches are provided over windows or entrances.
Roofs
Roofs shapes vary, but there are conical roofs on towers, when such are provided.

M. Italianate. Elements of the Italianate style are as follows:





Source: A Field Guide to American Houses by Virginia Savage McAlester

Façade Composition
Facades are usually two or three stories.
Windows
Windows often have elaborate crowns, usually of an inverted U-shape.
Windows are tall, narrow, and often arched above.
Roofs
Roofs are low pitched with widely overhanging eaves supported by decorative brackets.
Roofs often include a square cupola or tower.

2.8.8. Storefront Street Requirements.

A. Applicability. These regulations apply to the portions of sites abutting the street segments designated in the Downtown Alpharetta Storefront Street Table.

Downtown Alpharetta Storefront Street Table

Street	Street Segment	Side of

	From:	To:	Street
Milton Avenue	A point 400 feet west of the intersection with Canton Street (centerline)	State Route 9/Main Street	Both sides
Academy Street	State Route 9/Main Street	Manning Street	Both sides
State Route 9/Main Street	A point 200 feet north of the intersection with Milton Avenue/Academy Street	Marietta Street	Both sides

B. Building Type Restrictions. Buildings abutting a street segment identified in the Downtown Alpharetta Shopfront Table are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.

Sec. 2.9. - Tree Protection.

2.9.1. Applicability.

A. This Section applies to all sites in the Downtown Overlay except 'For-Sale' residential lots.

B. 'For-Sale' residential lots must comply with the full requirements of Section 3.2 of the Unified Development Code.

C. Sites subject to this Section and with a building coverage under 70% must comply with the full requirements of Section 3.2 of the Unified Development Code.

D. Sites subject to this Section and with a building coverage of 70% or more must comply with one of the following:

1. The full requirements of Section 3.2 of the Unified Development Code; or
2. All requirements of Section 3.2 of the Unified Development Code except Section 3.27.A, which are replaced with the requirements of Section 2.9.2 below.

2.9.2. Minimum Tree Density Requirements.

A. A minimum of one Overstory tree must be provided on-site for every 400 square feet of a site not covered by buildings.

B. The required Overstory tree must have a minimum 4-inch caliper.

C. The required number of Overstory trees may be achieved by counting existing trees to be preserved, planting new trees according to the standards of this Section, or some combination of the two.

D. All sites shall comply with the applicable street tree requirements in the adjacent street.

ARTICLE 3. - DOWNTOWN ZONING DISTRICTS

Sec. 3.1. - Applicability.

A. The requirements of this Article apply to all Downtown Zoning Districts.

B. The requirements of the Unified Development Code also apply in all Downtown Districts unless expressly stated otherwise in this Article.

Sec. 3.2. - Rules of Interpretation.

3.2.1. Site.

Defined. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

3.2.2. Lot.

A. Lot Frontage.

1. Every lot (except cottage court lots) and every cottage court site must have frontage upon:

   a. An existing public street, or

   b. A new public street or private street built to standards of Section 2.3.3, or

   c. A civic space meeting the standards of Section 3.2.4.B or an existing City of Alpharetta park. No more than 20% of the total lots in a site (except cottage court lots) may front on a civic space or existing City park.

2. Alleys may not be used to satisfy the lot frontage requirements of Section 3.2.2.A.1 above.

3. The minimum lot frontage is 20 feet or the minimum lot width identified in district regulations, whichever is greater.

4. Lots having frontage on a civic space or existing City park must still comply with fire lane access requirements, as applicable.

3.2.3. Residential Density.

A. Defined. The dwelling units per acre of land.

B. The residential density of a site is expressed in dwelling units per acre of land and is calculated by dividing the total dwelling units on a site by the site's acreage. Residential density includes both a base and maximum density.

C. The ability to achieve the permitted density may be further restricted by site conditions, district regulations, or conditions or rezoning.

3.2.4. Open Space.

A. Defined. Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.

B. Civic space. Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:

1. Park. An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.

2. Square. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.

3. Plaza. An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.

4. Pocket Park. An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.

5. Playground. An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds.

C. Amenity space. Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

1. Rooftop decks;

2. Balconies;

3. Patios and porches;

4. Outdoor dining areas;

5. Pool areas;

6. Tennis courts, basketball courts, and similar uses;

7. Yards, lawns, and gardens;

8. Hardscape areas improved for pedestrian enjoyment; and

9. Wooded areas.

D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.

E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B.

F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.

G. Stormwater management facilities may not be used to satisfy open space requirements.

H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.

I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is at least 75 years old and is listed on the following table:

2.

Original Building Address

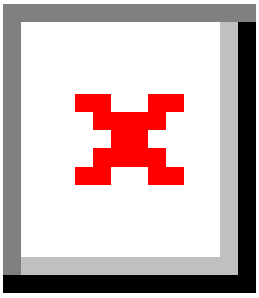
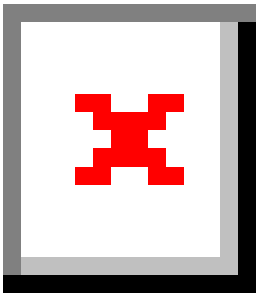
94 Academy Street	30 Milton Avenue	48 Old Roswell Street
375 Brady Place	35 Milton Avenue	37 Roswell Street
133 Canton Street	90 Milton Avenue	54 Roswell Street
193 Canton Street	242 Milton Avenue	61 Roswell Street
212 Canton Street	333 Milton Avenue	88 Roswell Street
36 Church Street	20 North Main Street	103 Roswell Street
37 Church Street	31 North Main Street	119 Roswell Street
10 Cumming Street	38 North Main Street	164 Roswell Street
18 Cumming Street	69 North Main Street	3 South Main Street
40 Cumming Street	101 North Main Street	9 South Main Street
112 Cumming Street	116 North Main Street	21 South Main Street
130 Cumming Street	126 North Main Street	23 South Main Street
122 Marietta Street	134 North Main Street	50 South Main Street
171 Marietta Street	1720 Old Milton Pkwy	531 South Main Street
24 Milton Avenue	1815 Old Milton Pkwy	86 School Drive
25 Milton Avenue	1835 Old Milton Pkwy	

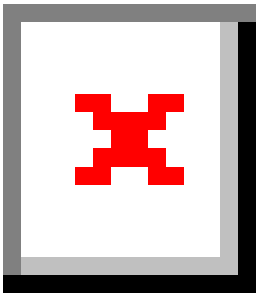
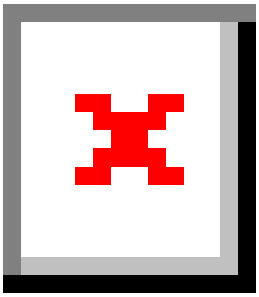
3. The building is deemed fit for human habitation in accordance with Article III of Chapter 5 of The Code of the City of Alpharetta, Georgia; and
4. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Alpharetta.

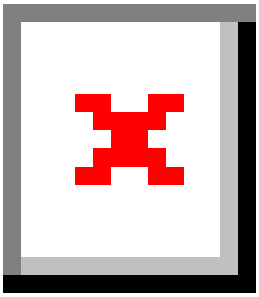
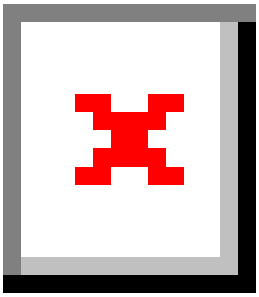
J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.4.I. is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the Board of Appeals.

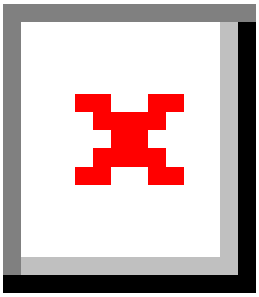
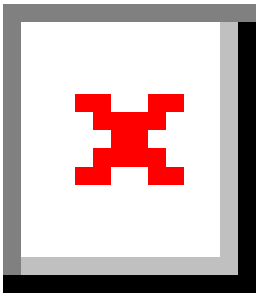
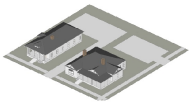
Sec. 3.3. - Building Types Allowed.

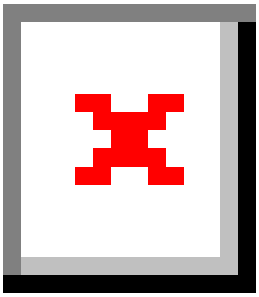
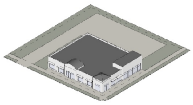
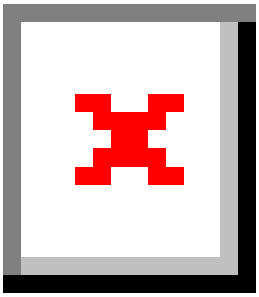
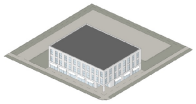
Building types are allowed by Downtown Zoning District as shown below.

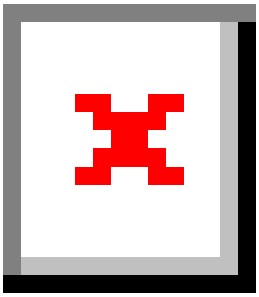
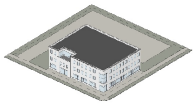
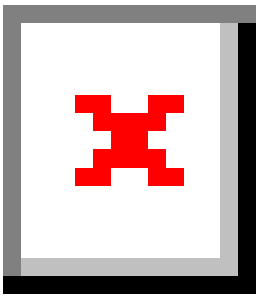
Building Type		DT-C	DT-MU	DT-LW	DT-R
	Detached House	■	■	■	■
	Carriage House	■	■	■	■

	Cottage Court	■	■	■	■
	Semi-Detached House	■	■	■	■

	Townhouse	■	■	■	■
	Walk-Up Flat	■	■	■	

	Stacked Flat	■	■		
 	Commercial House	■	■	■	

 	Shopfront	■	■	■	
 	Mixed-Use Building	■	■	■	

 	General Building	■	■	■	
	Civic Building	■	■	■	■

Sec. 3.4. - Uses Allowed by District.

3.4.1. Allowed Use Table.

A. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in Section 2.3 and Section 2.7 of the Unified Development Code. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Board of Appeals for interpretation.

B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key.

A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.

B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.

C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted Use O = Conditional Use Empty Cell = Use Not Permitted				
Use Category	Downtown Zoning Districts			
Specific Use	DT-C	DT-MU	DT-LW	DT-R
Open Uses				
Community Garden	X	X	X	X
Equestrian Center				
Farmlands (including Livestock, poultry)				
Greenhouse, Nursery				
Residential Uses				
Household living (see district regulations for additional density and Conditional Use Permit requirements):				
Dwelling, 'For-Sale,' Attached	X	X	X	X

Dwelling, 'For-Sale,' Detached	X	X	X	X
Dwelling, 'For-Rent'	O	O		
Group living:				
Congregate Housing, Assisted Living Facility	O	O		
Home-Elderly, Children, Nursing	X	X		
Public/Institutional Uses				
Associations, (Clubs & Lodges)	X	X	O	O
Cemetery				
Church, Synagogue, Other Place of Worship	O	O	O	O
Country Club				
Fire Station	X	X		
Golf Course, Driving Range				
Museums & Libraries	X	X	O	
Park and Playground	X	X	X	X
Power Station				
Prison				
Public Building	X	X	O	
Sewage, Disposal Plant				
School, Academic	O	X	O	
School, Commercial (Beauty, Business)	X	X	O	

Utility Substation	O	O	O	O
Telecommunications				
Antenna Tower				
Broadcasting Studio (Radio & TV)	O	O	O	
Switching Station (Telecom)				
Commercial Uses				
Adult Entertainment Establishment				
Amphitheater	O	O	O	
Animal Hospital, Small Animal (Veterinarian)	O	O		
Animal Hospital, Large Animal		O		
Art Galleries	X	X	O	
Athletic Facilities/Fitness Studio	X	X	O	
Auditorium	O	O	O	
Auto Sales and Leasing (Trucks, Vans, Cars & Accessories)		O		
Automotive Parts	X	X		
Automotive Service		X		
Bakery (under 8,000 square feet in floor area)	X	X	O	
Bakery (8,000 square feet or more in floor area)		X		
Bank, Savings & Loan, Mortgage Company	X	X	O	
Barber Shop	X	X	O	

Beauty Shop	X	X	O	
Bed & Breakfast	X	X	O	O
Book Store or Stationery	X	X	O	
Car Wash				
Carpet and Rug Sales	O	O		
Check Cashing		O		
Clinic, Public/Private	X	X	O	
Contractor's Office (with no outside storage)	O	X	O	
Contractor's Office (with outside storage)		O		
Convenience Center (with gas pumps)		X	O	
Dance Studio	X	X	O	
Day Care Center	O	X	O	
Drug Store, Pharmacy	X	X	O	
Dry Cleaning, Pick-Up Station	X	X		
Florist, Retail (with no greenhouse)	X	X	O	
Florist, Retail (with greenhouse)		O		
Funeral Home (with no cemetery or mausoleum)	O	O	O	
Golf, Miniature		O		
Grocery Store (under 2,000 square feet in floor area, located at a street corner, and limited to one per block)	X	X	O	
Grocery Store (2,000 square feet or more in floor area)	X	X		

Hardware & Garden Supply Store (under 8,000 square feet in floor area)	X	X		
Hardware & Garden Supply Store (8,000 square feet or more in floor area)		X		
Home Improvement Store		X		
Hospital		O		
Hotel	O	O		
Indoor Shooting Range				
Kennel				
Laundry, Self-Serve, Pick-Up		X		
Liquor Store	O	O		
Massage Therapy		O		
Nail Salon	X	X	O	
Office	X	X	X	
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)	O	O	O	
Parking Lot, Commercial (under 30 spaces)	O	O	O	
Parking Lot, Commercial (30 spaces or more)	O	O		
Pawn Shop				
Pet Day Care (with no overnight boarding)	X	X	O	
Pet Grooming	X	X		
Print Shop	X	X	O	
Recreation Facilities, Indoor (Health Clubs, Bowling Alley, Skating Rink, Billiards, Children's event facilities, etc.)	O	O	O	

Rental Services Establishment with no outside storage	O	X		
Restaurant (see Accessory Uses for additional drive-through requirements)	X	X	O	
Retail Establishment (with no mixed-sales)	X	X	O	
Retail Establishment (with mixed-sales)	O	O		
Service Station, Automotive		X		
Shop or Studio, Craftsman/Artist	X	X	O	
Small Appliance Repair Shop	O	O		
Spa Services	O	O	O	
Tattoo Parlor & Body Piercing				
Theater, Cinema	O	O	O	
Industrial Uses				
Asphalt Plant				
Bottle Gas Storage & Distribution				
Builder's Equipment/Material				
Carpenter Shop, Woodworking (under 8,000 square feet in floor area)	O	O		
Carpenter Shop, Woodworking (8,000 square feet or more in floor area)				
Concrete Plant				
Dry Cleaning, Plant				
Glass Fabrication (under 8,000 square feet in floor area)				
Glass Fabrication (8,000 square feet or more in floor area)	O	O		

Junk Yard				
Laboratory, Research Commercial				
Laundry, Industrial				
Locker, Frozen Food or Cold Storage				
Machine Shop				
Manufacturing, Heavy, General				
Manufacturing, Light, Limited (under 8,000 square feet in floor area)	O	O	O	
Manufacturing, Light, Limited (8,000 square feet or more in floor area)				
Mini-warehouse Storage, Conditioned or Unconditioned Space				
Pest Control Business (with or without onsite chemical storage)		O		
Recycling Center				
Rental Services Establishment with outside storage (other than auto related)				
Salvage Yards				
Sawmill				
Septic Tank, Sales, Construction				
Storage, Inside				
Storage, Outside				
Taxidermist				
Tire Retreading				
Transfer Station				

Welding Shop				
Wholesale Storage and Distribution				
Transportation Uses				
Airport, Public/Private				
Heliport, Public/Private				
Limousine Service & Taxi (with or without outside vehicle storage)		O		
Accessory Uses				
Clubhouse, swimming pool, or community recreation facilities serving a development	X	X	X	X
Drive-Through Window		O	O	
Dwelling, 'For-Sale', Accessory	X	X	X	X
Family Day Care Home	X	X	X	X
Group Home				
Home Occupation	X	X	X	X
Live-Work	X	X	X	
Parking Garage	X	X	O	
Privacy and decorative fences and walls	X	X	X	X
Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.	X	X	O	
Retaining walls and other site improvement structures approved as part of the development permit.	X	X	X	X
Signs, subject to all of the requirements regulating signage of the district.	X	X	X	X

Special Care Home	X	X	X	X
Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities	X	X	X	X
Vehicle access, parking and loading areas	X	X	X	X

3.4.3. Specific Use Standards.

The following principal and accessory uses must conform with the indicated use standards.

