



City Council Meeting JANUARY 9, 2017

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PROCLAMATIONS AND PRESENTATIONS
 - A. Public Safety Proclamation Presentation
 - B. Swearing-In - Director of Public Safety John Robison
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 12/12/2016)
 - B. Alcoholic Beverage License Applications
 - 1. Abrk Mansell, LLC
d/b/a BP Mansell
1630 Mansell Road
Alpharetta, Ga. 30009
Convenience Store
Beer & Wine - Sunday Sales
Owner: Abrk Mansell, LLC
Registered Agent: Makhtor Kamara
 - 2. 1700 Mansell Road, LLC.
d/b/a Ray's Killer Creek
1700 Mansell Road
Alpharetta, GA 30004
Consumption on Premises
Liquor, beer & wine - Sunday Sales
Registered Agent: Michael Sard, Esq.
- VI. PUBLIC HEARING
- VII. OLD BUSINESS
 - A. PH-16-18 UDC Changes - Smart Stormwater Code (1st Reading)
NOTE: This item was tabled during a previous meeting and must be removed from the table prior to discussion or consideration.
Consideration of text amendments to the Unified Development Code to implement smart stormwater strategies.
- VIII. NEW BUSINESS
 - A. Resolution to Adopt the 2035 Comprehensive Land Use Plan Amendment and Capital Improvement Element 2016

B. Alcohol Ordinance Amendment

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (1st reading)

C. Deferral Request - Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09

- IX. PUBLIC COMMENT**
- X. REPORTS**
- XI. ADJOURNMENT TO EXECUTIVE SESSION**



OFFICIAL MINUTES OF PUBLIC HEARING & COUNCIL MEETING

DECEMBER 12, 2016

CITY HALL – 2 PARK PLAZA

6:30PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the Council Meeting to order at 6:37 p.m.*

II. ROLL CALL

- *Council Members*
 - *David Belle Isle (Mayor)*
 - *Chris Owens (Mayor Pro Tem)*
 - *Jason Binder*
 - *Jim Gilvin*
 - *Mike Kennedy*
 - *Dan Merkel*
 - *Donald Mitchell*
- *Staff*
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Kathi Cook, Director of Community Development

- Mike Perry, Director of Recreation and Parks
- Lisa Gurganus, Deputy Director of Recreation and Parks
- Gary George, Director of Public Safety
- Tom Harris, Director of Finance
- Peter Tokar, Director of Economic Development
- Pete Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. BOARD AND COMMISSION APPOINTMENTS

A. Alpharetta Development Authority

- Mayor Belle Isle recommended a slate of the following re-appointments to the Development Authority: Georgia Barrow, Joe Briner, Brad Edwards, Bob Hunter, and Byron Sanford
- ❖ Council Member Owens offered a motion to approve the slate
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 12/05/2016)

- ❖ Council Member Kennedy offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

VI. PUBLIC HEARING

A. MP-16-14/Z-16-15: Notting Hill Old Milton Holdings MU

- ❖ *This item was tabled by the Planning Commission and will be neither heard nor considered during this meeting.*

B. Z-16-13/CU-16-20/V-16-27: Perling/13 South Main Street/DT-MU

- ❖ *This item was deferred at the request of the applicant and will be heard at a later date*

C. CU-16-22/PH-16-17/V-16-32: Sabri Guven

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of PH-16-17/CU-16-22/V-16-32 Sabri Guven subject to the following conditions:
 1. Property shall be developed substantially in accordance with the submitted plan prepare by Donald Ayers, dated 8/29/2016, except as modified by these conditions. Lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
 2. A wedding/formal dress shop shall be permitted within no more than 25% of the office building space. A change in the accessory retail use in the office building shall require conditional use approval.
 3. Setbacks shall be:
 - Front Setback (Old Milton Parkway) – 20 feet
 - Side Setback – 10 feet
 - Rear Setback – 15 feet
 4. All buildings shall be oriented to and have their front door facing Old Milton Parkway with a connection to the sidewalk on Old Milton Parkway.
 5. Office building shall be aligned with the existing retail center with respect to building setback from Old Milton Parkway, with no more than one row of parking between the building and the street as approved by Staff.
 6. Architecture and building design for the proposed retail addition and office building shall meet the Downtown Code requirements as approved by Staff and DRB.
 7. Visible fencing shall be decorative as approved by the DRB.
 8. The existing curb cut and driveway at 2255 Old Milton Parkway shall be removed.
 9. There shall be no encroachment into the critical root zone (CRZ) of Trees #2 (58" Water Oak) and #69 (18" Water Oak) and retaining wall(s) shall be setback a minimum 5' from the CRZ.
 10. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist.
 11. A combination plat for the properties located at 2225 and 2245 Old Milton Parkway shall be required prior to a Certificate of Occupancy (CO) for the 3,024 square foot building addition.
 12. If the O-I parcel is sold, an inter parcel access easement and a shared parking agreement shall be required.
 13. 50% of the required parking spaces for the office use shall be compact spaces.
 14. 20' landscape strip along Old Milton Parkway and a 5' landscape strip along the eastern property line shall be required on the O-I parcel.

15. Pedestrian street lights shall be continued along the Old Milton Parkway streetscape, as approved by Staff.
 16. Provide opportunity for inter parcel access to the property to the east.
 17. The rear section of the properties located at 2225, 2245 and 2255 Old Milton Parkway shall remain undisturbed open space. An open space easement shall be required for any portion of the required minimum 3,877 square foot open space area provided on the adjacent C-2 property.
- The applicant, Richard Wernick, is requesting a change to previous conditions of zoning, a conditional use and variances to allow for a 3,024 square foot addition to the Sabri Guven retail center and a 9,600 square foot office building with accessory retail. A conditional use is requested to permit a dress shop within 25% of the office space and variances to reduce the front and side setbacks in the O-I (Office-Institutional) zoning district. The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway.
 - The submitted request, if approved, will allow for the construction of a 3,024 square foot addition to the Sabri Guven retail center and a 9,600 square foot office building with accessory retail use (2,400 square foot dress shop). The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway. The property owner recently acquired 2255 Old Milton Parkway, which is the vacant property to the east.
 - The subject properties are zoned C-2 Conditional (General Commercial - Conditional) and O-I (Office-Institutional). The C-2 property is the Sabri Guven retail center and the O-I property is vacant land. The properties are surrounded by vacant O-I parcels to the south and east and R-12 land to the southeast. Both properties are located within the Downtown Overlay and have a Commercial and Mixed Use Live-Work comprehensive land use plan designation.
 - The property located at 2225 and 2245 Old Milton Parkway is subject to conditions of zoning from the rezoning case approved on May 27, 2008 (see 2008 zoning plan below). The applicant proposes the following changes to the previous conditions of zoning:
3. Building development on site shall be limited to ~~9,600~~ 12,624 square feet.
 6. Rear parking area shall meet code for dimensions and landscaping. ~~In addition, retaining walls shall be set back a minimum of 5' from the CRZ of the 44" Oak located to the east of the site.~~
 7. ~~Rear section of lot shall remain as undisturbed green space as depicted on submitted plan with no buildings, detention ponds, walls or other structures.~~
 - A conditional use permit is requested to allow for a 2,400 square foot dress shop within the proposed office building on the O-I zoned property. The O-I zoning

district permits subordinate retail sales within an office building not constituting more than 25% of the overall space with approval of a conditional use.