A. Dwelling, 'For-Sale' Accessory. Where a Dwelling, 'For-Sale' Accessory is allowed, it is subject to the following:

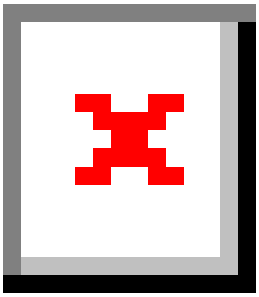
1. The dwelling shall be accessory to a permitted commercial use and shall be located above or to the rear of such use to which it is accessory.
2. The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
3. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial structure to which it is accessory.
4. The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial structure and the dwelling.
5. The dwelling and the commercial structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

B. Live-Work. Where Live-Work is allowed, it is subject to the following:

1. Live-work is only permitted on the first floor of a dwelling unit.
2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
3. The live-work use may employ no more than two persons not living on the premises at any one time.
4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
7. No more than 5 customers are permitted on the premises at any one time.

Sec. 3.5. - DT-C: Downtown Core.

3.5.1. Purpose.



The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

3.5.2. Building Types Allowed.

The following building types are allowed:

A. Detached House

B. Carriage House

C. Semi-Detached House

D. Townhouse

E. Cottage Court

F. Walk-Up Flat

G. Stacked Flat

H. Commercial House

I. Shopfront

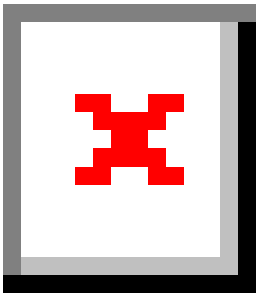
J. Flex Building

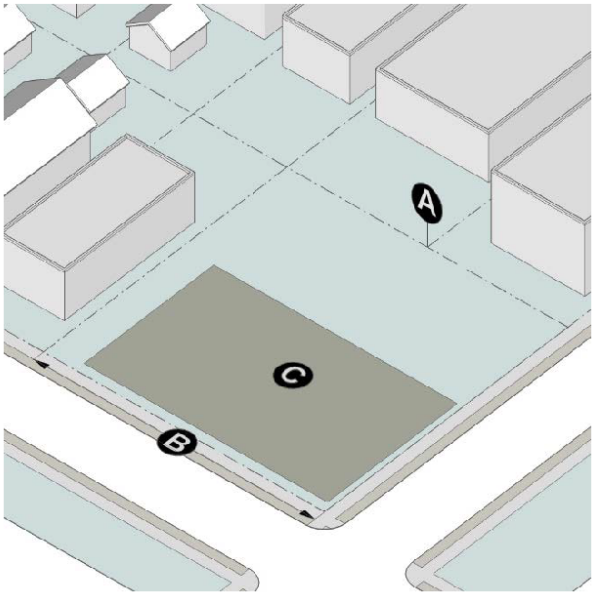
K. Mixed-Use Building

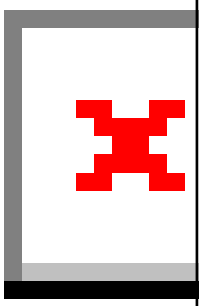
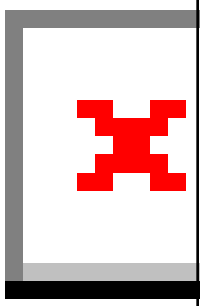
L. General Building

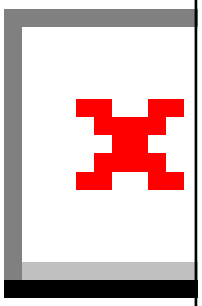
M. Civic Building

3.5.3. Dimensional Standards.

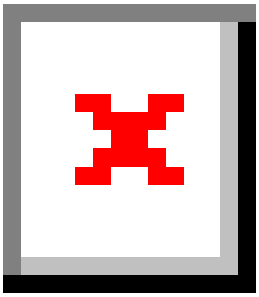


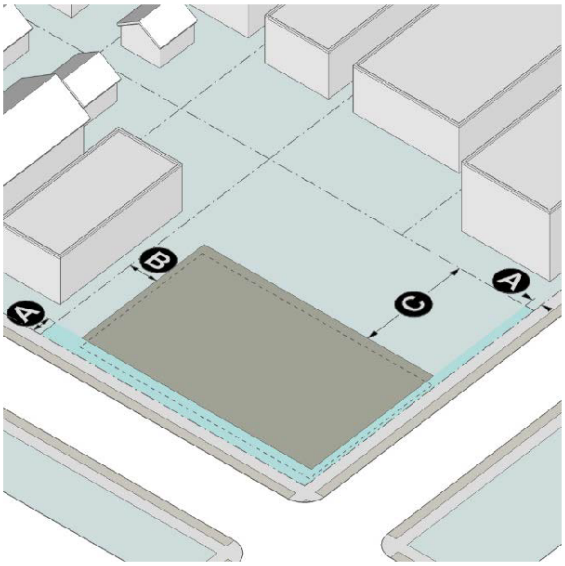


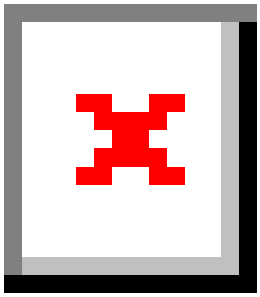
Site Standards	
Residential Density:	No Limit
Min. Amenity Space Requirement:	5% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)
Lot Standards	 Area  Width

	Ⓐ	Ⓑ
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	900 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.
Lot Coverage		
 All Building Types:	90% max.	

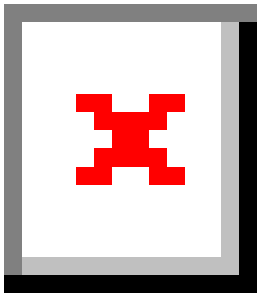
3.5.4. Building Placement.



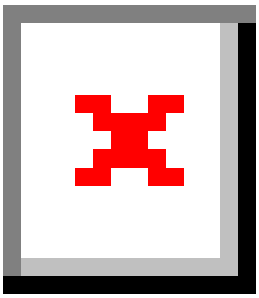


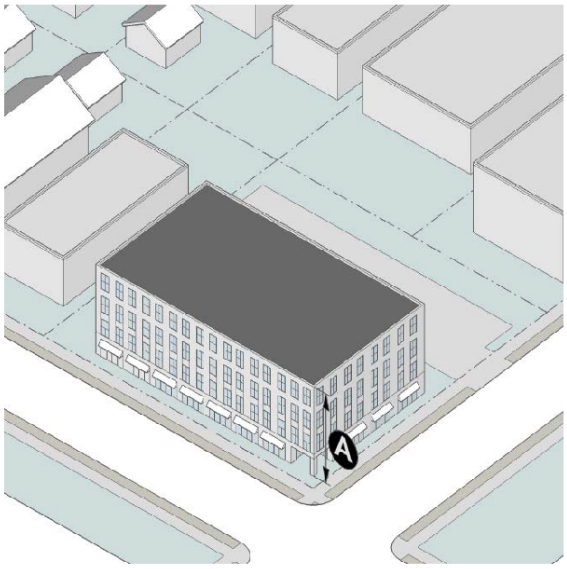
Principal and Accessory Structure Setbacks		
 Ⓐ	Front Yard:	0 ft. min., 10 ft max.

Ⓑ	Side Yard:	0 ft. min.
Ⓒ	Rear Yard (no alley):	6 ft. min.

 ©	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

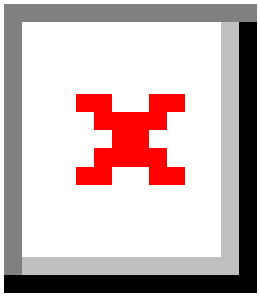
3.5.5. Bulk and Mass.





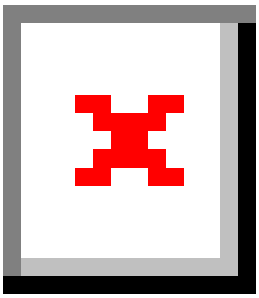
Building Height

Ⓐ	Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ	Max. Height in Stories:	4 stories

 Ⓐ	Max. Height in Feet:	60 ft
The minimum permitted building height is wherever is more.		
The maximum permitted building height is whichever is less.		

Sec. 3.6. - DT-MU: Downtown Mixed-Use.

3.6.1. Purpose.



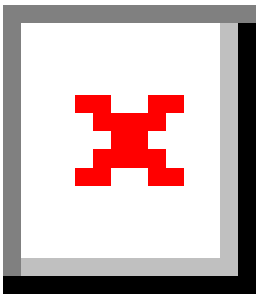
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

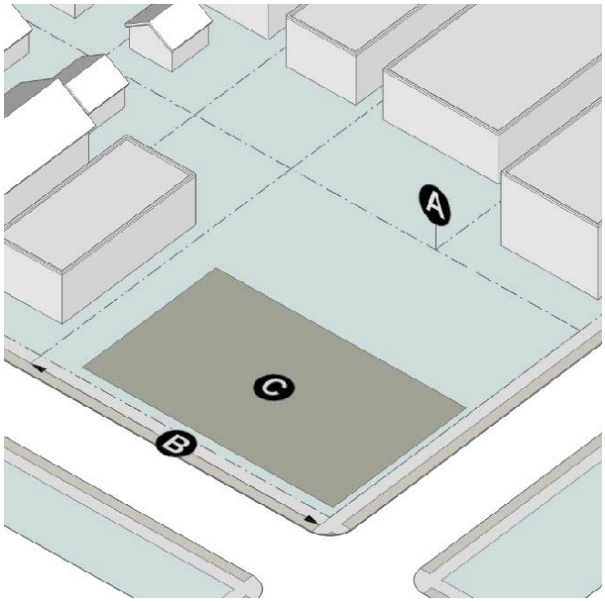
3.6.2. Building Types Allowed.

The following building types are allowed:

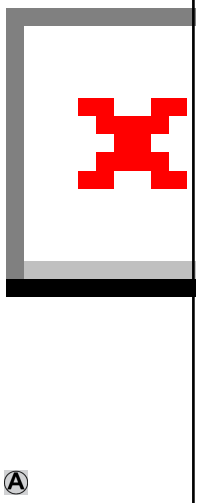
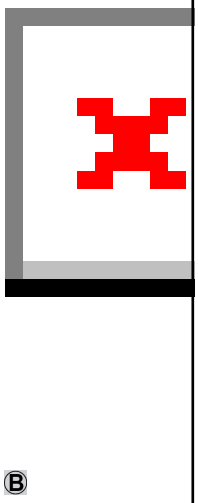
A. Detached House
B. Carriage House
C. Semi-Detached House
D. Townhouse
E. Cottage Court
F. Walk-Up Flat
G. Stacked Flat
H. Commercial House
I. Shopfront
J. Flex Building
K. Mixed-Use Building
L. General Building
M. Civic Building

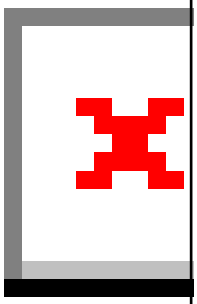
3.6.3. Dimensional Standards.





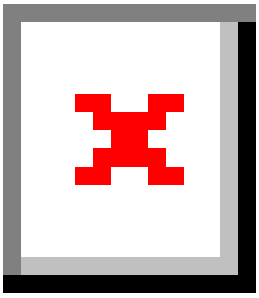
Site Standards for All Sites	
Residential Density (no Conditional Use Permit):	10 u/a

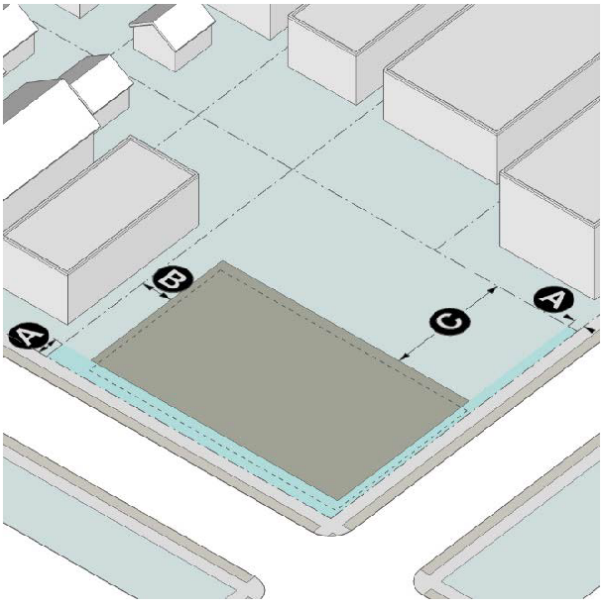
Residential Density (with Conditional Use Permit):	As approved by City Council	
Min. Amenity Space Requirement:	10% of site	
Additional Standards for Sites Over 5 Acres		
Min. Civic Space Requirements:	10% of site	
Lot Standards	 Area	 Width
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	900 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.
Lot Coverage		

	All Building Types:	80% max.

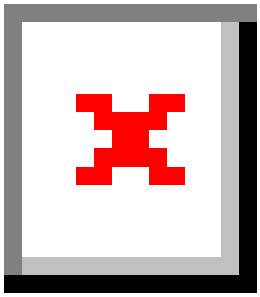
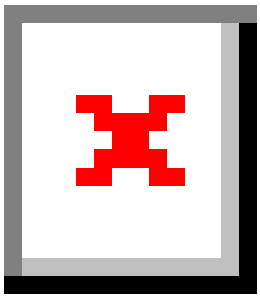
©

3.6.4. Building Placement.



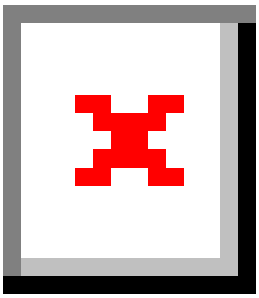


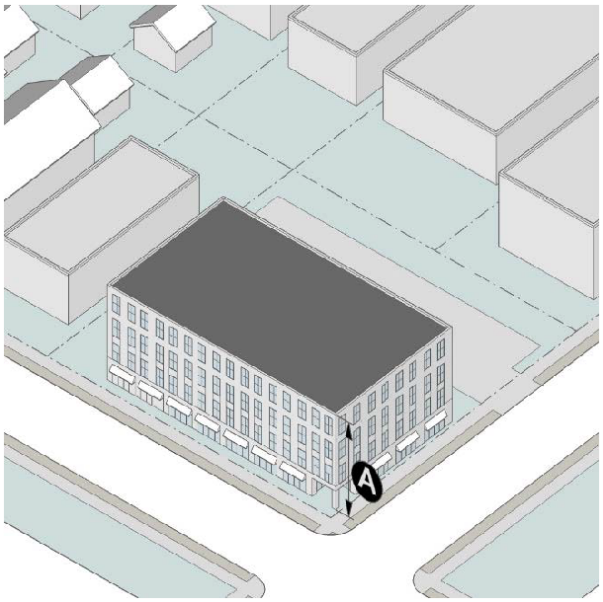
Principal and Accessory Structure Setbacks

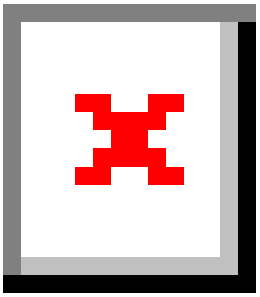
 Ⓐ	Front Yard:	5 ft. min., 10 ft max.
 Ⓑ	Side Yard:	0 ft. min.

©	Rear Yard (no alley)	6 ft. min.
©	Rear Yard (alley):	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.6.5. Bulk and Mass.





Building Height		
 Ⓐ	Max. Height in Stories:	4 stories

Ⓐ	Max. Height in Feet:	60 ft
The maximum permitted building height is whichever is less.		

Sec. 3.7. - DT-LW: Downtown Live-Work.

3.7.1. Purpose.

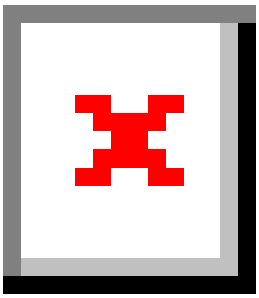
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

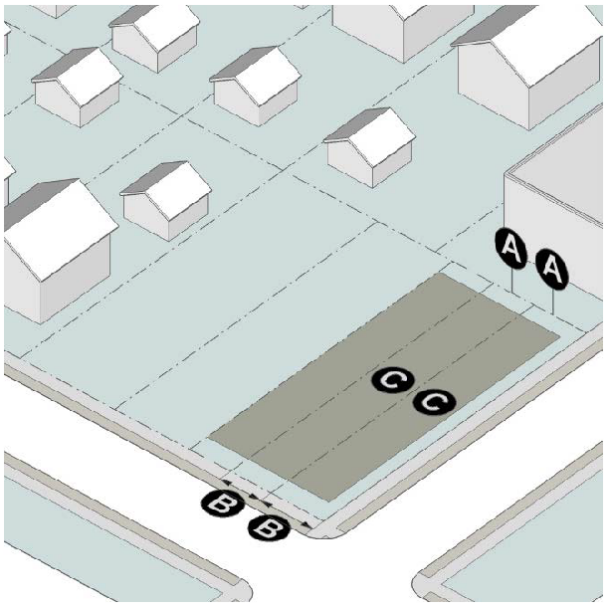
3.7.2. Building Types Allowed.

The following building types are allowed:

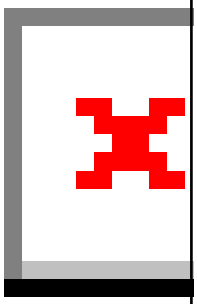
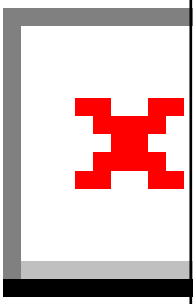
A. Detached House
B. Carriage House
C. Semi-Detached House
D. Townhouse
E. Cottage Court
F. Walk-Up Flat
G. Commercial House
H. Shopfront
I. Flex Building
J. Mixed-Use Building
K. General Building
L. Civic Building

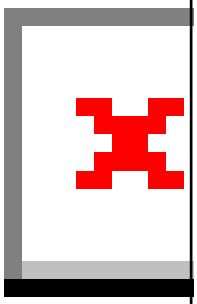
3.7.3. Dimensional Standards.





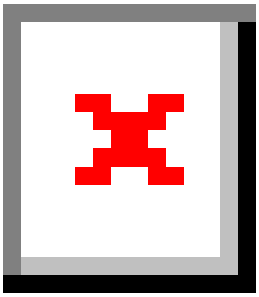
Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council

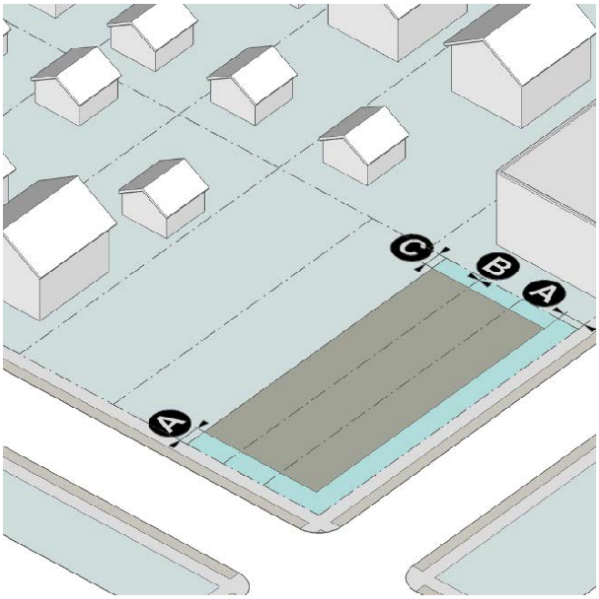
Min. Amenity Space Requirement:	10% of site (all sites)	
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)	
Lot Standards	 Area Ⓐ	 Width Ⓑ
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
All other Building Types:	2,500 sf	20 ft
Lot Coverage		

	All Building Types:	70% max.

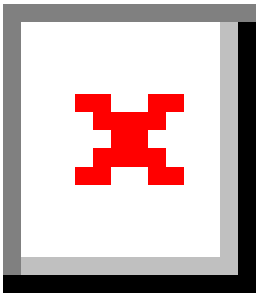
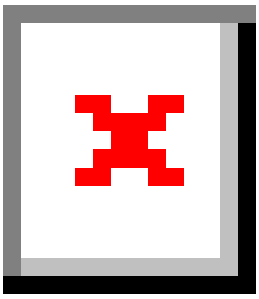
©

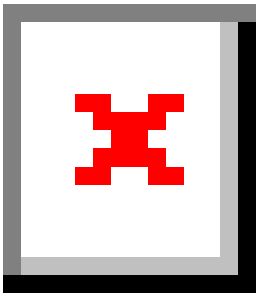
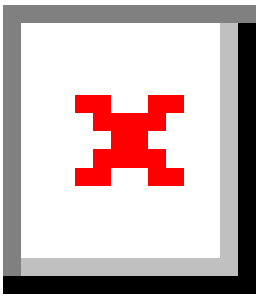
3.7.4. Building Placement.



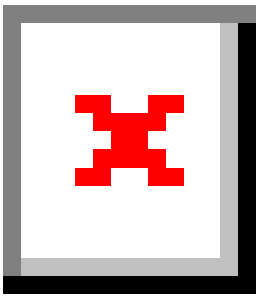


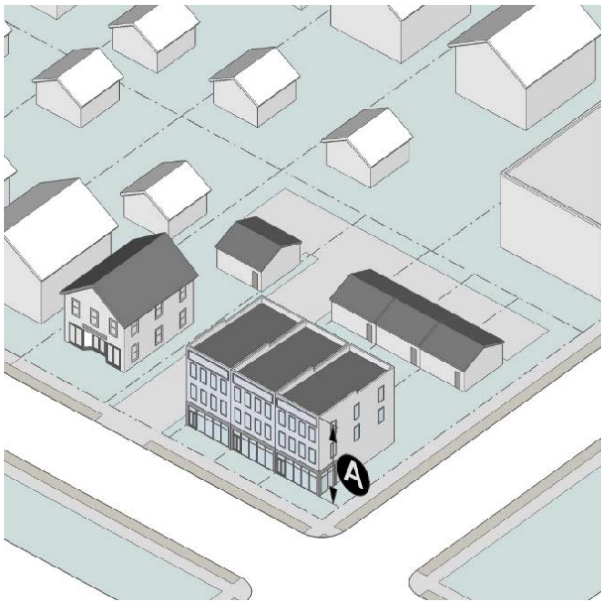
Principal and Accessory Structure Setbacks

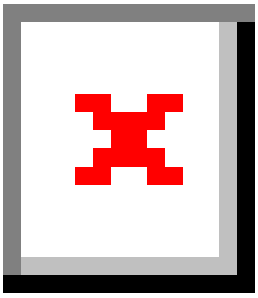
 Ⓐ	Front Yard:	10 ft. min.
 Ⓑ	Side Yard:	0 ft. min.

 ©	Rear Yard (no alley)	3 ft. min.
 ©	Rear Yard (alley):	10 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.		

3.7.5. Bulk and Mass.





Building Height		
 Ⓐ	Max. Height in Stories:	3 stories

Ⓐ	Max. Height in Feet:	40 ft
The maximum permitted building height is whichever is less.		
Building Size		
Ⓒ	Max. Building Footprint:	10,000 sf

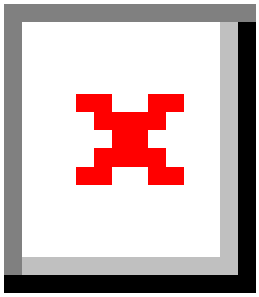
3.7.6. Commercial Parking Lot Requirements.

A. Commercial parking lots must provide a minimum 10 feet wide landscape strip between parking bays. Such strip shall be provided in addition to the requirements of Section 2.3.5 of the Unified Development Code.

B. The required landscape strip must be planted with a minimum of one shade tree for each 30 feet of landscape strip length or portion thereof.

Sec. 3.8. - DT-R: Downtown Residential.

3.8.1. Purpose.



The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed.

The following building types are allowed:

A. Detached House

B. Carriage House

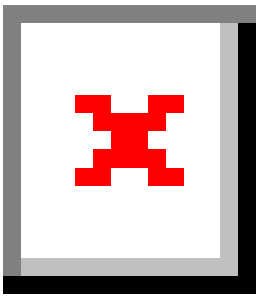
C. Semi-Detached House

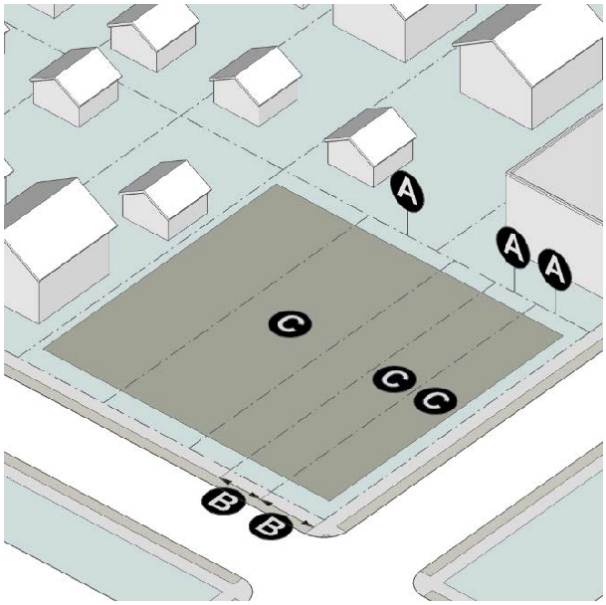
D. Townhouse

E. Cottage Court

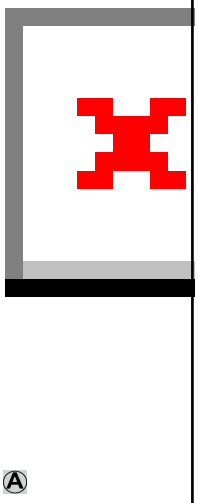
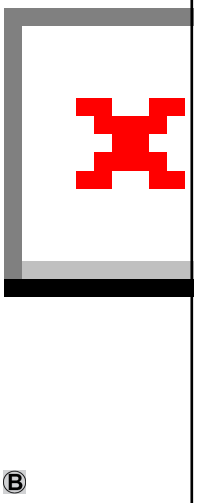
F. Civic Building

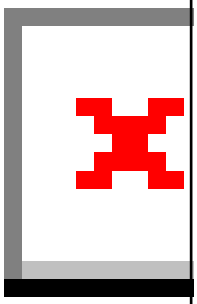
3.8.3. Dimensional Standards.





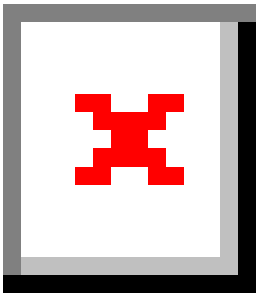
Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

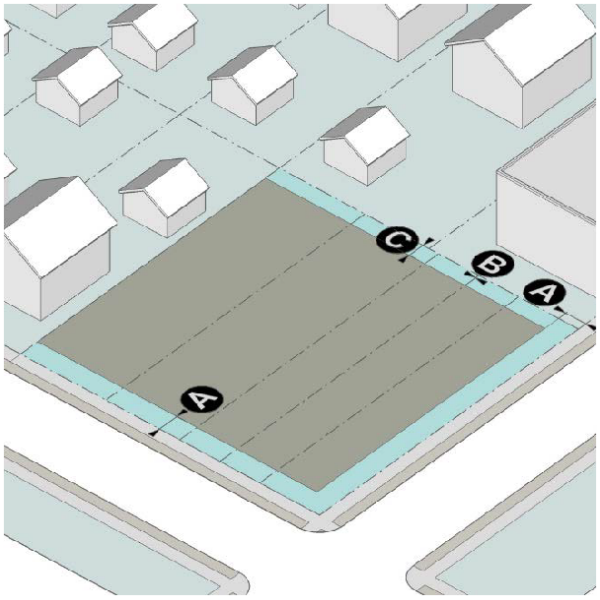
Lot Standards	 Area	 Width
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
Civic Building:	5,000 sf	50 ft
Lot Coverage		

	All Building Types:	70% max.

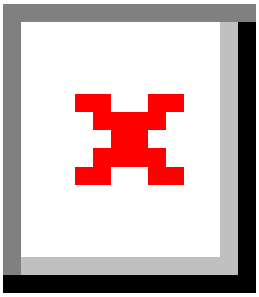
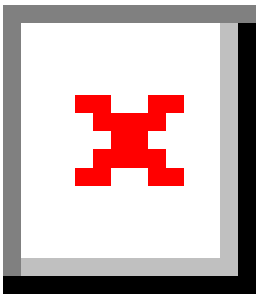
©

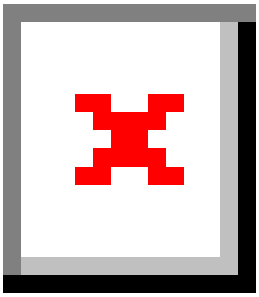
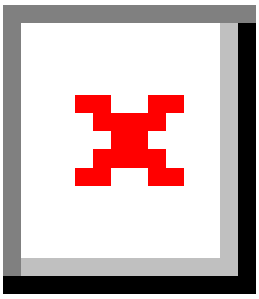
3.8.4. Building Placement.

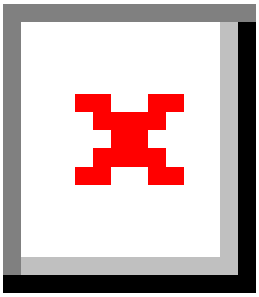




Principal and Accessory Structure Setbacks

 Ⓐ	Front Yard:	10 ft. min.
 Ⓑ	Side Yard:	0 ft. min.

 ©	Rear Yard (no alley):	3 ft. min.
 ©	Rear Yard (alley):	10 ft. min.

 Ⓐ	Front Yard:	3 ft. min.
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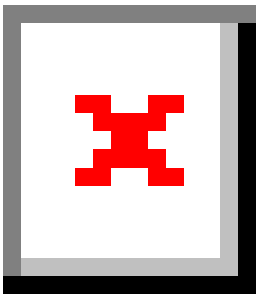
3.8.5. Bulk and Mass.



Building Height

Ⓐ	Max. Height in Stories:	3 stories
Ⓐ	Max. Height in Feet:	35 ft
The maximum permitted building height is whichever is less.		

ARTICLE 4. - SITE DEFINITIONS

Sec. 4.1. - Defined Terms.

Live-Work. Nonresidential activity conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the top most structural piece of the wall.

Alpharetta Downtown Design Guidelines

August 24, 2015

Alpharetta Downtown
Design Guidelines

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Master Plan Goals

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Key Design Principles *4-5*
Key Attributes of Main Streets *6-9*
Discouraged Design Elements *10-11*

Standards & Recommendations *12-37*
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The Alpharetta Downtown Design Guidelines (The Design Guidelines) are an amendment to the Alpharetta Design Review Ordinance and Design Guidelines. These guidelines expand the area subject to the Alpharetta Design Review Ordinance and Design Guidelines to include the "Downtown Core" identified on page 70 of the adopted Alpharetta Downtown Master Plan (The Master Plan). These guidelines also provide additional standards that apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located. Other applicable guidelines, regulations, and ordinances regulating development also apply. Where guidelines stated in this document are in conflict with other governing regulations, unless otherwise noted, the more restrictive shall control. Additionally, sculptures, art, and murals shall require review by the Art Commission.