- A variance is requested from UDC Section 2.2.13 (D) to reduce the front setback along Old Milton Parkway from 65' to 20' and to reduce the side setback from 15' to ten (10) feet. Staff encouraged the applicant to pursue the front setback variance in an effort to bring the building up to the street with the parking located behind the building. This site layout is consistent with the Downtown Master Plan's vision, which promotes a walkable environment.
- The submitted site plan depicts a 3,024 square foot addition to the existing retail center on the 1.71-acre C-2 property. A 2-story, 9,600 square foot office building is depicted on the 0.89-acre O-I property. All buildings are shown facing Old Milton Parkway and access is shown through the existing curb cut on Old Milton Parkway. The existing driveway at 2255 Old Milton Parkway will be removed. The proposed minimum building setbacks are as follows:

Front Setback (Old Milton Parkway) – 20 feet
Side Setback – 10 feet
Rear Setback – 15 feet

- 42 parking spaces currently exist on the site with an additional 42 proposed parking spaces for a total of 84 spaces. The proposed parking spaces are located to the rear of the proposed addition and office building. The Alpharetta Downtown Code requires one (1) parking spaces per 500 square feet for retail/restaurant uses and one (1) parking space per 333 square feet for office use. Based on the existing and proposed uses and square footage, the site requires 52 parking spaces. However, the existing site has a history of parking shortages, as depicted in the picture below, and may warrant additional parking.
- The applicant's arborist report identifies several trees on the site, including a 58" and 18" Water Oaks at the rear of the site. The 58" Water Oak was the subject of a 2008 zoning condition requiring the tree to be protected from any encroachment. The proposed site plan depicts parking areas encroaching upon the critical root zone of the 58" Water Oak.
- The O-I parcel is required to provide a minimum 10% open space, which may not include buildings, parking areas, required building setbacks, buffers, and landscape strips. Therefore, 0.089 acres or 3,877 square feet of open space is required. The site plan depicts 4,944 square feet of open space in several small areas throughout the site. However, most of the depicted open space areas are unusable for outdoor enjoyment or are located within the parking area. Staff recommends that the open space requirement be met at the rear of the C-2 and O-I properties.
- Although not depicted on the site plan, the applicant has indicated that detention

will be provided on-site, likely through an underground vault.

- The applicant submitted elevations of the proposed retail addition and the free-standing office building. The retail addition is proposed to be a continuation of the existing retail center with respect to architecture and building materials. The architectural style of the office building is unclear. Brick is shown as the primary material on all building elevations. The City's Downtown Architect provided the following comments with regard to the retail building addition and office building:
 - Suggest that both the addition and the office building meet the Downtown Guidelines and not try to match the existing retail center.
 - Suggest refinements to the site layout so that the office building is aligned parallel to the existing retail center.
 - Roof area is too overbearing visually
 - No historic details in the brick
 - No base or entablature provided
- The proposed project, consisting of 5,424 square feet of retail use and 7,200 square feet of office use, would generate 121 PM Peak Hour Trips.
- Staff has reviewed the application and is generally in agreement with the requests for conditional use and variance as the proposal is consistent with the vision in the Downtown Master Plan. The variance request to reduce the front and side setbacks is consistent with the Downtown Master Plan, which envisions a walkable area. However, the request to change previous conditions of zoning is not supported as the proposed retail addition and office building can be constructed without impacting existing specimen trees and open space. In addition, staff recommends that the proposed retail addition and office building meet the Downtown Code requirements with regard to architecture and building design.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.
- This item was heard at the December 1, 2016 Planning Commission meeting. No one spoke for or against the applicant's request. After discussion, the Planning Commission recommended to approve the request subject to staff's recommended conditions. Vote (7-0)
- Richard Warnick, came forward to make a brief presentation on behalf of the applicant

Public Comment
None

- ❖ Council Member Kennedy offered a motion to approve CU-16-22/PH-16-17/V-16-32 Sabri Guven subject to the staff conditions with the exception of an amendment to condition 6, which shall read, "Architectural and building design of proposed retail addition shall be substantially similar to the current retail building as approved by staff and Design Review Board. Architecture and building design for the office building shall meet the Downtown Code Requirements as approved by staff and Design Review Board."
 - The motion received a second from Council Member Owens
 - The motion was approved 7-0

- ❖ Council Member Kennedy offered a motion to reconsider CU-16-22/PH-16-17/V-16-32 Sabri Guven
 - The motion received a second from Council Member Binder
 - The motion was approved 7-0

- ❖ Council Member Kennedy offered a motion to approve CU-16-22/PH-16-17/V-16-32 Sabri Guven with the 17 staff conditions as previously stated, including the amendments to condition 6, and to amend condition 1 by changing the date of the site plan from August 29, 2016 to December 6, 2016.
 - The motion received a second from Council Member Owens
 - The motion was approved 7-0

D. V-16-33: Vein Clinics of America/Sign Variance (City Council Only)

- Senior Planner, Michael Woodman, came forward to present this item
- Staff recommends approval of V-16-33 Vein Clinics of America Sign Variance subject to the following conditions:
 1. Wall sign location, size, type, and color shall be limited to submitted plans, dated 8/29/16 (Revision 3).
 2. Additional wall signs shall be prohibited on the building elevation facing Old Milton Parkway, as well as the elevation facing the Amber Park Drive intersection.
- The applicant, Altair Signs, is requesting consideration of a sign variance to allow one (1) additional wall sign. The proposed wall sign is for Vein Clinics of America and is located on the north elevation of the existing Charles Schwab office building facing Old Milton Parkway. The subject property is located at 2775 Old Milton Parkway, Building 1, Suite 200 and at the southeast corner of Old Milton Parkway and Amber Park Drive in the Parkway 400 Master Plan.
- Unified Development Code (UDC) Section 2.6.12 (A)(2) Wall Signs states that, "One wall sign per road frontage for each tenant space no greater than one (1) square foot of sign area per one (1) lineal feet of tenant space frontage shall be permitted;

provided, however, no more than two (2) wall signs shall be allowed for a tenant space." One (1) wall sign is approved directly above the tenant space entrance, which faces interior to the site.

- The rear of the Charles Schwab building backs up to Old Milton Parkway, with tenant entrances facing interior to the site. The applicant's site plan and sign details depict a wall sign on the north elevation of the rear of the building facing Old Milton Parkway, as well as a wall sign on the south elevation at the entrance to the tenant space. As shown below, there is an existing wall sign for Charles Schwab on the building elevation facing the intersection of Old Milton Parkway and Amber Park Drive. In addition, the monument sign is being used by Emory at Avalon and does not include sign area for tenant signage.
- The proposed wall sign is approximately 48 square feet and is depicted as white letters with a black background. Staff recommends that the sign location, type, size, and color be limited to the applicant's submitted plans.
- Staff has reviewed the application and is in general agreement with the requested sign variance due to the orientation of the building on the property. Conditions are recommended limiting the size and type of sign permitted, as well as restricting additional wall signs on the building elevation facing Old Milton Parkway.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

Public Comment

None

- ❖ Council Member Kennedy offered a motion to approve V-16-33 Vein Clinics of America sign variance
 - The motion received a second from Council Member Owens
 - The motion was denied 3-4; with Belle Isle, Gilvin, Mitchell and Binder voting no

E. PH-16-18 UDC Changes - Smart Stormwater Code (1st Reading)

- Director of Public Works, Pete Sewczwicz, came forward to provide a brief introduction to this item
- Stormwater Engineer, Jill Bazinet and the Tetra Tech consultant came forward to present this item
- Alpharetta is experiencing revitalization in the Downtown area and new development throughout the City. The City hired Tetra Tech to review the existing stormwater policies and provide recommended code and ordinance updates to modernize our approach to

stormwater management and encourage the use of innovative stormwater design. The result is a set of clear and effective policies and standards that the city, residents, businesses, and the development community can use to allow variety and advancement in managing stormwater runoff.