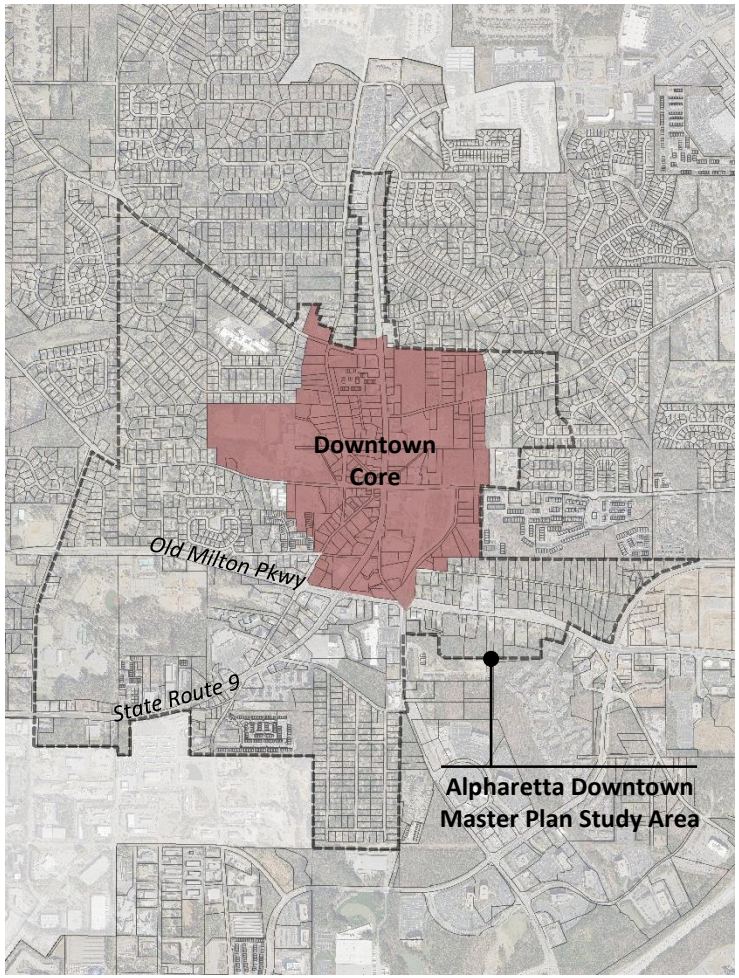
The Design Guidelines are intended to promote new development within Downtown Alpharetta that meets the goals of The Master Plan. These Guidelines include both standards (requirements that must be complied with) and recommendations (suggestions that are strongly encouraged to be complied with). Standards typically use the word "shall", an active verb (i.e. "provide" or "install") and/or a clear directive ("are not permitted", or "are required"). Images and illustrations are provided of many of the issues discussed and are intended to aid developers and City Staff in the design and approval processes.

Finally, some guidelines only apply to specific building types. Definitions of these building types are established in the City of Alpharetta Downtown Overlay, which applies to the entire Downtown Core regulated by these Design Guidelines.

Master Plan Goals

Downtown Alpharetta is envisioned as a vibrant live-work-play district featuring shops and restaurants, walkable streets, a range of open spaces, civic uses, new mixed-use development, contextual housing, preserved historic resources, and much more. With its rich sense-of-place and small town scale, Downtown is intended to represent an authentic town center with programming and designs that differentiate it from other business centers in the Alpharetta area and make it a focal point for citizens of Alpharetta and nearby communities.

While the Design Guidelines are not intended to establish a single architectural design direction for Downtown Alpharetta, they do provide guidance and standards for site design, the design of buildings and streetscapes, material selections, exterior lighting, and signage design that are consistent with the design of the traditional Main Street as seen in small to medium sized towns throughout the United States, most of which were built during the 19th century up through the early part of the 20th century. The Design Guidelines are intended to be flexible and fluid in order to take advantage of future development trends, while maintaining a sense of visual cohesiveness within the downtown area.



These guidelines apply to all non-single family detached buildings, structures, sites and areas and the property on which they are located within the Downtown Core of the Alpharetta Downtown Master Plan Study Area.

Alpharetta's Downtown is intended to reinforce its established historic scale, character, and connectivity while embodying the architectural practices commonly found within the commercial centers of traditional towns built prior to World War II - commonly referred to as the traditional "Main Street". Overall planning and building arrangement should promote a compact pedestrian-scaled environment while individual buildings should be designed and detailed to reinforce the pedestrian-oriented character of Downtown.

Key Design Principles

The following Key Design Principles establish the foundation of these Design Guidelines whose purpose is to ensure the overall character of this unique environment.

- Buildings shall be located, designed, and programmed to activate open spaces, promote pedestrian activities, provide visual interest, and create an enjoyable, vibrant, and mixed- use environment.

- Building design shall utilize massing, materials, and architectural details and ornament to achieve compatibility with existing buildings within the Historic Business District and nearby areas.

- Compatibility is not meant to be achieved through uniformity or the replication of existing buildings, but through the use of variations in building elements to achieve individual building identity. Traditional Main Street buildings typically employ a variety of architectural styles, sometimes informed by the geographic location or the time period of construction.

- Avoid a pastiche of styles and competing architectural details. Traditional details, when used, should be appropriate to their style.

- Building facades should include appropriate architectural details and ornament to create variety and interest.

- Buildings shall be built to, or close to, the sidewalk with entrances oriented towards the street to promote a consistent and well-defined pedestrian environment.

- Open space that allows for community gatherings and more passive pedestrian activities is a vital component of any successful downtown environment. Rather than create smaller, disconnected spaces on a per development block basis, The Master Plan concentrates open space into larger locations with convenient public access.

- Create a sustainable environment that will be embraced by generations to come.

The historic Milton County Courthouse was built in 1877 and sat at the corner of Main and Academy Streets (razed in 1955).

Buildings and streetscape within Alpharetta's existing downtown.

An illustration of potential development.

Elements of Main Street Design

Prior to World War II, the traditional Main Street served not only as the community's primary commercial center, but also as an important part of its social life by providing a mix of uses and amenities which together activated streets and open spaces and helped define the towns' individual character. Streets, blocks, lots, and buildings were laid out and designed with both function and aesthetics in mind. Utilizing local materials and building techniques, communities were able to create a built environment that represented their individual character and future aspirations. Over time, as the community grew and evolved, additional streets and blocks were added while existing buildings and spaces were adapted or repurposed to meet current needs. The resultant is a Main Street that embodies the community not just at a single point in history, but as an authentic physical narrative of its evolution.

While one cannot ensure great buildings or places by simply copying the best historic ones, there are a number of common architectural attributes found along the traditional Main Street that, when arranged and properly utilized, will contribute to a well-proportioned, visually pleasing, and economically viable downtown neighborhood. These attributes include the size, scale, level of detail, location, and juxtaposition of buildings and individual facades and their associated architectural details. In order to establish and maintain a consistent character, it is important to be mindful of not only the design of a single building facade and its component parts but also understand how each fits into, and interacts with, neighboring buildings and spaces.

Pages 6-9 identify and illustrate key architectural attributes that characterize Main Street architecture. Alternatively, pages 10 and 11 identify and illustrate attributes of design that detract from the character of a traditional Main Street. Because Downtown Alpharetta includes both traditional Main Street areas and traditional residential streets, it is important to note that the following are intended to apply to the latter. Projects that include the preservation of historic residential buildings over 75 years old or completely consist of new residential buildings should be afforded some relief from the standards on pages 6-11.

King Street is both the commercial and social center of Old Town Alexandria, VA.

Town Green in Athens, GA.

A variety of building massings, styles and uses along with an appropriate amount of open space creates an inviting, human-scaled and viable environment.

Building Location & Orientation

- Mixed-use and shopfront buildings are built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.

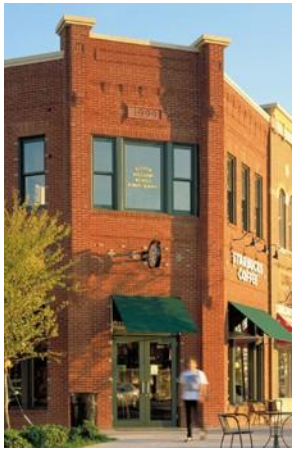
Block Massing

- Individual blocks are broken down into a series of buildings each with distinct facade expressions.
- Above illustrates a street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest. Below illustrates a block with more varied building height.

Building Massing

- Larger buildings that occupy a greater percentage of the block, utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Traditional Main Street buildings are characterized by simple massing and forms.

Corner Articulation



- Simple massing and small changes in plane or height are used to emphasize certain intersections and points of interest within Downtown. Variations in massing complement, and do not compete with, other nearby design elements.

- Not all corners require massing articulation and may be treated more simply.

Building Entrances

- Building entries for upper level uses and pedestrian pass throughs may be identified via a change in massing and architectural elements that distinguish them from storefronts, as shown above. Alternately, they may be more discreetly incorporated into the ground floor fenestration, as shown below.

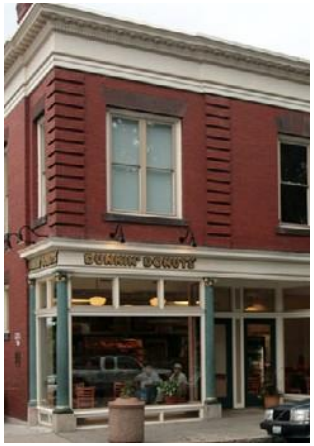
Variation of Styles

- While most Main Street buildings were erected prior to World War II, the inclusion of more recent styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.

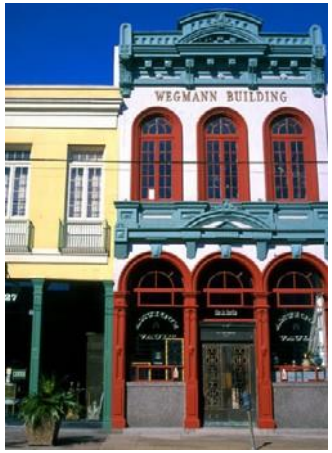
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade. Below, the circa 1930s center building provides a counterpoint to its 19th century neighbors.

Facade Design

- Ground floors consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Facades of traditional Main Streets are characterized by distinct base, middle and top (parapet) zones that create an attractive and comfortable human scale to the building and block.
- Ground floors can be expressed as a continuation of the building's upper stories' design expression extending down to the ground (lower left) or with applied storefront elements (lower right).



Detail & Fenestration

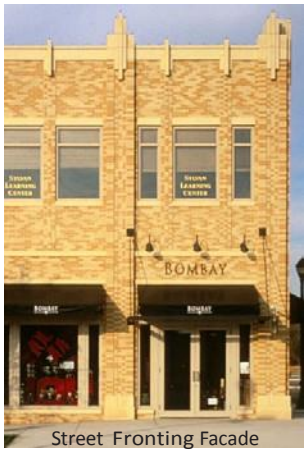


- Architectural styles can be varied or more similar. The level of detail often is dependent on the style with some buildings more ornate and others more simple.
- Upper level fenestration is typically characterized by simple rhythms of window openings.
- As shown in the example below, buildings of similar size and with similar levels of detail can be distinguished by different storefront designs, second floor fenestration and parapet design.

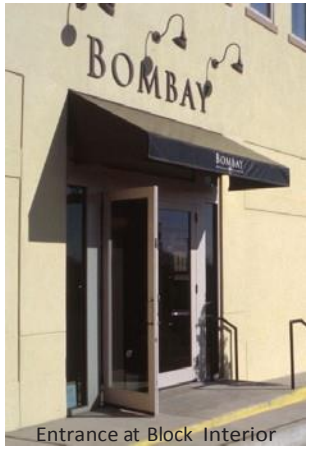
Materials & Details

- Main Street buildings are characterized by the use of traditional materials that utilize details appropriate to those materials.
- Well proportioned architectural elements that have an appropriate level of detail for the style of building they articulate provide a sense of scale and visual interest.
- Detail can be achieved through applied ornament, a change in material, building plane, color and texture.

Hierarchy of Detail & Materials



Street Fronting Facade



Entrance at Block Interior

- Not all sides of Main Street buildings are treated the same. The highest level of detail and quality of materials are used on the street fronting facades. Facades at the rear of buildings (block interior) or along alleys favor durability and cost efficiency.
- The materials and level of detail of street-facing facades typically return at corners and sides before transitioning to ones that are less detailed and more cost efficient.

Streetscape

- The streetscape, located between the building face and the curb, is comprised of street trees, accent planting, and street furniture that further promote Main Street's pedestrian activities.
- Sidewalks are sized to an appropriate width to accommodate both pedestrian and commercial uses such as outdoor seating and signage.
- Sidewalks built of durable materials and simple patterns are characteristic of traditional Main Streets.

Signage

- Signage's prime role is to provide commercial identity and branding. Done properly it adds a level of detail and visual interest to the building and the streetscape.
- Below, two examples of signage that complement the style of each building well and are integrated into their architectural elements.

Building Setback & Materials

- Buildings set back far from the back of the sidewalk degrade the street edge and do not provide the sense of enclosure that traditional Main Streets provide.

- Street facing facades with limited glass area at the ground level detract from, rather than promote, pedestrian activities.

- Buildings that incorporate an excessive number of materials risk creating a streetscape that looks busy and disjointed and are uncharacteristic of traditional Main Streets.

Massing & Scale

- Building facades composed of architectural elements that are oversized or ill-proportioned disrupt the typically consistent rhythms and proportions found along most Main Streets.

- Overly busy massing in close proximity that compete with each other for attention are uncharacteristic of Main Street.

Massing & Ground Floor Height

- Contemporary interpretations of traditional architectural styles are best executed when the design maintains the basic principles of the referenced style. In the above, the two top floor balconies create oversized, horizontal openings that erode the facade and are out of character with the building's style.

- Excessively tall ground floor-to-floor heights risk creating buildings with proportions and excessive spandrel zone depths that are not indicative of Main Street buildings.

Appropriate Details & Articulation

- Overly blank and/or unarticulated walls do little to activate the streets and spaces which they front.
- Windows set flush with the face of the facade are uncharacteristic of traditional Main Street buildings.
- Changes in color without changes in material and/or plane have a cartoonish effect that detracts from the character of Main Street.

Architectural Style & Context

- Overly thematic designs, particularly when they reference a specific style(s) or time period(s) that is not compatible to the locale, are uncharacteristic of traditional Main Streets.
- Awkward combinations of materials, details and the improper use of architectural style and scale create an inauthentic environment.

Visibility & Signage

- Ground floors that lack visual connections to the street, either through the lack of glazing, as in the above example, or the covering up of storefront with excessive signage, shown below, is a detriment to the pedestrian nature of main streets.
- Signage that is oversized, over-scaled, or blocks visibility into and out of ground floor businesses clutters the facade and does little to activate the streetscape.

The preceding principles establish the foundation for the architectural design of the future development sites within Downtown. Building upon, and reinforcing these principles, the following standards and recommendations are intended to provide guidance in the design and development of buildings and sites that achieve the City of Alpharetta's vision for its heart.

The Standards & Recommendations are broken down into a series of topics, beginning at the larger scale of the block, and successively addressing design issues at the intermediate and finally the smallest scale. In addition to the design of blocks and buildings, streetscape, landscape, signage, and lighting design are addressed owing to their importance in contributing to the character of a place.

Though not specifically called out, sustainability is an overarching goal for new development within Downtown, aspects of which are implied throughout these standards and recommendations by promoting development that is to be built for longevity and embraced by the community. To the extent practical, sustainability should be a consideration in the design, construction and operation of all buildings and spaces within Downtown.

Block Design: Location & Orientation

A city block (or simply block) is defined as a parcel or site bounded by public streets. It provides the space within the city's fabric for the placement of buildings and their associated service and support areas. The buildings, through their location relative to the street, overall massing, and height, articulate the edges of the block within which they are arranged and set the tone for the character of the public realm.

In order to create a well defined, pedestrian-oriented environment that promotes street-level activity, buildings within a block shall:

I) Be located at the back edge of the sidewalk.

A. Small setbacks from the building line are generally discouraged and should be reserved for special and limited instances where specific street level uses require additional width at the sidewalk. Setbacks should be limited in both their depth and length along the block so as to maintain a well-defined street edge. Minor setbacks may occur, but with limitations, at corners of a block. *(See Figure 1)*

B. Arcades that project over the sidewalk may be permitted along specific block faces with approval of the Design Review Board (The Board). Columns that support arcades may land within the sidewalk zone provided that a minimum five foot (5') continuous path of travel is maintained. *(See Figures 2A-C.)*

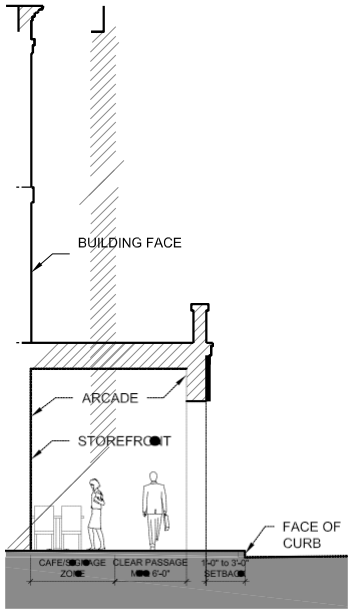


FIGURE 2A: Projecting arcades may be allowed.

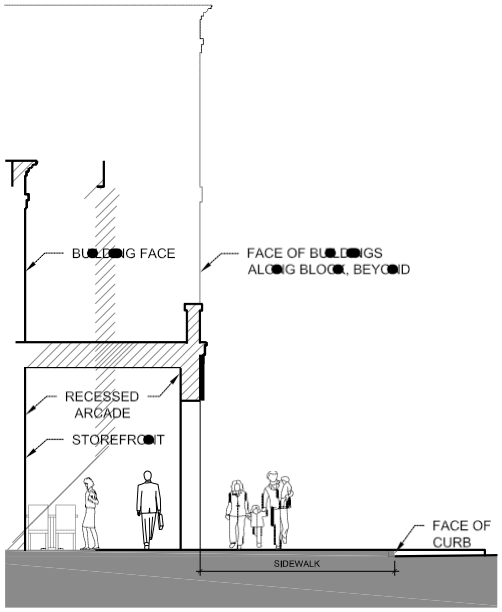


FIGURE 2B: Recessed arcades are generally discouraged.

Buildings built to the back of the sidewalk create a well-defined, pedestrian-oriented environment.

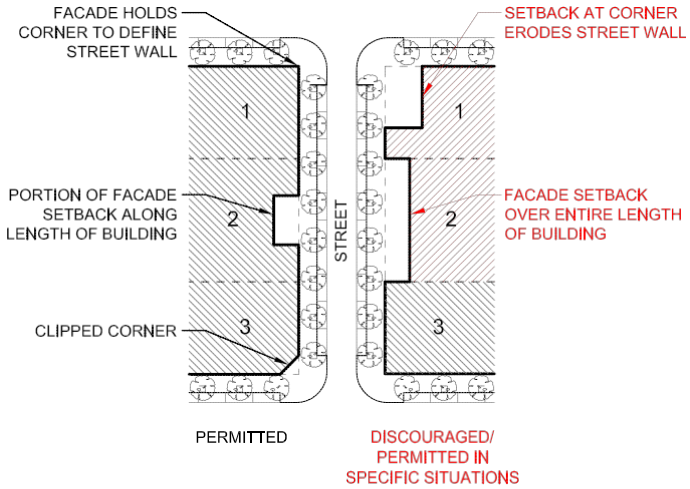


FIGURE 1: Setbacks are generally discouraged.

An arcade that projects over the sidewalk to create a covered seating area while maintaining a clear path for pedestrian travel.

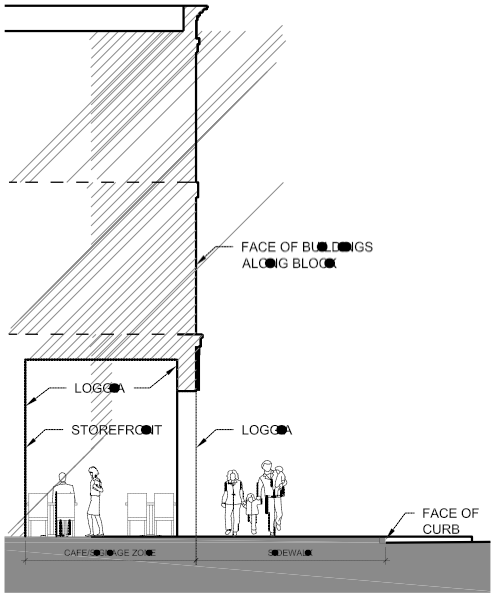


FIGURE 2C: Loggia that are recessed behind the sidewalk are allowed for dining uses only.

C. Minor setbacks at the ground floor alone for entries, vestibules, commercial houses, or residential buildings types are permitted.

D. Parking is not permitted between building and the sidewalk.

E. Landscape or front yards between building and sidewalk is discouraged.

II) Have primary facades and ground floor use entrances that are oriented towards the public street.

A. Secondary entries may be located at the rear or sides of buildings provided they meet the requirements set forth within The Design Guidelines.

B. Entrances to upper floor uses may be located along the street front, side streets, off block breaks, or Block Interior areas.

C. Buildings that front multiple public streets or spaces, such as on corner or through lots, have more than one primary facade and should be designed with architectural emphasis placed on each; either hierarchically, with emphasis on the facade oriented towards the more prominent street or space, or equally with both elevations treated as primary facades.

Minor setbacks for building entrances are permitted.

Areas dedicated for dining along the sidewalk may be recessed within a loggia.

A setback from the building line for restaurant seating. Note, the above building extends back out to sidewalk at the ends of the seating area.

Block Design: Block Interior

The Block Interior consists of that portion of the block located behind buildings. It can consist of built areas, unbuilt areas, or a combination of both (See Figure 3). On smaller blocks, the building or buildings may occupy the entire block, thus eliminating the Block Interior.

I) Uses that are appropriate to be provided for at the Block Interior include:

A. surface parking

B. service, loading and delivery areas

C. structured parking

D. open space

II) Building facades fronting onto the Block Interior may be simpler in their design than those fronting onto public streets. Though not a requirement, their level of detail may be reduced and/or material palettes may be simplified in favor of durability over cost.

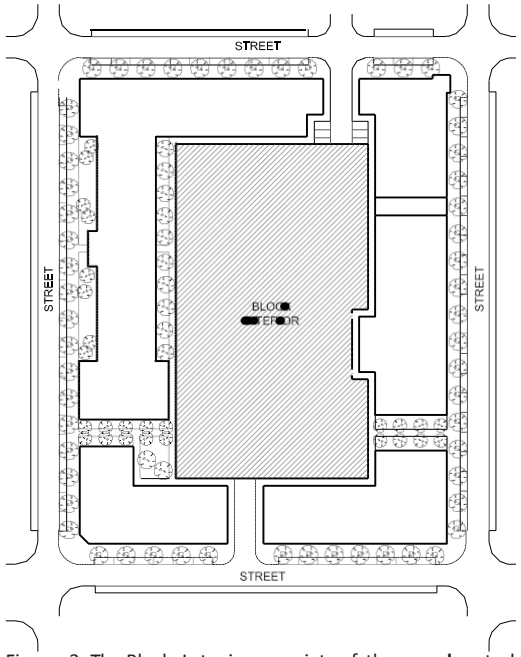


Figure 3: The Block Interior consists of the area located behind buildings.

Block Interiors serve primarily for functional uses such as parking and service. Facades fronting onto block interiors may be much simpler than their street fronting counterparts.

Block Design: Block Breaks

Block breaks provide connections, both pedestrian and vehicular, between the street and Block Interior and are particularly important in adding a level of porosity to longer blocks *(See Figure 4)*. The number and width of these breaks should be minimized in order to screen views into the Block Interior from the street, maintain a defined street edge, and limit the number of vehicle curb cuts along the sidewalk.

I) Vehicular block breaks:

A. shall be located to provide convenient access to parking and service areas within the Block Interior and facilitate efficient traffic movement across the site.

B. shall not occur along portions of blocks fronting the Town Green or along Street D.

C. should provide an appropriately sized sidewalk on at least one side of the vehicular roadway.

II) Pedestrian block breaks:

A. should be located along key pedestrian routes.

B. are encouraged to have landscape plantings and street furniture.

C. may provide outdoor dining and seating areas for adjacent ground floor uses.

D. should, to the greatest extent possible, be activated by orienting street level openings and building entrances along their length.

III) Portals are intermediate building breaks that occur at the first floor and allow for upper levels of the building to bridge over. Portals maintain the street edge of a block and provide opportunities for special architectural treatments.

A. Vehicular portals provide access for both vehicles and pedestrians to areas at the Block Interior including direct access to surface or structured parking.

i. The roadway and sidewalk zones are to be separated either by grade or with bollards or other physical barrier.

ii. A change in materials or material color between the vehicular and pedestrian path is encouraged.

B. Pedestrian portals provide pedestrian only access to the Block Interior.

i. Edges are encouraged to be activated with building entrances, dining/cafe seating, display windows, streetscape furniture, and accent planting.

C. Lighting of portals should be designed to provide for a safe and inviting path.

IV) A block break used for a drive-up window is subject to Board approval.

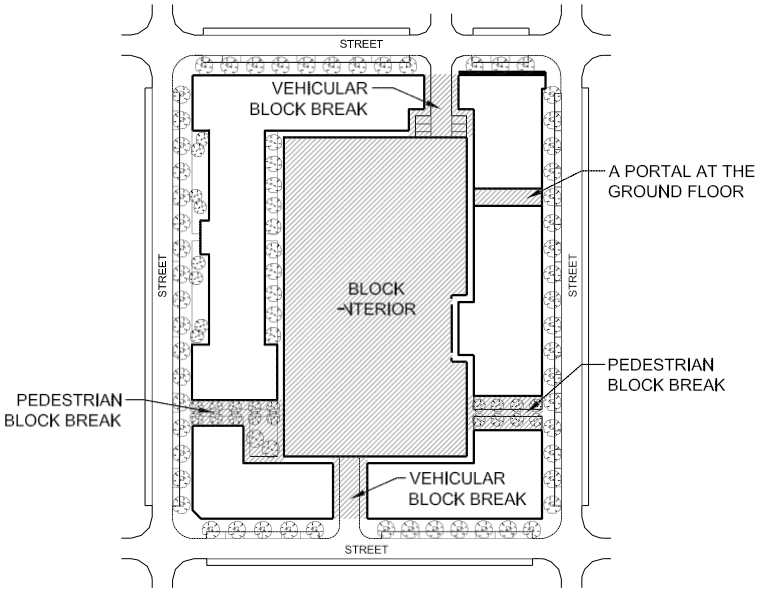


Figure 4 Identifies the access types to the Block Interior.

a Pedestrian Portal connects the street to block interior.

A Vehicular Block Break with an appropriately sized sidewalk.

A Pedestrian Block Break with a covered dining area.

Block Design: Block/Building Massing

Building massing generally refers to the shape of a building's volume. Traditional Main Street shopfront or mixed-use buildings usually have relatively simple massing; the street facades are relatively planar, have minor, if any, setbacks or projections, and are built straight up to the parapet. Setbacks, when they occur, are often reserved for the uppermost story or at the first floor at an entrance. Projections usually consist of minor facade articulations (e.g., balconies, pilasters, facade folds, and minor bays) except where more significant projections such as bays, oriels, and tower elements are used and are appropriate to the building's stylistic expression and location.

I) A building's massing should relate to its site location, use, and architectural context.

- A. Building massing should reinforce the massing patterns of other Downtown buildings.
- B. Unique massing forms (e.g., towers, domes, and porticos) should be reserved for those buildings located at key points of interest or housing important civic functions.

II) The massing of longer blocks are encouraged to be broken up by:

- A. locating multiple buildings along any given block face. (*See Figure 5*)
- B. utilizing a segmented facade treatment (*see Glossary*) on larger buildings. (*See Figure 5*)
  - i. Changes in segmented facade treatment should be planned to occur at the first floor tenant demising lines. Tenants may take up multiple, whole, segmented facade treatments.
  - ii. The widths of segmented facade treatments are encouraged to be based on a standard module similar to those found along traditional Main Streets.
- C. breaking up of longer buildings with massing articulation.
- D. a combination of A, B, and C above.

III) Variations in the width, height, and rhythm of street-facing facades are encouraged along any block face.

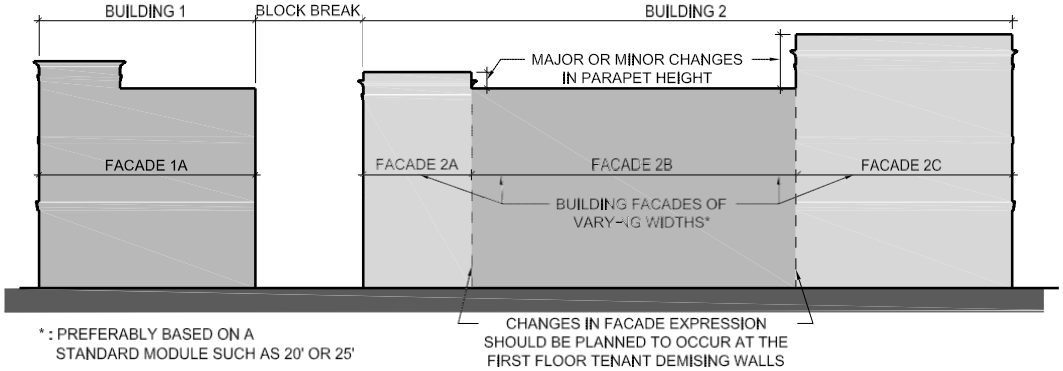


Fig. 5: Diagram of a block broken up by multiple buildings. Building 2's massing is further broken up by segmented facade treatments.

Examples of buildings that use simple massing articulations.

An example of a building that utilizes a segmented facade treatment of varying width facades to break down the perceived length of the block face.

Buildings that take up larger portions of a block, use massing articulations and fenestration rhythms that break down the scale of the block.

IV) Important elements such as building entrances or pedestrian portals may be reinforced with changes in massing or breaks in the predominant rhythm of the block.

V) If the opportunity exists, a building's massing should emphasize and frame or terminate important vistas. Building corners may be articulated in various ways (*see Figure 6*), but should not compete with other, adjacent massing articulations.

VI) Projections

Architectural elements such as balconies, bay projections, show windows, canopies, and awnings should be integrated into the design of street fronting facades to provide an added layer of variety, detail, and interest along the block face.

A. Projections should be designed with regard to the individual building's design as well as the overall length of the block and street in terms of location, scale, rhythm, and relationship to one another.

B. Visually unsupported and unresolved projecting architectural elements are discouraged.

C. Projections at the ground level should be limited in their depth as to not obstruct sight lines into ground level uses. Where projections reduce the width of the sidewalk, a clear pedestrian path of five feet (5') must be maintained along the length of the building.

D. Projections are only required in commercial house building types as appropriate to the style.

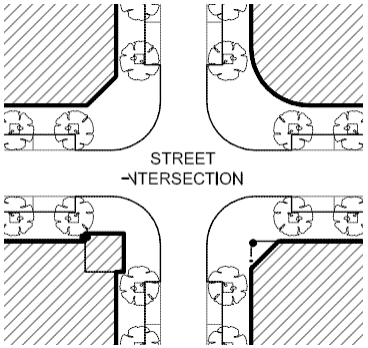


Figure 6: Diagram of building massings that emphasize corners.

Massing articulations at corners should complement plan relationships and not compete with other massing articulations.

Projections of massing or elements within traditional Main Street facades are typically minor.

More significant projections, such as balconies, bays or show windows, may be incorporated into the facade at select locations.

Block Design: Building Height

The Master Plan identifies recommended ranges for building heights (in floors) ranging in height from 1-4 stories.

I) Buildings shall be designed to accommodate a minimum first floor finished ceiling height of twelve feet (12') to allow for retail commercial uses at the ground floor. Taller ceiling heights are allowed provided:

A. the height of the storefront is increased proportionately.

B. any increase in the height of the spandrel zone (the area between the head of openings on one floor and the sill of the openings on the above adjacent floor) between the ground and second floors is compensated through the use of architectural details that act to subdivide it into smaller areas.