- Tetra Tech's approach included a thorough code barrier review, formation of two input groups to develop new code language and policies, and a thirty-day online public input opportunity. The input groups, including city staff from various departments and community stakeholders, met multiple times to discuss the barriers, hypothesize solutions, and vet new code language. Most ordinance updates included expressly allowing infiltration and reuse stormwater management techniques. The bulk of the updates are found in UDC Articles II and III, Appendix A Articles 2 and 3, and the Alpharetta Stormwater Design Manual. Additional updates are located in the Extent of Service Policy.
- The most significant updates include:
 - A revision to current standards removing the water quality requirement when less than 1,000 square feet of new impervious area is added to a parcel.
 - A new gradual tiered chart of requirements for water quality and quantity treatment.
 - Provisions for stormwater incentives on redevelopment.
 - Adoption of runoff reduction measures with allowances to revert back to traditional water quality measures should site constraints require it. Runoff reduction measures include bioretention ponds, bio swales, pervious pavement, stormwater street tree wells, and cisterns.
 - Encouragement for developers to co-locate aesthetic stormwater management treatments in landscape islands and landscape strips.
 - Provisions for fee-in-lieu programs for sites meeting certain criteria.
- The proposed changes would allow more flexibility for developers, encourage use of smart stormwater techniques, and protect the City's natural resources. The updated language also clarifies the allowance of green infrastructure and low impact development design measures in accordance with recommendations from EPA and EPD.
- Staff recommends that Council adopt proposed amendments to the identified sections of the Unified Development Code, Alpharetta Stormwater Management Manual, and the Alpharetta Extent of Service Policy.
- This item was heard at the December 1, 2016 Planning Commission meeting. There were no comments from the public for or against the request. After discussion, the Planning Commission voted unanimously to recommend approval of the amendments to the Unified Development Code.
 - City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

None

- ❖ Council Member Gilvin offered a motion to table PH-16-18 UDC Changes - Smart Stormwater Code
 - The motion received a second from Council Member Binder
 - The motion was approved 4-3; Owens, Kennedy and Merkel voting no

F. Property Acquisition: 850 And 860 Old Rucker Road

- City Administrator, Bob Regus, provided a brief summary of this item
- Consideration of the purchase of 10 acres located at 850 and 860 Old Rucker Road for a total cost of \$855,000. The property would be acquired using bond proceeds designated for park land acquisition.
- It would be the City's intent for the land to be used as passive park space; meaning that it would not be developed to include ball fields, etc.

Public Comment

None

- ❖ Council Member Binder offered a motion to approve the purchase of 10 acres of property located at 850 and 860 Old Rucker Road at a price of \$855,000, to approve the use of bond proceeds for such purchase and to authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

VII. OLD BUSINESS

A. Fiscal Year 2017 T-SPLOST Budget Amendment (2nd Reading)

- *Council Member Binder absent during this item*
- The purpose of the Fiscal Year (FY) 2017 Metropolitan County Transportation Special Purpose Local Option Sales Tax ("T-SPLOST") Budget Amendment is to amend the base budget as adopted by City Council for the T-SPLOST activity forecasted to occur during fiscal year 2017.
- Initiatives are discussed in detail within the Fiscal Year 2017 T-SPLOST Budget Amendment.
- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 2nd and final reading

- ❖ Council Member Mitchell offered a motion to adopt the FY 2017 T-SPLOST Budget Amendment
 - The motion received a second from Council Member Owens
 - The motion was approved 6-0

VIII. NEW BUSINESS

- *Council Member Binder returned to the meeting*

A. Tetra Tech - Design services for Bethany Road and Windward Parkway

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to Tetra Tech in an amount totaling \$431,815: (A) full design of the Bethany Road at Mid-Broadwell Road Intersection Improvements (\$131,170); (B) full design of the Bethany Road at Mayfield Road Intersection Improvements (\$127,670); and (C) conceptual design of the Windward Parkway Business District/Union Hill Road Capacity Improvements (\$172,975). Authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75% sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.
- Staff is requesting that the following T-SPLOST scopes of work be awarded to Tetra Tech in an amount totaling \$431,815: (A) full design of the Bethany Road at Mid-Broadwell Road Intersection Improvements (\$131,170); (B) full design of the Bethany Road at Mayfield Road Intersection Improvements (\$127,670); and (C) conceptual design of the Windward Parkway Business District/Union Hill Road Capacity Improvements (\$172,975). Tetra-Tech is one of the City's on-call providers of Engineering Services. The cost proposals from Tetra Tech are in line with staff estimates and have been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Bethany Road Intersection Improvements
 - Though a formal concept has not been developed, City planners recommend constructing a roundabout at these two intersections to assist in improving traffic flow. Roundabouts will improve the flow of traffic compared to the current 4-way stop sign at the intersection of Bethany Road and Mayfield Road. Additionally, a roundabout at

Bethany Road and Mid-Broadwell Road will assist drivers attempting to make a left hand turn from Bethany Road onto Mid-Broadwell Road.

- Windward Parkway Business District/Union Hill Road Capacity Improvements
 - Windward Parkway will be examined from State Route 9 to Union Hill Road. Improvements consist of adding an additional lane in each direction. Due to the complexity of the project, the Public Works Department is requesting only to have Tetra Tech perform conceptual design work. Once a concept has been approved, we can move forward with obtaining a detailed design proposal. Windward Parkway was also part of the City of Milton's TSPLOST list. Department of Public Works will work with the City of Milton in developing the concept plans. The engineering firm Rochester and Associates originally designed Windward Parkway. They are also part of Tetra Tech's design services team.
- Once contracts have been executed it should take approximately 5-6 months to complete the necessary design work associated with the roundabouts and 6-7 months to develop a concept plan for Windward Parkway.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award design services for Bethany Road and Windward Parkway to Tetra Tech in the amounts for the projects as presented by the Director of Public Works, including full design of Bethany Road and Mid-Broadwell Road intersection improvements, full design of Bethany Road at Mayfield Road intersection improvements and conceptual design of Windward Parkway Business District/Union Hill Road Capacity Improvements in an amount not to exceed \$431,815.00 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

B. POND and Company - Design services for Morris Road (Webb Bridge Road to Old Milton)

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding design services associated with Morris Road Operational Improvements to POND in the amount of \$143,565.00 and authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75%

sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.

- Staff is requesting that full-design services for the Morris Road Operational Improvements (T-SPLOST project) be awarded to POND in an amount totaling \$143,565. POND is one of the City's on-call providers of Engineering Services. The cost proposal from POND is in line with staff estimates and has been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Morris Road Operational Improvements
 - The volume of traffic along Morris Road between Old Milton Parkway and Webb Bridge Road has made turning movements difficult and backed up traffic during peak times. Providing new turning lanes and potentially additional travel lanes will improve traffic flow along Morris Road.
- Once contracts have been executed it should take 12 months to complete the necessary design work associated with the improvements to Morris Road.

Public comment
None

- ❖ Council Member Owens offered a motion that Council award a design services contract to Pond and Company for Morris Road/Webb Bridge Road to Old Milton Parkway in an amount not to exceed \$143,565.00 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

C. AECOM - Design Services Kimball Bridge Road and Old Milton Parkway

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to AECOM in an amount totaling \$446,710: (A) full design of the Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$393,570); and (B) conceptual design of the Old Milton Parkway Capacity Improvements (\$53,140). Authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75% sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion

mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.