C. a combination of A and B, above.

II) It is encouraged, though not required, that the heights of buildings along the street vary along the length of a block.

III) Adjoining buildings of the same story height should, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.

A commercial main street with a large variation of facade and building heights along the block.

A street that is predominately three stories in height with different roof and parapet treatments on each building used to break up the blocks' mass and provide visual interest.

Facade Design: Facade Organization

Facade design addresses the organization, fenestration, detailing, and material composition of the exterior of a building.

I) In order to create an attractive and comfortable human scale for buildings and blocks, the designs for all building facades (except commercial houses) that front onto public streets and spaces should express a distinct base, middle, and top (parapet). (*See Figure 7*)

A. The Base is the lowermost story of a building. It visually anchors the building to the ground. Areas of wall, piers, and pilasters, together with larger windowed areas, typically comprised of storefront and entrances makeup the majority of the Base. Though not a requirement, some type of horizontal band or belt course separates the building Base from the Middle.

B. The Middle is the portion of the facade between the Base and Top and comprises the building's upper floors' openings, and, depending on the building's height and facade organization, may or may not encompass the uppermost floor. On most Main Street buildings, the middle zone of the facade is characterized by simple window rhythms. Depending upon the style, the detail and articulation of openings and wall area can range from simple to ornate.

C. The Top of the facade, which, depending on the overall building height may or may not include the uppermost floor, visually completes the facade as it meets the sky. The Tops of Main Street facades typically consist of the building's cornice and/or parapet.

II) Fenestration is the design and detailing of the openings within a façade. Together with massing, it is one of the primary elements that defines the design character of a building's exterior.

A. The fenestration at the first floor of commercial buildings should be composed of a high percentage of window area in order to promote visibility into retail and dining establishments. Upper stories, which are less likely to be occupied by retail tenants may have a smaller percentage of window opening area.

i. Buildings with first floor commercial uses should have ground floor openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) along street-facing facades that are not less than **50%** of the first floor facade area. Facade area is measured from grade to finished floor at second level.

ii. Upper levels should have openings (windows and doors inclusive of framing, dividing, and sub-dividing elements) not less than **20%** of the upper level facade area. Facade area is measured from the finished floor at the second level to finished roof at the face of the facade.

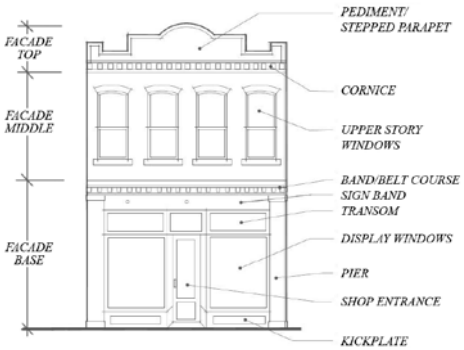


Figure 7: Illustration of a typical mixed-use building facade's organization.

Traditional Main Streets are characterized by a high percentage of glazing at the street with a smaller percentage at sides and upper floors.

An example of a facade that uses both simple fenestration rhythms and level of detail to compose an elegant facade.

iii. Glass used to satisfy the above must be unpainted and have an external reflectance of less than 15%.

B. Fenestration rhythm is the regular recurrence or pattern of upper level window openings along the length of a facade or block.

i. Facades should be composed of simple fenestration rhythms. Complex rhythms and misalignments, relative to other upper level openings as well as ground level fenestration, should be avoided.

ii. Variation in the fenestration rhythms within a block length are encouraged.

iii. For most Main Street architectural styles, upper level window openings should utilize vertical window proportions. Where horizontal proportioned openings are appropriate to the building's style, the use of divisions within the window opening to create more vertically proportioned sub-divisions of the window area are encouraged.

iv. To the extent practicable, the design of fenestration at upper floors should allow for the use of standardized office planning modules in order to provide the greatest flexibility for future tenant leasing.

C. Larger window and door openings should be subdivided using both vertical and horizontal elements (e.g., pilasters, mullions, transoms) of varying dimension. Where appropriate to the building's architectural style, muntin bars may also be used to subdivide the glass area. Fenestrations that utilize large amounts of glass (e.g., continuous glazing systems, ribbon windows) may be permitted if appropriate to a building's architectural style and location within a block.

D. Windows and doors should be recessed within their opening in the exterior wall in order to provide a sense of depth and wall mass.

i. Window and door frames should be recessed to the extent compatible with the building's architectural style, but not less than two and one-half inches (2 1/2") from the exterior wall plane.

ii. The recess depth identified in II.D.i., above, is measured from the predominant exterior wall plane and is exclusive of the depth of any applied trim or surround at the opening.

E. Double hung and casement window types are encouraged within openings above the ground floor. Non-operable windows should have sight lines that resemble the appearance of double-hung or casement window types. Horizontal sliding type windows and doors are not permitted.

Variation in simple fenestration rhythms at the upper level along a block.

An example of two similarly sized facades which are distinguished by two different fenestration rhythm at both the ground and upper level.

Windows recessed from the face of the exterior wall provide a sense of depth to an opening and mass of the building.

F. Storefronts allow visibility into a commercial establishment and allow businesses to display their merchandise to customers.

i. Storefront windows should be predominantly open to the interior so that the interior of the commercial establishment is visible to customers and pedestrians from the outside.

ii. The design of a building's storefront areas can vary within a single building and along the length of the block, but should be consistent for any one tenant. Generally, storefront designs fall into two broad categories: integrated storefronts and applied storefronts.

a. Integrated storefronts are those that allow the architectural expression or style of the building to continue down to the first floor. The tenant's branding of their space is typically limited to the installation of signage and possibly awnings or canopies. The ground floor window and door openings are typically consistent with the design of the upper floor openings, though the tenant may make some modifications of the door and window framing elements within the openings.

b. Applied storefronts are those that apply a distinct architectural treatment at the first floor that is specific to a particular tenant space. In addition to signage, awnings or canopies, applied storefronts typically utilize architectural elements, such as pilasters, panels, frames, lintels and cornice elements that are applied to the building's ground floor façade and express the tenant's identity. Applied storefronts may interrupt or eliminate non-structural wall or pier elements in order to create larger door or window openings. Where a tenant's space ends at a mullion or pilaster "within" an opening, applied storefront is not permitted to be utilized at only the tenant's portion of the opening, and integrated storefront would need to be used at that opening.

iii. The design and detailing of storefront and its component parts are critical to creating attractive and pedestrian scaled ground floors.

a. The following attributes of storefront design are strongly <u>encouraged</u>.

1. Storefronts whose design and details relate to the building's overall style.

2. Storefront designs, when they differ in style from that of the overall building, that are well designed and detailed and do not detract from or compete with the building's design.

3. Storefronts that introduce subdivisions into larger glass areas. These can be in the form of pilasters, mullions, horizontal divisions, and muntin bars. These elements, when appropriate to the building's style,

Variation in the treatment and architectural style of storefront along a block face provides for a visually diverse streetscape.

Integrated storefront expresses the building's overall design and architectural style as it continues down to the first floor.

The above illustrate storefront that is applied as a base element to the facade.

should utilize recessed and/or raised profiles to further break down and articulate their surface areas.

4. Storefronts that introduce depth into the window framing and window subdivision elements. This can be achieved with trim elements that are added onto the window framing system, examples which include brick moulds, panning, and other applied trim at the face of the window frame.

b. Further, the following attributes of storefront design are strongly discouraged.

1. The use of dark or heavily tinted glass.
2. The use of translucent, frosted, or film-backed glass (unless in front of service areas that cannot be located to sides or rear of a building).
3. Aluminum storefront framing systems ("storefront systems") with unarticulated frame faces wider than one and one-half inches (1-1/2"). Systems with frame members whose outer face is wider than one and one-half inches (1-1/2") should employ applied trims and panning extrusions to articulate the face of the frame.

G. The location and design of entrances to both street level and upper floor tenants are important to pedestrian wayfinding and supporting a viable retail environment.

i. All entrances shall be easily identifiable as primary points of access.

ii. To the extent practicable, the design of the building's facade at the ground floor should allow for the flexible location of commercial tenant entrances.

iii. Building entrances for upper floor tenants should be integrated into the design of the overall building facade and should be distinguished from tenant entrances.

iv. Building entrances for upper floor tenants may be defined by an articulation of the building's massing and/or the use of architectural elements that provide emphasis to the entrance (e.g., lintels, pediments, pilasters, columns, porticos, porches, and canopies). The details should be compatible with the building's overall architectural style in terms of scale, materials, colors, signage, and lighting.

v. The number of secondary access doors (e.g., egress, service, etc.) located within a public street-facing facade should be minimized. If their location requires their placement within a public street-facing facade, the design of such entrances should be incorporated into that facade's design.

Examples of storefront that are composed of well-proportioned and detailed pilasters, mullions, and cornice trim.

Larger glass areas are subdivided using elements of various width and amount of projection to provide a level of hierarchy within the opening.

Restaurant Entry

Upper Floor Tenant Entry

Building entries may be identified via a change in massing and architectural details that distinguish them from tenant entrances as shown at left. Alternatively they may be incorporated into the ground floor treatment as illustrated above.

Facade Design: Details

Building facades fronting onto public streets and open spaces should utilize architectural details and ornament that are consistent in their design and scale with each building's style and scale in order to provide visual interest and help to create a human scale. Architectural details include, but are not limited to, such elements as base courses, water tables, pilasters, sills, lintels, band courses, spandrel panels, cornices, and parapets and can be applied to a facade or achieved through a change in materials, plane, color, and texture.

I) Architectural details should be designed to the appropriate scale, proportions, and complexity of detail of a building's architectural style.

II) Architectural details should further articulate a building's massing to provide a sense of scale, texture, and visual interest along the street that is appropriate to each building's architectural style.

III) Architectural details that reinforce the retail character of the ground floor and help to define the pedestrian environment, such as canopies, awnings, overhangs, and well-detailed storefronts, are encouraged and should be integrated into the architecture of the building.

IV) Oversized architectural details should be avoided.

V) All buildings are not required to have the same level of detail. Traditional Main Streets are characterized with buildings of varying levels of detail.

VI) Details that take advantage of the inherent properties of a material are encouraged.

Architectural details that are consistent in their design and scale with the overall facade and adjacent buildings promote a cohesive environment.

Variation in the architectural style and level of detail of facades along a block adds visual interest and provides the sense a place has evolved over time.

Details such as polychrome (left) or corbelled (right) brick patterns take advantage of the inherent properties of brick to cost efficiently add interest and texture.

Exterior building materials should consist of those that have been traditionally used in Main Street architecture. In addition, certain non-traditional materials that emulate traditional materials and provide advantages relative to maintenance, durability, and cost will be permitted as indicated below.

I) Materials should be selected based on their visual characteristics, quality, and durability.

II) The sustainability of a material should be considered in the selection and specification of exterior building materials and finishes.

III) Exterior building materials visible from a street or public open space should be selected from the following:

Brick

Manufactured stone,

Natural stone

Cement-based siding

Hard coat stucco

Fiber reinforced plastic (FRP) – used for exterior details and architectural elements, including but not limited to: cornice and entablature elements, decorative columns and pilasters, storefront trim, railings and balustrades, spandrel panels, and similar elements.

Painted steel and aluminum, cast iron, brass, bronze, copper.

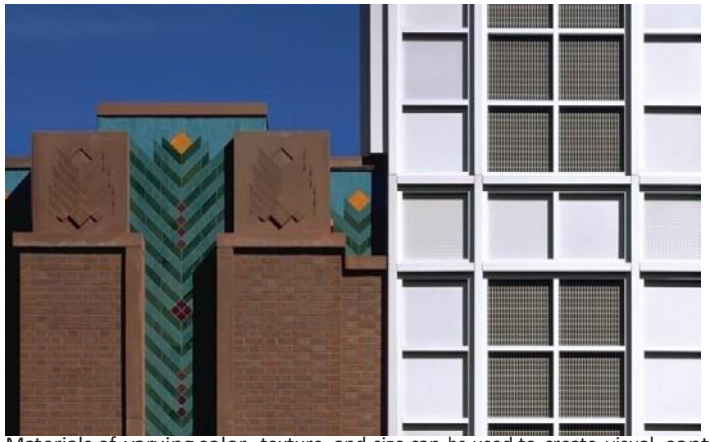
Wood when used as part of a storefront finish or on a residential building or commercial house only. Must be a species recommended for exterior exposure by AWPA (American Wood Protection Association) or equivalent standards.

Roofing materials (visible from any public right of way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.

Materials other than those discussed above may be appropriate for architectural trim and accent applications including but not limited to: cornices and decorative brackets, frieze panels, decorative lintels, shutters, and porch or balcony railings.

Materials should be selected with consideration of durability and aesthetics.

The scale of materials should be appropriate to their location on the facade.


Materials of varying color, texture and size can be used to create visual contrast.

IV) Including the materials listed on the previous page, the following additional materials may be used on facades that are not visible from the street or public open space:

Split face concrete masonry units

Exterior insulation finishing systems (EIFS) with Board approval.

V) Building facades should be constructed of a minimum number of primary materials. Additional materials may be used as trim or accent materials, however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character for Downtown.

VI) Building materials are permitted to vary from the primary facades not fronting onto a public street, right-of-way, or public open space. On secondary and rear-facing facades (i.e., those facades not fronting onto a public street, right-of-way or public open space) the building materials are permitted to vary from the primary facades.

A. Facades fronting onto alleys, block breaks, and the Block Interior may be designed with additional materials noted above and a reduced level of detail, reflecting the reduced level of importance of the areas they front.

B. Street facing facade materials and details should return at least one architectural bay along an alley or block break before transitioning to additional materials and details.

Street facing facades use the highest level of detail and quality materials.

Facades fronting onto a block interior, parking and service area employing a simplified level of detail.

Street facing facade materials and details return one bay along an alley or block break.

While the preceding standards and recommendations are style-neutral and apply to all buildings, architectural styles are still critical to establishing a strong sense of place in Downtown Alpharetta. The community takes pride in its historic buildings and recognizes the importance of traditional architecture in reinforcing the local identity and civic pride. The new City Hall and Library are but one demonstration of this and seek to set the standard for new private development in the greater Downtown area.

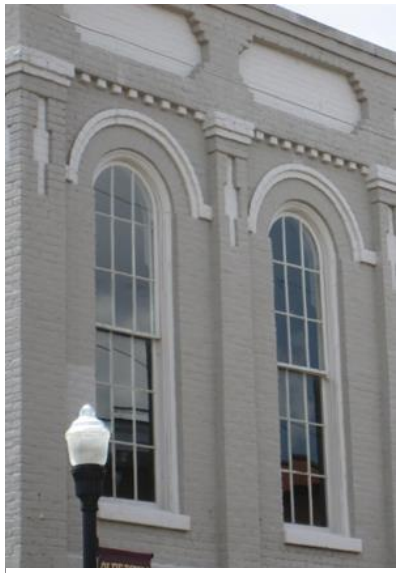
At its simplest, “architectural style” refers to the way that doors, windows, and building details are designed and organization on a façade. It is different from “building type” and can, in fact, be applied to almost any building.

In order to ensure a cohesive and orderly townscape in Alpharetta, all new buildings should be designed in one of the following architectural styles:

- Georgian
- Greek Revival
- Stick
- Shingle
- Romanesque
- Federal/Adam
- Neoclassical
- Queen Anne
- Folk Victorian
- Italianate

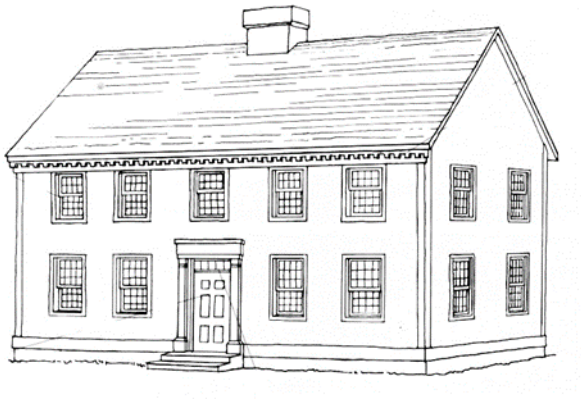
Specific features of these styles are summarized on the following pages. More detail can be found on the in *A Field Guide to American Houses* by Virginia Savage McAlester or *Residential Architectural Styles in Georgia* by the Historic Preservation Division of the Georgia Department of Natural Resources.

The following pages also identify appropriate building types for each style. The application of these styles to individual buildings can and should vary by building type. Smaller residential buildings should reflect the most “pure” interpretation of the style, while shopfront or mixed-use buildings may incorporate the style through the application of architectural details to simple building forms as described on page 31.



On larger buildings, such as shopfront and mixed-use buildings, architectural styles should be achieved through the application of architectural details to simple building masses.

Georgian



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

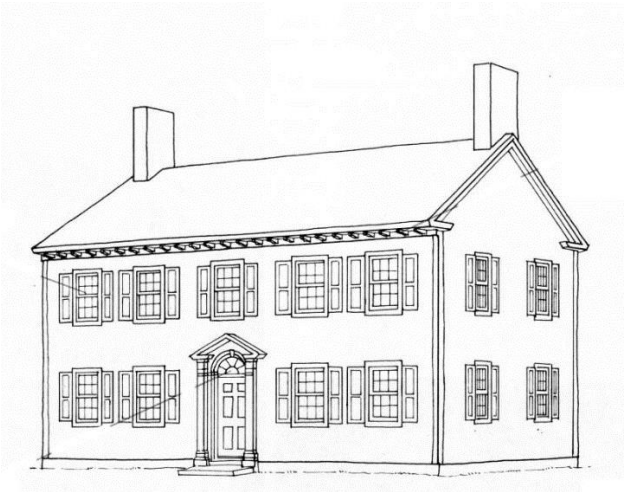
Elements of the Georgian style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a decorative crown support by decorative pilasters. There is also usually a row of small rectangular glass panes beneath the crown, either within the door or in a transom.
- Windows have double-hung sashes, typically with nine or twelve small panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Federal/Adam



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

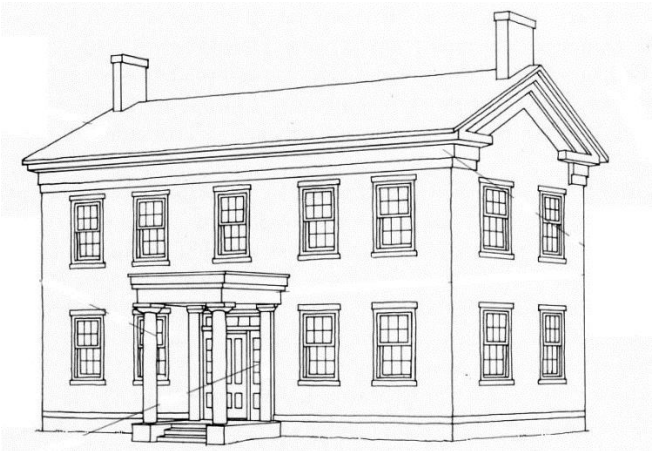
Elements of the Federal/Adam style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight. There are also usually sidelights, an elaborate crown and surround, and/or an extended small entry porch.
- Windows have double-hung sashes, typically with six panes per sash. Windows are never in adjacent pairs.
- The cornice is usually emphasized with tooth-like dentils or other decorative molding.

Appropriate building types:

- All building types

Greek Revival



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

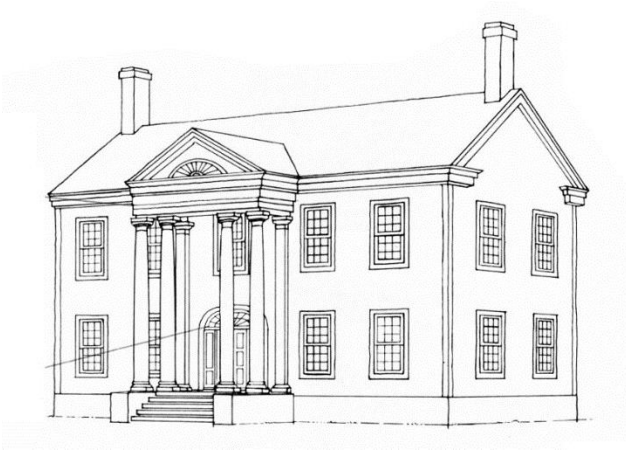
Elements of the Greek Revival style are as follows:

- Front facades of the principal building mass are usually symmetrical. Exceptions to this are limited to off-centered doors, which may be located at one side of the structure, especially in narrower townhouse or mixed-use building types.
- Front doors include a narrow line of transom and sidelight windows, usually incorporated into an elaborate door surround.
- Front entry porches or full-width porches are usually provided. Porch roofs are always supported by square or rounded columns of one of the Classical Orders.
- The cornice is emphasized with a wide, divided band of trim.
- The roof is usually gabled or hipped with a low pitch.

Appropriate building types:

- All building types

Neoclassical



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Neoclassical style are as follows:

- Front facades are always symmetrical and usually five windows wide. Narrower buildings are sometimes three windows wide and larger buildings are sometimes seven windows wide. There is never an even number of windows across the front façade.
- Front facades are usually dominated by a full-height entry porch with a triangular gable above supported by four columns with shallow square bases.
- Front doors are paneled, centered, and topped with a semi-circular or elliptical fanlight.
- Windows have double-hung sashes.

Appropriate building types:

- All building types

Stick

Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Stick style are as follows, although it's rare for one building to have all elements:

- Front facades are usually asymmetrical and include horizontal and vertical bands raised from the wall surface for emphasis.
- Front porches or stoops are always provided and include diagonal or curving support braces.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.
- When roof gables are provided they include decorative trusses. Cross gables are common.

Appropriate building types:

- Semi-detached house
- Townhouse
- Walk-up flat and stacked flat
- Commercial house

Queen Anne

Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Queen Anne style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the Queen Anne style is used on a shopfront or mixed-use building types.
- All facades often include textured shingles or other devices to avoid a smooth-walled appearance.
- Front facades include a partial- or full-width porch and extend alon one or both side walls.
- Roofs are usually steeply pitched, but may be hidden behind a parapet wall on townhouse or mixed-use building types.

Appropriate building types:

- All building types

Shingle

Source: *A Field Guide to American Houses* by Virginia Savage McAlester

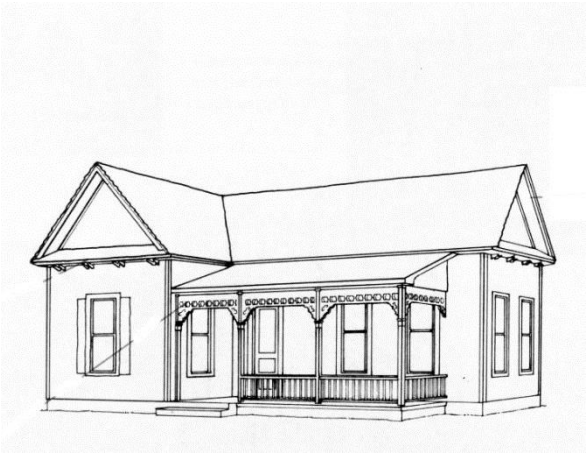
Elements of the Shingle style are as follows:

- Front facades are always asymmetrical.
- Front porches are almost always present.
- Irregular, steeply pitched roof line, usually with cross gables and multi-level eaves.
- Wall cladding and roof of continuous wood shingles.
- Shingled walls without interruption at corners.

Appropriate building types:

- Semi-detached house
- Walk-up flat and stacked flat
- Commercial house

Folk Victoria



Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Folk Victorian style are as follows:

- Front facades are always symmetrical except when a front gable or wing is provided.
- Front porches with spindlework detailing.
- Roofs are usually gabled and with very simple massing.
- Brackets under roof eaves.

Appropriate building types:

- Semi-detached house
- Commercial house

Romanesque

Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Romanesque style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Italianate

Source: *A Field Guide to American Houses* by Virginia Savage McAlester

Elements of the Italianate style are as follows:

- Front facades of the principal building mass are usually asymmetrical. Exceptions to this are when the style is used on shopfront or mixed-use building types.
- Masonry walls.
- Round top arches over windows or entrances.
- Conical roofs on towers, when such are provided.

Appropriate building types:

- Walk-up flat and stacked flat
- Shopfront
- Mixed-use building
- General building
- Civic building

Several of the architectural styles identified are appropriate for shopfront or mixed-use building types. Traditionally, such buildings were simple and relatively small rectangular or box forms which, when placed side by side, created a "Main Street." As new "Main Street" style shopfront and mixed-use buildings are constructed in Downtown Alpharetta, architectural styles should be applied to them in a manner consistent with these traditional patterns.

Elements of the appropriate application of architectural styles to shopfront and mixed-use buildings are as follows:

- Front facades of large buildings should be broken up into smaller façade units to create the appearance of several smaller buildings (as established in other parts these guidelines).
- No more than one architectural style may be applied per building, although large facades broken up into several smaller units may incorporate different styles on different units to create the appearance of adjacent buildings.
- Architectural style shall be achieved through the addition of key elements of the style to the building façade. This may include architectural details, cornice treatments, roof shapes, window designs, and similar features.

Shopfront and mixed-use buildings may also incorporate sculpture, murals, and additional public art that are not specifically associated or consistent with the building's architectural style. Traditionally, such features were usually found on the sides and rears of buildings, but not always. These features require review by the Art Commission.

Styles on Shopfront and Mixed-Use Buildings

This image shows the application of the Romanesque style to a shopfront building (at left) and the application of the Queen Anne style to a mixed-use building at right.

The streetscape is comprised of the public space located between opposing blocks and encompasses all portions of the street including pedestrian and vehicular areas. Landscape elements such as street trees, accent planting, and street furniture provide scale, texture, and color to the pedestrian environment. Design and detailing of the streetscape shall accommodate the following elements:

I) Sidewalks

Sidewalks will be the predominant element with which pedestrians will be continuously in contact; they should be well constructed of durable materials to provide a practical and long-lasting surface.

A. Sidewalks along streets are to be provided per the City of Alpharetta Downtown Overlay requirements.

B. Walkways extending along block breaks and at the Block Interior should be built of durable materials that are attractive, maintainable, and comply with all regulatory requirements.

C. Special paving applications should be reserved for seating or landscaped areas located off the primary pedestrian zone or in parks.

D. Elaborate paving patterns should be avoided except where they may be warranted by location (e.g., an interior courtyard, the area surrounding a public fountain)

E. Pedestrian crosswalks shall be clearly designated and provided at all key street intersections.

II) Street Trees

Street trees are to be provided as per the City of Alpharetta Downtown Overlay and any other applicable regulations, ordinances or guidelines.

A. To add to the sense of a cohesive environment, trees should have similar characteristics on both sides of the street.

B. Utilities and street furnishings should be located so as to not interfere with the placement and growth of street trees.

III) Accent Planting

Accent planting should be located in such areas as tree wells (if ungrated) or beds near intersections where additional sidewalk area may be available. Decorative pots or more formal raised planters may be appropriate in specific locations (i.e., to facilitate grade differences). A consistent application of accent planting can be used

An example of a well detailed streetscape incorporating durable materials, landscape elements and street furniture.

Durable materials (brick within the left image, brushed and smooth concrete on the right) of simple patterns are characteristic of Main Streets.

Street trees and accent planting provide shade and soften the edges of the streetscape.

to distinguish specific areas, such as important streets, the area surrounding a park or square, or an entire neighborhood.

A. Retail and restaurant tenants may provide supplemental accent planting in the form of planters located within thirty inches (30”) of their storefront.

   i. Planters may be made of terra cotta, cast materials (GFRC, cast stone), metal, or plastics.

   ii. Planters located adjacent to storefront should not exceed a height of twenty-four inches (24”).

B. Along deeper sidewalks, where an outdoor dining cafe is provided, planters may be utilized as part of an outdoor cafe railing, provided the planter(s) does not restrict pedestrian movements along traveled portion of sidewalk.

IV) Street Furniture

Street furniture which includes street lamps, benches, and trash receptacles should be provided for both safety and convenience.

A. Street furnishings shall be located to maintain a continuous minimum 5-foot walking path along the sidewalk and no closer than 30 inches to the curb.

B. Outdoor dining furniture on public sidewalks shall be of quality design and workmanship and made of metal in black or a color approved by the DRB. Decorative items on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta, or other material approved by the DRB. Menu boards may be made of wood; however, all plastic, fiberglass, or resin-type products are prohibited on public sidewalks. All street furnishing designs must complement the surrounding architecture.

C. With the exception of outdoor dining areas, street furnishings should be permanently secured to the paved surface for safety and to avoid vandalism.

D. Bicycle racks are to be provided at various locations along sidewalks or within parking areas behind buildings in order to provide convenient and safe parking for cyclists yet maintain safe separation between pedestrian and cyclist. Locations shall not interfere with pedestrian circulation.

E. Trash receptacles should be provided only at key points or intersections along paths and streets that are easily accessible for both pedestrian use and trash collection. Trash receptacles shall be in accordance the specifications established by the City of Alpharetta.

F. Street lights must be provided as per the City of Alpharetta Downtown Overlay and other applicable regulations, ordinances, or guidelines.

Planters with accent plantings may be used to define a sidewalk dining area.

Accent planting and street furniture, both along streets and within open spaces, contribute to providing a pedestrian-oriented environment.

Street furniture such as benches, trash receptacles and bike racks are located at convenient points outside of the pedestrian path of travel.

G. Benches are encouraged to be provided at locations along the sidewalk and paths and oriented towards interesting features such as storefronts or pedestrians paths. Benches shall be made of painted metal, weather and rot resistant wood species (e.g., redwood, teak) or synthetic wood materials.

H. Seating/Cafes

i. Outdoor dining and seating may occur on any portion of the paved sidewalk provided a minimum path of travel of five feet (5') is maintained.

ii. Table and chairs shall be made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.

iii. Cafe railings and planters shall be made of attractive, yet durable materials with a weather resistant finish.

V) Open Space

Open space within Downtown should provide a number of amenities for the community and visitors alike.

A. Open green space, when provided, at the Block Interior shall be designed to complement and not compete with the open space provided along the streets or within the public spaces of Downtown. It shall consist of:

i. plantings, including trees, ground cover, lawn area and accent planting, provided at-grade, within wells or raised planters or a combination of each. Plantings that screen or provide a buffer between public and more private uses that are at similar grades are encouraged.

ii. hardscape areas, including paths and walkways, made of durable materials and connect seating and amenity areas to building access points. Access to the public street, if provided, should be via a block break or portal.

iii. seating areas with furniture that is made of attractive, yet durable materials that are intended for continuous, year-long, outdoor use.

iv. lighting with intensities and orientations that avoid excess light spillage and glare directed into buildings and areas that front the open space.

B. Structures, railings, and furniture associated with open space provided at the roof of buildings shall be located or screened to minimize or eliminate their visibility from the adjacent streets or public spaces, or integrated into the building design if visible. (See *Screening - Section I*)

Benches along the pedestrian path provide convenient seating.

The sidewalk may accommodate both pedestrian and dining seating without additional setback of the building face along the block.

The streetscape extends the open space provided within dedicated park areas.

The appropriate location of, and access to, parking and service areas are critical components in creating a successful environment for pedestrians and vehicles alike (*See Figure 8*). Where feasible access to parking and service areas should be through shared circulation routes.

I) On-street parking

As established by The Master Plan, on-street parking provides convenience, enhanced viability for street-level businesses, and a physical buffer between pedestrians and moving vehicles. Parallel and diagonal, on-street parking shall be permitted within Downtown as specified in The Master Plan.

II) Off-street parking

A. Off-street parking shall be located behind buildings, within the Block Interior, and accessed via intermediate block breaks at key points.

B. Structured parking garages shall:

i. respect the build-to line.

ii. have visible facades designed to be compatible with adjacent buildings where parking garage facades abut or portions are visible from a street or public right-of-way. (*See Figure 9*)

iii. not exceed a height of adjacent buildings.