- Staff is requesting that following T-SPLOST scopes of work be awarded to AECOM in an amount totaling \$446,710: (A) full design of the Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$393,570); and (B) conceptual design of the Old Milton Parkway Capacity Improvements (\$53,140). AECOM is one of the City's on-call providers of Engineering Services. The cost proposals from AECOM are in line with staff estimates and have been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements
 - Kimball Bridge Road from North Point Parkway to Waters Road was funded through the City's 2016 GO Bond and is currently under design by AECOM. The T-SPLOST section, North Point Parkway to Westside Parkway will be a continuation of the Bond project. AECOM will examine the need of additional lanes and design sidewalk and bicycle accommodations. The project scope at this time does not include any design work associated with the bridge over GA 400.
- Old Milton Parkway Capacity Improvements
 - AECOM will develop design concepts plans associated with widening Old Milton Parkway from GA 400 to State Bridge/Kimball Bridge Road. The goal is to convert existing right turn lanes into a third travel lane. Utilizing the existing lanes will reduce construction cost, save time, and preserve the median and enable the City to add landscaping.
- Once contracts have been executed it should take 12 months to complete the necessary design work associated with the improvements to Kimball Bridge Road and approximately 4 months to prepare the concept designs for the widening of Old Milton Parkway.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award a design services contract to AECOM for Kimball Bridge Road and Old Milton Parkway, specifically a full design of Kimball Bridge Road bicycle/pedestrian/operational improvements and a conceptual design of Old Milton Parkway capacity improvements in an amount not to exceed \$446,710.00 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

D. ATKINS - Project Management of Bond and TSPLOST Projects

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to Atkins for project management services in an amount totaling \$302,529: (A) Morris Road Operational Improvements (\$63,669; full design phase); (B) Bethany Road at Mayfield Road Intersection Improvements (\$31,835; full design phase); (C) Bethany Road at Mid-Broadwell Road Intersection Improvements (\$31,834; full design phase); (D) Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$69,359; full design phase); (E) Old Milton Parkway Capacity Improvements (\$30,416; conceptual design phase); (F) Windward Parkway Business District/Union Hill Road Capacity Improvements (\$30,416; conceptual design phase); and (G) Rucker Road Corridor Improvements (\$45,000; ROW acquisition/utility relocation/bidding documents phases). Authorize the Mayor to execute all necessary documents.
- On November 12, 2016, ATKINS was awarded to manage design and construction of larger scale projects associated with the City's BOND and the T-SPLOST projects. The City has elected to start the design process of the following projects:
 - Morris Road Operational Improvements - Old Milton Parkway to Webb Bridge Road (T-SPLOST)
 - Bethany Road at Mayfield Road Intersection Improvements (T-SPLOST)
 - Bethany Road at Mid-Broadwell Road Intersection Improvements (T-SPLOST)
 - Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (T-SPLOST)
- The City is also looking to start conceptual design associated with two larger corridor projects:
 - Old Milton Parkway Capacity Improvements - GA 400 to State Bridge/Kimball Bridge Road (T-SPLOST)
 - Windward Parkway Business District/Union Hill Road Capacity Improvement - SR 9 to Union Hill Road (Bond and T-SPLOST)
- ATKINS will be leading the design phases associated with the above projects. ATKINS role is an extension of Public Works staff. ATKINS will be the direct contact for the design firms and assist in making sound engineering and constructability decisions. ATKINS will also work with the design firms in preparing project specific specifications and necessary information to go in the bid packages for construction.
- Additionally, The Department of Public Works is in the right-of-way acquisition phase of the Rucker Road Corridor project. Though ATKINS is not directly involved with the right-

of-way acquisition, the team needs to start preparing the specifications associated with the request-for/qualifications/proposal (RFQ/RFP) for construction. In addition, work needs to start with coordinating all of the utility relocation work.

- The project management service quotes set forth herein are estimates based on forecasted labor hours. Pursuant to ATKINS on-call contract with the City, actual charges will be based on actual hours worked. Staff believes that actual costs will be at or below the estimates set forth herein for the respective phases.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award a contract to Atkins for project management of Bond and T-SPLOST projects in an amount totaling and not to exceed \$302,529.00 for the projects detailed and listed in the staff report dated December 12, 2016 as presented at the December 12, 2016 Council Meeting by the Director of Public Works and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

E. Northwinds Street Lighting, ITB 17-003

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding ITB 17-003 to Brooks Berry Haynie & Associates Inc. in the amount of \$193,787.00 for installation of the Northwinds Street/Pedestrian Lighting and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the installation of the Northwinds Street Lighting. The project consists of the installation of 18 street lights and 16 pedestrian lights along the recently completed portion of Northwinds Parkway. Both street lights and pedestrian lights will be LED fixtures matching what has been installed along Westside Parkway between Old Milton Parkway and Webb Bridge Road.
- The apparent low bidder, Brooks Berry Haynie & Associates, Inc., is an experienced contractor and has provided services of a similar nature on multiple projects in Georgia. Thus, Staff determined Brooks Berry Haynie & Associates, Inc. to be the lowest responsive and responsible bidder.
- Installation of the lighting will not begin until delivery of the fixtures and poles required for this project. Once the fixtures and poles have been delivered to the site, the project is to be completed in no more than 60 days.

Public Comment - None

- ❖ Council Member Owens offered a motion to award ITB #17-003 to Brooks Berry Haynie & Associates Inc. in an amount not to exceed \$193,787.00 for installation of the Northwinds Street/Pedestrian Lighting and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

IX. WORKSHOP

A. Marietta Street Pedestrian Improvement

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Public Works Department will be presenting a concept design for a pedestrian refuge island and crossing at Marietta Street and SR 9. The crossing will provide an additional pedestrian crossing between SR 120 and the crosswalk in front of City Hall. Estimated cost for the construction is \$140,000.00. If approved the crossing will be included in the FY2018 Budget.
- This item will come forward at a later date for further consideration

X. PUBLIC COMMENT - None

XI. REPORTS

- Mayor Belle Isle reported that Corner Deli owner Zelda passed away and on Wednesday at 10 a.m. there will be a celebration at Corner Deli in her honor

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Kennedy offered a motion to adjourn into Executive Session
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

Respectfully Submitted,



Coty Thigpen, City Clerk



CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

DEPARTMENT DIRECTOR: COTY THIGPEN
PREPARED BY: LYN KENNEDY
COUNCIL MEETING DATE: January 9, 2017
AGENDA ITEM TITLE: ALCOHOL BEVERAGE LICENSE

CHECK ONE: ☐ BUSINESS ☒ CONSENT ☐ PUBLIC HEARING ☐ WORKSHOP

After approval by the director of the submitting department, please attach this form to your report and related / supporting items and route the full packet to the following departments in the order listed below. The initiating department is responsible for obtaining all necessary signatures prior to submittal of the report to the City Clerk; however, each reviewer is asked to forward the packet to the next reviewer following approval. All items must be received by the City Clerk a minimum of ten (10) business days before the scheduled Council Meeting.

DEPARTMENT	DATE IN	DATE OUT	APPROVED YES / NO		INITIAL
INFORMATION TECHNOLOGY ¹	_____	_____	☐ YES	☐ NO	_____
PUBLIC WORKS ²	_____	_____	☐ YES	☐ NO	_____
FINANCE	_____	_____	☐ YES	☐ NO	_____
CITY ATTORNEY	_____	_____	☐ YES	☐ NO	_____
CITY CLERK	_____	_____	☐ YES	☐ NO	_____
ASSISTANT CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____
CITY ADMINISTRATOR	_____	_____	☐ YES	☐ NO	_____

¹ Required of all items involving software, computer systems, network resources, communication devices, etc.

² Required of all items involving facilities, infrastructure, etc.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: City Clerk
SUBMITTED BY: Coty Thigpen
DRAFTED BY: Lyn Kennedy

I. AGENDA ITEM TITLE: ALCOHOL BEVERAGE LICENSES – 1. PH-16-AB-31, RAY’S KILLER CREEK 2. PH-16-AB-32, BP MANSELL

II. RECOMMENDATION:

Staff recommends approval of the referenced License applications

III. BUDGET IMPLICATIONS:

NONE

IV. REPORT IN BRIEF:

On Thursday, December 15th a public Hearing was held for Ray’s Killer Creek and on Thursday, January 5, 2017 a hearing for BP Mansell was also held. No member of the public came forward at either hearing to speak against the applications.

Prior to the Public Hearings, Staff conducted the required background checks and reviews and found no issues or circumstances in conflict with the Ordinance as defined in the City Codes. As such, Staff recommends approval.