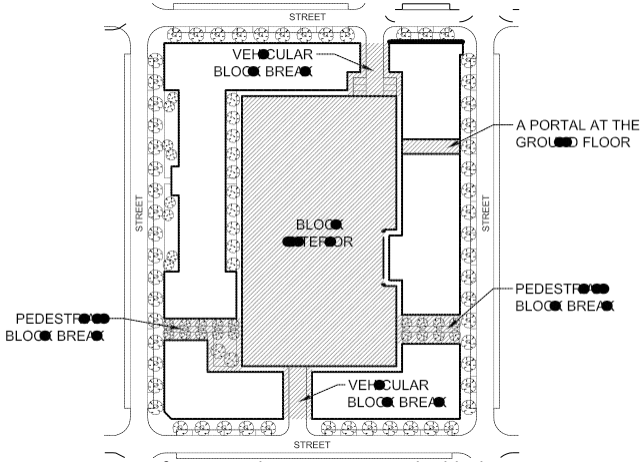


Figure 8: Diagram of permitted access types to the block interior.

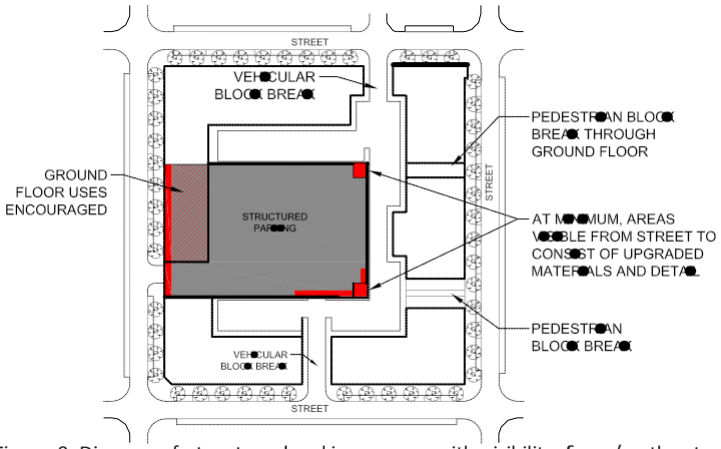


Figure 9: Diagram of structured parking garage with visibility from/on the street.

Example of a parking garage facade that fronts a street that is not permitted.

Garages at rear of buildings, but with portions of facade visible from the street are upgraded in detail and material.

An example of a well-detailed parking structure exposed to the street.

C. Areas of surface parking within the Block Interior should incorporate landscaping in order to provide visual relief from large expanses of pavement.

D. When project phasing requires surface parking lots to be exposed to the street, interim surface lots (*See Figure 10*) may be allowed provided that:

   i. wheel stops behind a minimum five feet (5’) wide, planted landscape buffer with minimum thirty inch (30”) high (at maturity) plantings are provided between the sidewalk and interim parking areas, in order to shield pedestrians from bumpers and glare from headlights.

   ii. they do not front onto an open space.

III) Drop-off areas shall be provided either within the off-street parking areas or within the on-street parking lane.

IV) Service & Loading

Service and loading areas, including but not limited to electrical transformers, mechanical equipment, trash collection, and storage and staging areas, are necessary functions for the viability of any development, yet their aesthetics and uses typically do not contribute positively to the pedestrian-oriented nature of the street.

A. Service and loading areas shall be located behind buildings, such that they are not visible from the street, and accessed via block breaks at key points. Access that is shared with those provided for parking areas is strongly encouraged.

B. Where block and building configurations necessitate the location of loading docks with access directly from the street, they may be permitted provided they:

   i. are not located along those portions of streets bordering an open space.

   ii. may be completely closed off from the pedestrian sidewalk via a door(s) that is compatible in design and color with the facade in which it is located.

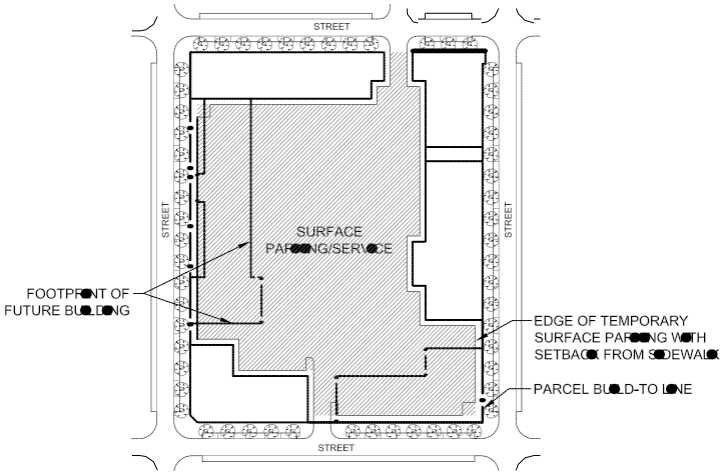


Figure 10: Diagram of permitted interim surfaced parking for phased blocks.

Interim parking along a street is separated from the pedestrian sidewalk by a landscaped buffer of low plantings and trees.

The block interior provides uses for parking, service and loading.

Screening

While building systems such as HVAC, generators, transformers or solar panels are necessary for the functional viability of a building, their associated service and equipment areas typically do not contribute positively to the aesthetics of the built environment. As such, screening of these types of elements should adhere to the following in order to limit adverse sight lines.

I) Electrical transformers, mechanical equipment, and other building service equipment shall be located on roofs or at the rear of buildings.

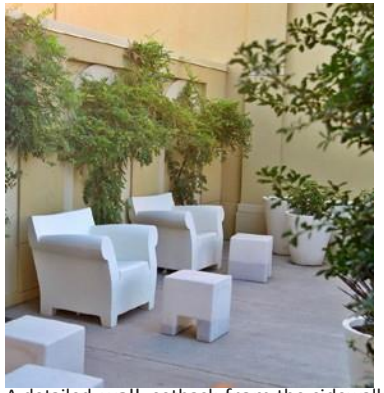
A. When located on roofs, equipment should be setback sufficiently from the street face of the facade in order to eliminate visibility from the adjacent streets or public spaces.

B. In cases where the size or placement of rooftop equipment requires they are visible from adjacent streets or public space, screen walls or equipment screening panels should be provided to a height necessary to shield views of equipment.

C. Where roofs are visible from adjacent developments, roof top equipment should be as unobtrusive as possible. Screening and/or painting to match other roof materials is encouraged.

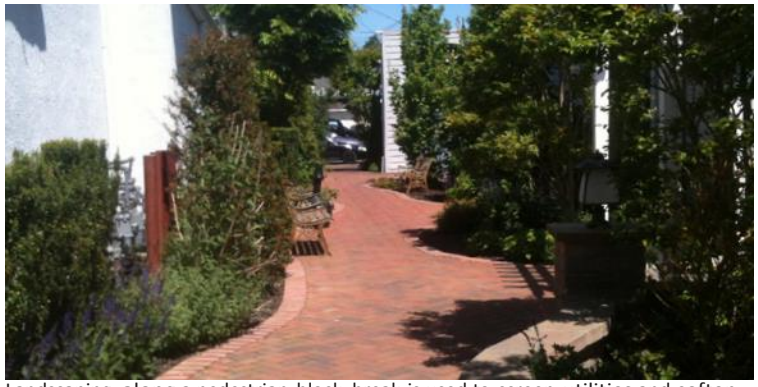
II) Building service areas located within the Block Interior shall be screened from public view through the use of landscaping elements, fencing or a combination of the two.

III) The use of vegetation in combination with screen walls is encouraged in shielding ground mounted equipment from public view.



A detailed wall, setback from the sidewalk, screens a loading area and encloses a landscaped seating zone (Right). Rooftop equipment is set back from the parapet to screen its visibility from the public street (Left).

A tower element is incorporated into the above facade at the building entrance in order to screen the elevator penthouse.



Landscaping along a pedestrian block break is used to screen utilities and soften the less architecturally detailed sides of a building.

Exterior lighting that serves the street and pedestrian or accents a building, facade element, or landscaping feature contributes significantly to the night time character and perception of safety within the downtown environment. Done well, lighting reinforces the architecture of a building or space creating an inviting streetscape.

I) The size, design, and lumen output of outdoor lighting fixtures shall be appropriate to its location.

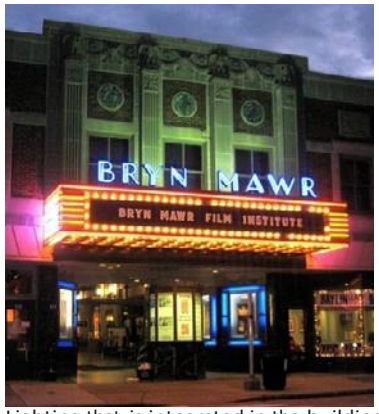
II) Along public streets, street lights should be located toward the curb side of the pedestrian clear path and spaced in coordination with street trees to provide a minimum ambient level of lighting at the sidewalk. The style of street light shall be as specified in the Alpharetta Design Review Board Ordinance and Design Guidelines. Future, additional street lights shall match the style and size of these specified fixtures.

III) Lighting intensities and orientation shall be controlled to ensure that excessive light spillage and glare are not directed toward neighboring areas, motorists or into the night sky. Light levels shall be designed to avoid extreme contrasts between light and shadow.

IV) Supplemental lighting at entrances to lobbies serving upper floor tenants is encouraged.

V) Illumination of a building's architectural features is permitted, however, such building accent lighting should only be used where such illumination does not distract from the overall character of the Downtown.

VI) The design and scale of exterior building lighting fixtures shall be appropriate to the building's architectural style, material, and color.



Lighting that is integrated in the building's architectural style and use.

Pedestrian street lighting provides a minimal ambient level of lighting at the sidewalk as to not overwhelm the light spilling out from shop fronts.

Building accent lighting is used to accentuate the steps within the parapet and the major pilaster divisions along the facade.

Signage's prime role is commercial identity and branding. Well-designed signage will enhance the pedestrian-oriented character of Downtown and contribute to the activity and vitality of the area. The following signage guidelines are intended to compliment regulations set forth within Alpharetta's Unified Development Code (Section 2.6) for development within Downtown. Where the below standards conflict with those stated within the UDC, the following shall prevail.

I) Other than building address or building name identification signage, signs are limited to the portions of buildings containing commercial uses.

A. Commercial tenant signage shall be located no higher on the building than the spandrel zone between the first and second floor openings and shall not be located any closer than eight inches (8") of the window sill at the second floor, except for:

i. the horizontal arm supporting a banner sign may extend above the above described height.

ii. a blade sign may extend above this height.

B. Second floor office tenants may have a stenciled window sign (black, silver, or gold lettering) with a maximum font size of four inches (4") and a maximum area of 15% of the area of glass pane in with it is located.

C. A tenant with awnings above all of their storefront may have additional wall signage mounted below the awning (not a window sign) within the transom area of their storefront, not in excess of a total of 0.4 square feet per lineal foot of tenant frontage.

II) The size of signage shall be appropriate to the downtown location where buildings are close to the street and signs are viewed from shorter distances. The maximum letter height on a sign is eighteen inches (18").

III) Signage should not obscure or conflict with significant architectural details on a building.

IV) Signage should complement the architectural character of the building or façade and not detract from it of the overall character of Downtown.

V) Variety in signage type that is also compatible with the building's architectural style is encouraged including blade signs, wall, awning, window, neon (or similar-looking), and banner signage. Businesses are encouraged to provide individually designed signage that is unique to their establishment.

VI) The following signage is prohibited:

A. Internally lit signs

B. Internally illuminated lettering

Signs should not conflict with, but enhance the architectural details of buildings.

Signage provides both wayfinding and visual interest for day and night use.

Variety in signage that is compatible with a building's architectural style.

Glossary of Terms

The following terms are used throughout The Design Guidelines and should be construed thus:

Block: A parcel or site surrounded by public streets or right-of-ways.

Block Break: A separation between two adjacent buildings on the same block that allows for pedestrian or vehicular access to the interior of a block.

Block Face: The building facades fronting the street along one side of a Block.

Block Interior: The center or middle of a block at the rear of buildings.

Building Massing: The exterior volume of a building.

Facade: An exterior side of a building.

Facade Height: The vertical distance measured from the point of average grade along the face of the facade to the upper most point of its parapet or roof element.

Fenestration: Design and detailing of the openings within a building's facade.

Portals: Intermediate building breaks that occur only at the ground floor and allow for upper level uses to bridge over.

Rhythm: Pattern created by the regular recurrence or alternation of an architectural element (e.g., bays, windows, pilasters, columns, etc.).

Scale: The relationship of a building's overall size and architectural elements with adjacent buildings, spaces and people.

Segmented Facade Treatment: The breaking up of a building's facade, along any given side of the building, such that it appears as several different buildings.

Spandrel Zone: The area between the head of openings on one floor and the sill of the openings of the above, adjacent floor.

Streetscape: The public space located between opposing blocks and includes the roadway, sidewalk, street trees, street furniture, and open space.

BENCHMARK BIOGRAPHY

TRACY WARD

Tracy Ward loves a project with a story to tell because the practice of Architecture is much more than simply creating an attractive box that keeps out the weather. Within the architectural design process...to incorporate the lessons learned through history is to teach and share with the next generation. Every project will provide its own unique story(s) to convey to its onlookers and inhabitants. And those legends, tales or anecdotes can be integrated into the architectural concepts thereby adding meaning and substance both today and tomorrow. Influential architects who successfully blended historical precedent with modern technology of their time include Sir Edwin Lutyens, Sir John Soane, Frank Furness, the self-taught Thomas Jefferson, and William Nichols.

Ward Kids - MSU School of Architecture, 2007

Mr. Ward graduated high-school at Starkville (MS) Academy and earned a Bachelor of Architecture degree in 1987 at the School of Architecture of Mississippi State University, where he won the school's most prestigious student competition sponsored by Pella Windows in 1986. His intense training included time in London, England at the Bartlett School of Architecture in 1985, where he and his wife, Kimberly, co-designed a housing project on the Thames River. In 1993-94, he co-founded the partnership of Benchmark Design. Mr. Ward approaches each project with not only an artistic focus for the land planning and building structure(s) itself, but also an honest effort to build strong relationships with those involved in the project, while successfully solving the client's aesthetic objectives & financial challenges. His personal care and attention has achieved the trust and repeat business from clients, investors, builders, developers and consultants for many years. Mr. Ward provides services in multiple states, and splits time with offices in the metro areas of Atlanta, Georgia and Jackson, Mississippi.

Tracy Ward has been married to Kimberly since 1985. They have four children, Natalee, Dakota, Alexa, and Noah. The family attends and serves at First Baptist Church. He is acting Chairman of the forthcoming Mississippi Chapter of the Institute of Classical Architecture & Art, and has been instrumental in the recent partnership between (school of architecture at) MSU and the ICAA for an ongoing workshop in classical architecture for both students and practicing professionals. Mr. Ward is currently working with the American History Guild with regular blog stories as well as a photographic book series called "Historic Courthouse Architecture". Tracy is a passionate architectural photographer, and his images and texts are featured in the book series. The first volume on Mississippi courthouses received a 2014 Heritage Award for "Preservation Education" from the Mississippi Heritage Trust.

AFFILIATIONS

INSTITUTE OF CLASSICAL ARCHITECTURE & ART

Mississippi Chapter Chair

Tracy Ward is very involved in this national organization, and is establishing a Chapter in Mississippi.

www.classicist.org
https://www.facebook.com/ICAA.MS

THE AMERICAN HISTORY GUILD

Architectural Historian & Preservationist

Tracy Ward is the architectural historian for this organization based in Beaufort, SC.

http://www.theamericanhistoryguild.com
https://www.facebook.com/AmHistoryGuild

HISTORIC COURTHOUSE ARCHITECTURE

A Photographic Essay of County Courthouses Across Multiple States

Tracy Ward guided the design, photography and research for this book series ... actively in progress with new volumes.

https://www.facebook.com/HistoricCourthouses
http://theamericanhistoryguild.com/circa/product/historic-courthouses-of-mississippi/

AC MILLER, INC.

Interior Design Services

Both Kimberly and Tracy Ward work almost daily with this interior design firm.

https://www.acmillerinc.com

WOUNDED WARRIOR PROJECT

To Honor and Empower Wounded Warriors

Benchmark gives monthly to this very valuable organization.

http://www.woundedwarriorproject.org/

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