V. ALTERNATIVES:

N/A

VI. ATTACHMENTS:

- Agendas



*CITY OF ALPHARETTA
PUBLIC HEARING
ALCOHOL BEVERAGE LICENSE*

*DATE: DECEMBER 15, 2016
TIME: 3:00 P.M.
LOCATION: CITY HALL - COUNCIL CHAMBERS*

AGENDA

- I. Call to order*
- II. License Applications:*

- A. PH-16-AB-31 1700 Mansell Rd., LLC
 d/b/a Ray's Killer Creek
 1700 Mansell Rd.
 Alpharetta, Ga. 30004*

*Consumption on Premises
Liquor, Beer & Wine - Sunday Sales*

*Owner: 1700 Mansell Rd., LLC
Registered Agent: Michael Sard, Esq.*

Adjournment



*CITY OF ALPHARETTA
PUBLIC HEARING
ALCOHOL BEVERAGE LICENSE*

*DATE: JANUARY 5, 2017
TIME: 3:00 P.M.
LOCATION: CITY HALL - COUNCIL CHAMBERS*

AGENDA

- I. Call to order*
- II. License Applications:*

*A. PH-16-AB-32 Abrk Mansell, LLC
 d/b/a BP Mansell
 1630 Mansell Road
 Alpharetta, Ga. 30009*

*Convenience Store
Beer & Wine - Sunday Sales*

*Owner: Abrk Mansell, LLC
Registered Agent: Makhtor Kamara*

- III. Adjournment*



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: JILL BAZINET

I. AGENDA ITEM TITLE: PH-16-18 – UNIFIED DEVELOPMENT CODE AMENDMENTS/SMART STORMWATER CODE

CITY COUNCIL: JANUARY 9, 2017

This item was heard at the December 1, 2016 Planning Commission meeting. There were no comments from the public for or against the request. After discussion, the Planning Commission voted unanimously to recommend approval of the amendments to the Unified Development Code. City Council discussed the item at the December 12, 2016 Council Meeting and requested additional information on runoff reduction in open space, impacts on density, and the fee-in-lieu program. Examples of runoff reduction within each open space type were provided. An explanation of how these changes do not impact density was provided. The Alpharetta Stormwater Management Manual was updated to reflect changes to the fee-in-lieu program as requested. The program requires volume credits available in a previously constructed stormwater facility or one that is fully funded for construction at the time of permit. Banking of funds for future improvement projects has been removed.

II. RECOMMENDATION:

Adopt proposed amendments to the identified sections of the Unified Development Code, Alpharetta Stormwater Management Manual, and the Alpharetta Extent of Service Policy.

III. REPORT IN BRIEF:

Alpharetta is experiencing revitalization in the Downtown area and new development throughout the City. The City hired Tetra Tech to review the existing stormwater policies and provide recommended code and ordinance updates to modernize our approach to stormwater management and encourage the use of innovative stormwater design. The result is a set of clear and effective policies and standards that the city, residents, businesses, and the development community can use to allow variety and advancement in managing stormwater runoff.

Tetra Tech's approach included a thorough code barrier review, formation of two input groups to develop new code language and policies, and a thirty-day online public input opportunity. The input groups, including city staff from various departments and community stakeholders, met multiple times to discuss the barriers, hypothesize solutions, and vet new code language. Most ordinance updates included expressly allowing infiltration and reuse stormwater management techniques. The bulk of the updates are found in UDC Articles II and III, Appendix A Articles 2 and 3, and the Alpharetta Stormwater Design Manual. Additional updates are located in the Extent of Service Policy.

The most significant updates include:

- A revision to current standards removing the water quality requirement when less than 1,000 square feet of new impervious area is added to a parcel.
- A new gradual tiered chart of requirements for water quality and quantity treatment.
- Provisions for stormwater incentives on redevelopment.
- Adoption of runoff reduction measures with allowances to revert back to traditional water quality measures should site constraints require it. Runoff reduction measures include bioretention ponds, bio swales, pervious pavement, stormwater street tree wells, and cisterns.
- Encouragement for developers to co-locate aesthetic stormwater management treatments in landscape islands and landscape strips.
- Provisions for fee-in-lieu programs for sites meeting certain criteria.

The proposed changes would allow more flexibility for developers, encourage use of smart stormwater techniques, and protect the City's natural resources. The updated language also clarifies the allowance of green infrastructure and low impact development design measures in accordance with recommendations from EPA and EPD.

IV. ATTACHMENTS:

- UDC Amendments – Strike Through and Underline Format

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA TO MODIFY ARTICLE II, SECTIONS 2.2.20, 2.3.1, 2.3.5, 2.5, AND 2.5.5, ARTICLE III, SECTIONS 3.1.1, 3.2.7, 3.3.1 – 3.3.9, 3.3.14, AND 3.5.2-3.5.6, AND APPENDIX A ARTICLE II AND III, IN ORDER TO UPDATE STORMWATER MANAGEMENT REGULATIONS AND TO PROTECT OUR NATURAL RESOURCES.

WHEREAS, the Mayor and City Council of the City of Alpharetta, Georgia (the “City Council” or “Council”) are charged with the protection of public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make the Unified Development Code more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety, and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, prior to adoption of this Ordinance, a public hearing was advertised and held for the purpose of discussing said ordinance; and

WHEREAS, the City Council considered the recommendations of staff and the public at said public hearing; and

WHEREAS, the City Council desires to amend Article III of the Unified Development Code for the foregoing purposes;

NOW, THEREFORE, the Mayor and Council of the City of Alpharetta hereby ordain as follows:

Section 1: Article II, Section 2.2.20F table references, “MU Mixed Use District,” of the Unified Development Code is hereby amended to add reference ‘F’ to Front Yd Set Back and to add ‘F. Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and be dedicated on the final plat for permanent preservation.’

Section 2: Article II, Section 2.3.1D “Supplementary Regulations - General Exemptions - Setbacks – Exclusions” of the Unified Development Code is hereby amended to add the following language ‘2. Required setbacks may accommodate runoff reduction measures, provided such setbacks meet the fire code standards. The runoff reduction measures may no comprise public safety such as the sight distance triangles required by the City. Above-ground cisterns, greenwalls, or other vertical runoff reduction measures shall require approval by the Community Development Director.’

Section 3: Article II, Section 2.3.5A “Supplementary Regulations - Buffers and landscape requirements - Buffers” of the Unified Development Code is hereby amended in the third paragraph by removing the word ‘facilities’ and replacing it with ‘basins’ and adding the following sentences to the end of the paragraph. ‘The Community Development Director may approve vegetated runoff reduction

measures within the buffer. The planting requirements above may be varied to accommodate vegetated runoff reduction measures as part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.’ This section is further amended in paragraph four by removing the word ‘detention’ and adding the word ‘City’ prior to the word arborist.

Section 4: Article II, Section 2.3.5B “Supplementary Regulations - Buffers and landscape requirements – Parking Lot Screening” of the Unified Development Code is hereby amended to add language that allows alternate landscape configurations when part of a smart stormwater design.

Section 5: Article II, Section 2.5 “Parking and Loading” of the Unified Development Code is amended to add the following sentence to allow for parking space reductions based on an approved parking study. ‘A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.

Section 6: Article II, Section 2.5.5A “Parking and Loading – Design criteria” of the Unified Development Code is amended to allow alternative off street parking dimensions when runoff reduction measures are used.

Section 7: Article II, Section 2.5.5C “Parking and Loading – Design criteria” of the Unified Development Code is amended to allow minimum parking bay width standards to meet alternative dimension requirements when runoff reduction measures are used.

Section 8: Article II, Section 2.5.5I “Parking and Loading – Design criteria” of the Unified Development Code is amended by adding ‘I. Multifunctional Runoff Reduction Measures. To encourage multifunctional runoff reduction measures and provide incentives for their use, bioretention areas, vegetate swales, planter boxes, rainwater harvesting systems, and other vegetated BMPs may be used to meet the perimeter island, interior island, and median island landscaping requirements of this Chapter, and may be constructed in the designated landscape areas if part of an approved stormwater management plan for the site and if screening functions are maintained.’

Section 9: Article II, Section 2.5.5 “Parking and Loading” of the Unified Development Code is amended by adding Table 2.3a the Alternative Criteria for Off-Street Parking for when runoff reduction measures are incorporated.

Section 10: Article III, Section 3.1.1C3 “Site Grading and Land Disturbance – Soil erosion and sediment control – Minimum Requirements for Erosion and Sediment Control Using Best Management Practices” is amended by adding subsections q,r, and s that limit disturbance to twenty acres or less unless approved by the Community Development Director, that reduce compaction of highly permeable soils and that preserve natural drainage pathways and conveyances.

Section 11: Article III, Section 3.2.7C “Tree Protection – Minimum tree density requirement” of the Unified Development Code is amended by adding the following language to the end of the subsection.

‘Vegetated runoff reduction measures which include trees may count toward the tree density requirement.’

Section 12: Article III, Section 3.3.1B2 “Storm Water Management – General – Purpose and Intent” of the Unified Development Code is amended to add the following language to the last sentence in the section. ‘...; to meet this purpose, where practicable, the use of on-site runoff reduction measures is encouraged, including but not limited to preservation of existing natural areas; bioretention areas; permeable pavement for parking; vegetated swales; cisterns; greenroofs; and underground detention.’

Section 13: Article III, Section 3.3.1C1a “Storm Water Management – General – Applicability” of the Unified Development Code is amended to remove the existing language and add the following new language. ‘Runoff reduction and water quality shall be required for any new or redevelopment that includes the creation of 1,000 square feet of impervious area or more. Detention (including channel protection) shall be required for any new or redevelopment with an increase of 5,000 square feet of impervious area or more. The extent to which runoff reduction /water quality and detention must be provided (i.e. on new impervious area only, on disturbed area, or on entire site) is based on a tiered approach, and is specified in the City Stormwater Design Manual.’

Section 14: Article III, Section 3.3.1C1b “Storm Water Management – General – Applicability” of the Unified Development Code is amended to remove the existing language and add the following new language. ‘Development or redevelopment that involves land development activities of one acre or more.’

Section 15: Article III, Section 3.3.1C1d “Storm Water Management – General – Applicability” of the Unified Development Code is amended to remove the ‘and b’ language as it no longer applies.

Section 16: Article III, Section 3.3.1D “Storm Water Management – General – Stormwater Management Manual” of the Unified Development Code is amended to replace all references to ‘Engineering/Public Works Department’ with ‘Public Works Department’ to match the current department titles at the City.

Section 17: Article III, Section 3.3.2 “Storm Water Management – General – Definitions” of the Unified Development Code is amended to add the following language to the end of the Impervious Cover definition. ‘Streets, parking areas, sidewalks, and other surfaces constructed with pervious paving and green roofs shall not be considered impervious cover for the purposes of this Section if it is a stormwater management practice with a recorded long-term maintenance agreement.’ It is further amended to add the definition for Runoff Reduction Measures.

Section 18: Article III, Section 3.3.3C4 “Storm Water Management – General – Permit procedures and requirements” of the Unified Development Code is amended to allow for pervious paved surfaces and greenroofs to be included in hydrologic analysis. It is further amended to define the requirements of runoff reduction limits for redevelopment sites. Finally it is further amended to allow for consideration of current site impervious percentages in hydrologic analysis when no negative downstream impacts exist.

Section 19: Article III, Section 3.3.3D1 “Storm Water Management – General – Stormwater Management Inspection and Maintenance Agreements” of the Unified Development Code is amended to add ‘1. General’.

Section 20: Article III, Section 3.3.3D2 “Storm Water Management – General – Stormwater Management Inspection and Maintenance Agreements” of the Unified Development Code is amended to add a section to define the requirements of operations and maintenance agreements for homeowners’ associations and other associations.

Section 21: Article III, Section 3.3.3H “Storm Water Management – General – Stormwater Management Inspection and Maintenance Agreements” of the Unified Development Code is amended to add a section to require deed recordation and indications on final plat of all stormwater management measures.

Section 22: Article III, Section 3.3.3I “Storm Water Management – General – Stormwater Management Inspection and Maintenance Agreements” of the Unified Development Code is amended to add a section allowing for a fee-in-lieu program to be established by the City for a portion of runoff reduction requirements for redevelopment sites.

Section 23: Article III, Section 3.3.4 “Storm Water Management – General – Post-development stormwater management performance criteria” of the Unified Development Code is amended to add language to encourage the use of on-site runoff reduction measures.

Section 24: Article III, Section 3.3.4A3 “Storm Water Management – General – Post-development stormwater management performance criteria” of the Unified Development Code is amended to replace all references to ‘Engineering/Public Works Department’ with ‘Public Works Department’ to match the current department titles at the City.

Section 25: Article III, Section 3.3.4I “Storm Water Management – General – Post-development stormwater management performance criteria” of the Unified Development Code is amended to add a subsection to define runoff reduction requirements and provide provisions for sites that are unable to meet runoff reduction requirements.

Section 26: Article III, Section 3.3.5A and B “Storm Water Management – General – Construction inspections of post-development stormwater management systems” of the Unified Development Code is amended to clean up language to remove references to ‘Engineering / Public Works Department’ and replace with ‘City.’

Section 27: Article III, Section 3.3.6 “Storm Water Management – General – Stream buffer protection” of the Unified Development Code is amended to replace all references to ‘Engineering/Public Works Department’ with ‘Public Works Department’ to match the current department titles at the City.

Section 28: Article III, Section 3.3.8 “Storm Water Management – General – Ongoing inspection and maintenance of stormwater facilities and practices” of the Unified Development Code is amended to replace all references to ‘Engineering/Public Works Department’ with ‘Public Works Department’ to match the current department titles at the City.

Section 29: Article III, Section 3.3.9 “Storm Water Management – General – Illegal connection” of the Unified Development Code is amended to replace all references to ‘Engineering/Public Works Department’ with ‘Public Works Department’ to match the current department titles at the City.

Section 30: Article III, Section 3.3.14 “Storm Water Management – General – Violations, enforcement, and penalties” of the Unified Development Code is amended to clean up language to remove references to ‘Engineering / Public Works Department’ and replace with ‘City.’

Section 31: Article III, Section 3.5.2 H “Installation of Streets- Street improvement ordinance” of the Unified Development Code is amended to add subsection ‘H’ to allow multifunctional traffic calming measures that also provide for runoff reduction.

Section 32: Article III, Section 3.5.4A and B “Installation of Streets- Curb and gutter” of the Unified Development Code is amended to allow alternative curb design to accommodate directional runoff into stormwater runoff reduction measures. It is further amended by removing redundant design criteria and referencing the City’s Standard Details.

Section 33: Article III, Section 3.5.5D “Installation of Streets- Sidewalks” of the Unified Development Code is amended to allow permeable surfaces for sidewalks.

Section 34: Article III, Section 3.5.6A6 “Installation of Streets – Gated subdivisions / private streets” of the Unified Development Code is amended to change the administration of the standards to both Public Works and Community Development.

Section 35: Article III, Section 3.5.6C2 “Installation of Streets – Gated subdivisions / private streets” of the Unified Development Code is amended to remove the reference to the Engineering Department and replace with ‘City.’

Section 36: Article III, Section 3.5.6C3 “Installation of Streets – Gated subdivisions / private streets” of the Unified Development Code is amended to remove the reference to the Engineering Department and replace with ‘Public Works Department.’

Section 37: Appendix A, Article II, Section 2.3.2B “Alpharetta Downtown Code – Downtown Overlay- Applicability ” of the Unified Development Code is amended to allow alternative curb and gutter sections for runoff reduction measures.

Section 38: Appendix A, Article II, Section 2.3.2C “Alpharetta Downtown Code – Downtown Overlay- Applicability ” of the Unified Development Code is amended by changing the subsection to E.

Section 39: Appendix A, Article II, Section 2.3.2C "Alpharetta Downtown Code – Downtown Overlay- Applicability " of the Unified Development Code is amended to add the following subsection. 'Use of multi-functional stormwater BMPs is expressly allowed and encouraged in the ROW, including streetscape landscape bioretention areas and stormwater planters, stormwater street trees, curb bulbouts and medians with bioretention, and vegetated swales. Such stormwater BMPs may receive stormwater credit for the site if part of an approved stormwater management plan and with a long-term maintenance agreement.'

Section 40: Appendix A, Article II, Section 2.3.2D "Alpharetta Downtown Code – Downtown Overlay- Applicability " of the Unified Development Code is amended to add the following subsection. 'Traffic calming design elements, such as intersection bulbouts can help moderate vehicle speeds on Downtown Streets; multifunctional bulb-outs that include runoff reduction measures for stormwater management are encouraged. Landscaping and traffic calming techniques that are ideal on Downtown Streets include, but are not limited to, street trees with grated wells, bioretention areas/planters, curb bulbouts with bioretention.'

Section 41: Appendix A, Article II, Section 2.3.3A "Alpharetta Downtown Code – Downtown Overlay- Street Types " of the Unified Development Code is amended to add '8. To provide multi-use vegetated runoff reduction measures in street planter and as street tree areas'.

Section 42: Appendix A, Article II, Section 2.3.4C "Alpharetta Downtown Code – Downtown Overlay- Existing Streets, Streetscapes" of the Unified Development Code is amended to add '5. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, planting type and utility placement may be varied to accommodate runoff reduction measures.'

Section 43: Appendix A, Article II, Section 2.4.1 E "Alpharetta Downtown Code – Downtown Overlay- Vehicle Parking" of the Unified Development Code is amended by adding 'E. A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.'

Section 43: Appendix A, Article II, Section 2.5.2D "Alpharetta Downtown Code – Downtown Overlay- Yard Landscaping" of the Unified Development Code is amended by adding 'D. Vegetated runoff reduction measures shall be allowed in the designated yards, if properly designed to provide stormwater management and screening functions.'

Section 44: Appendix A, Article II, Section 2.6.2 C "Alpharetta Downtown Code – Downtown Overlay- Buffers" of the Unified Development Code is amended by removing the word 'facilities' and replacing it with 'basins' and adding the following sentences to the end of the paragraph. 'The Community Development Director may approve vegetated runoff reduction measures within the buffer. The planting requirements above may be varied to accommodate vegetated runoff reduction measures as

part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.'

Section 45: Appendix A, Article II, Section 2.6.2 D "Alpharetta Downtown Code – Downtown Overlay- Buffers" of the Unified Development Code is amended by removing the word 'detention.'

Section 46: Appendix A, Article II, Section 2.8.5D3 "Alpharetta Downtown Code – Downtown Overlay- General Architectural Standards" of the Unified Development Code is amended by adding '3. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Community Development Director.'

Section 47: Appendix A, Article III, Section 3.2.4B "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding to the civic space allowance that above-ground cisterns would require approval based on design and appearance by the Community Development Director.

Section 48: Appendix A, Article III, Section 3.2.4B1 "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures such as bioretention areas, swales, and cisterns to count toward open space in parks.

Section 49: Appendix A, Article III, Section 3.2.4B2 "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures such as bioretention areas and cisterns to count toward open space in squares.

Section 50: Appendix A, Article III, Section 3.2.4B3 "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures such as bioretention areas and cisterns to count toward open space in plazas.

Section 51: Appendix A, Article III, Section 3.2.4B4 "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures such as bioretention areas and cisterns to count toward open space in pocket parks.

Section 52: Appendix A, Article III, Section 3.2.4B5 "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures such as bioretention areas and underground detention to count toward open space in playgrounds.

Section 53: Appendix A, Article III, Section 3.2.4C "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by adding runoff reduction measures to amenity space allowance and requiring approval of the Community Development Director for cistern approval in this area.

Section 54: Appendix A, Article III, Section 3.2.4E "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by removing restrictions if part of an approved stormwater management plan for a site that includes runoff reduction measures.

Section 55: Appendix A, Article III, Section 3.2.4G "Alpharetta Downtown Code – Downtown Zoning Districts- Open Space" of the Unified Development Code is amended by replacing current language with 'G. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.'

Section 56: Appendix A, Article III, Section 3.5.4 "Alpharetta Downtown Code – Downtown Zoning Districts- Building Placement" of the Unified Development Code is amended to add the following language. 'In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.'

Section 57: Appendix A, Article III, Section 3.6.4 "Alpharetta Downtown Code – Downtown Zoning Districts- Building Placement" of the Unified Development Code is amended to add the following language. 'In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.'

Section 58: Appendix A, Article III, Section 3.7.4 "Alpharetta Downtown Code – Downtown Zoning Districts- Building Placement" of the Unified Development Code is amended to add the following language. 'In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.'

Section 59: Appendix A, Article III, Section 3.8.4 "Alpharetta Downtown Code – Downtown Zoning Districts- Building Placement" of the Unified Development Code is amended to add the following language. 'In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-

ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.'

SO ORDAINED this the _____ day of _____, 2016.

Approved:

David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

Coty Thigpen, City Clerk
(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

CITY OF ALPHARETTA
STORMWATER MANAGEMENT
DESIGN MANUAL

May 5, 1995
Updated May 2008
Updated December 2016

Table of Contents
Stormwater Management Design Manual

<u>Section</u>	<u>Title</u>	<u>Page Number</u>
Section 1	General	1
Section 2	The Stormwater Problem	2
Section 3	Objectives of Stormwater Management	2
Section 4	Stormwater Pollutants and Their Removal	2
Section 5	Principles of Stormwater Management	2
Section 6	Specific Concerns for Residential Subdivision Development	2
Section 7	Description of Acceptable Techniques for Obtaining, Calculating and Presenting Information Required in Stormwater Management Plans	3
Section 8	Review of Structural Best Management Practices	3
Section 9	Detail on Development and Use of Techniques which Emphasize Use of Natural Systems	3
Section 10	Development Restrictions Along Stream Corridors	4
Section 11	Wetlands	4
Section 12	Minimum Easement Requirements	4
Section 13	Criteria for 100-Year Floodplain Analysis	4
Section 14	Methodology / Criteria for Evaluating Downstream Impacts	4
Section 15	Additional Pretreatment for Intensive Land Uses	5
Section 16	Minimum Specifications for Construction of Drainage Facilities	5
Section 17	Contents of a Stormwater Management Plan	9
Section 18	Stormwater Management Plan Approval Process	9
Section 19	Surveying and Mapping	9
Section 20	Offsite Mitigation Program	9
Section 21	Stormwater Fee-In-lieu Program	10

Section 1 – General

1. The purpose of this manual is to be in compliance with the amended section 402 of the Clean Water Act being section 405 of the Water Quality Act of 1987, requiring the Environmental Protection Agency to establish regulations setting forth NPDES (National Pollutant Discharge Elimination System) permit application requirements for stormwater discharges. Stormwater is defined as stormwater runoff, surface runoff, street wash waters related to street cleaning or maintenance, infiltration (other than infiltration contaminated by seepage from sanitary sewers or by other discharges), and drainage related to storm events or snow melt. Georgia has been delegated the NPDES Permit Program and is therefore responsible for implementation of a program to control stormwater discharge.
2. The State of Georgia has required all applicable municipalities to comply with permit application requirements for their municipal separate storm sewers. Municipal separate storm sewers are defined as any conveyance of system of conveyances owned or operated by a local government entity and used for collecting and conveying storm water, which is not part of a public owned treatment works. The Clean Water Act mandates that permits for discharges from municipal separate storm sewers shall require controls to reduce the maximum discharge of pollutants to the maximum extent practical (MEP). The State of Georgia will issue general permits for municipal storm water discharges. The City of Alpharetta is an NPDES Phase I city.
3. This manual as established in 3.3.1D of the Unified Development Code of Alpharetta will set forth design requirements with applications being governed by the topographic conditions on a site by site basis. The ~~Engineering~~Public Works Department will determine the proper application of design requirements and will coordinate the application with the other City departments. This manual will be periodically amended as new restrictions, technology, and experience dictates.
4. The City of Alpharetta has other standards and specifications that set forth design requirements for stormwater and this ordinance consolidates those requirements for stormwater management.
5. In conjunction with design requirements set forth in this manual for new development a comprehensive hydrological study may be performed in areas of existing development for evaluation of feasible improvements to conform to the new standards and to alleviate existing drainage problems to the maximum extent possible.
6. This manual should be used in conjunction with the latest revised Georgia Stormwater Management Manual. Where possible, this manual explains items in which City of Alpharetta requirements are more stringent or more detailed than the Georgia Stormwater Management Manual.

Section 2 – The Stormwater Problem

1. This section has been removed. Please reference the Georgia Stormwater Management Manual ~~Volume 2 Chapter 1 for a detailed explanation of stormwater runoff and the effects of development.~~

Section 3 – Objectives of Stormwater Management

1. This section has been removed. Please reference the latest revision of Georgia Stormwater Management Manual ~~Volume 2 Chapter 1 for a detailed explanation of how stormwater management can control runoff rates, provide for flood control, and reduce pollutant load.~~

Section 4 – Stormwater Pollutants and Their Removal

1. This section has been removed. Please reference the latest revision of Georgia Stormwater Management Manual ~~Volume 2 Chapter 1 for a detailed explanation of the reduction of pollutant loads in stormwater runoff.~~

Section 5 – Principles of Stormwater Management

1. This section has been removed. Please reference the latest revision of the Georgia Stormwater Management Manual.

Section 6 – Specific Stormwater Concerns for Residential Subdivision Development

- ~~1. Larger, more central detention ponds are encouraged. They are more effective than small ponds and can be constructed within a park like atmosphere thus creating an amenity. However, the City recognizes that due to topographic restrictions, there will be occasions where the larger and/or centralized ponds will not be feasible.~~
- 2.1. Detention ponds, runoff reduction, and water quality measures must be located on a separate lot with the 10' access easement completely contained within that lot. All detention pond and water quality lots must be included in a common area deeded to the homeowners association for that subdivision development.
- 3.2. No portion of any lot with residences shall contain any stream buffer. All stream buffers shall be included in a common area deeded to the homeowners association for that subdivision development.
- 4.3. All stormwater management measures will require a Special Operations and Maintenance Agreement for Homeowners' Associations or Other Associations per UDC Sec. 3.3.3 D.2. ~~Underground detention systems are not encouraged within residential subdivisions as maintenance responsibilities fall to the homeowners associations.~~ Any residential subdivision proposing the use of an

underground system must receive written approval from the Department of ~~Engineering~~/Public Works.

- ~~5.4.~~ For ease of access for maintenance, residential subdivision ponds should not be constructed with walls on all sides of the pond.

Section 7 – Description of Acceptable Techniques for Obtaining, Calculating, and Presenting Information Required in Stormwater Management Plans.

1. Acceptable techniques for obtaining, calculating and presenting information required in stormwater management plans are described in detail in the latest revision of the Georgia Stormwater Management Manual and the City of Alpharetta Unified Development Code (UDC).
2. Water quality, channel protection and detention should be provided for in accordance with the latest revision of the Georgia Stormwater Management Manual in addition to the following requirements:
 - a. Modified rational method will be allowed for drainage basins under 1.0 acre. When this method is employed a pre-development c value of 0.1 must be used. Approval from the Department of Community Development is required. Additionally, sites using this method may be exempt from section 14. Contact the Department of Engineering/Public Works for further analysis.
 - b. Provide for detention of the 1, 2, 5, 10, 25, 50, and 100 year storms in pre-developed and post developed studies.
 - c. Runoff reduction and/or w~~Water~~ quality shall be required for any new or redevelopment that includes the creation of 1,000 square feet site showing an increase in impervious area or more. Detention (including channel protection) shall be required for any site-new or redevelopment with an increase of 5,000 square feet impervious area or more. The extent to which runoff reduction /water quality and detention must be provided (i.e. on new impervious area only, on disturbed area, or on entire site) is based on a tiered approach, and is specified in Table 1. or any redevelopment that disturbs more than 50% of the lots buildable area.

Not Achieving Runoff Reduction Standard. The applicant must demonstrate that one or more of the following criteria have been met to show that the entire 1.0 inch runoff reduction standard cannot be achieved on site.

1. Soils with very low infiltration rates (less than 0.05 in/hour or 0.1 ft/day)
2. High ground water
3. Shallow bedrock

4. Other hardship as approved by the Director of Community Development. A cost based hardship will be reviewed by the City if the cost of providing RRv is greater than three times the cost of providing the WQv.
- d. Redevelopment sites that include removal of an existing stormwater management facility will be required to bring the entire site up to today's standards unless the designer can show that the existing pond volume and release rate (per the approved hydrology study) does not negatively impact downstream development and can be replaced in kind on the site with all additional stormwater management requirements. See Table 1 for Summary of Stormwater Management Requirements
3. Private vendor devices not identified in the Georgia Stormwater Management Manual shall be evaluated by the City Development Services Stormwater Engineer and Senior Stormwater Engineer to determine the stormwater management credit allowed. Generally, a proprietary devices may receive up to 40 percent TSS removal credit, with each subsequent device in a series shall receive 50 percent of the TSS credit allotted to the previous device (i.e. the first device shall receive 40 percent credit, the second device 20 percent credit, and the third device 10 percent credit.) Per UDC Sec. 3.3.3.D all private vendor devices require a long-term stormwater management inspection and maintenance agreement. For higher removal rates, the City Development Services Stormwater Engineer will consider vendor provided removal rates showing testing results for product use in Georgia under similar construction, rainfall, and soils conditions, or approved for use by other states with similar construction, rainfall, and soils conditions.
4. Best management practices with a micropool or other feature that that would collect standing water that would allow mosquitoes to breed in the practice should only be used if there is no other feasible alternative. Any practice approved by the City with a design allowing standing water more than 72 hours shall require mosquito breeding prevention measures such as fountains, plants that attract dragonflies, etc.~~Water quality devises not specifically identified in the Georgia Stormwater Management Manual including all private vendor devices will be evaluated by the City Engineer to determine TSS removal percentage that can be used in design. Vendor provided removal rates should show testing results for product use in Georgia under similar construction, rainfall, and soils conditions.~~
5. Runoff Reduction Credit Percentages should follow the latest edition of the Georgia Stormwater Management Manual with the following changes: Bioretention; pervious, porous, and permeable pavers and pavement; and other infiltration methods with an upturned underdrain will be allowed 100% RRv credit for all volume below the upturn discharge. Volume above the discharge will be provided at a rate of 50%. Stormwater planters / tree boxes and vegetated filter strips both receive 75% credit.

Table 1. Summary of Stormwater Management Requirements

Redevelopment on 50% of the lot or less		
New impervious	Runoff Reduction	Channel Protection, Overbank Flood Protection, and Extreme Flood Protection (1-100 year)
1-999 sf	No	No
1000-4999 sf	Yes (on new impervious area only)	No
5000 sf or greater	Yes (on new impervious area only)	Yes (on new impervious area only)
1 acre or more of disturbance, regardless of new impervious area	Yes (on disturbed area)	Yes (for disturbed area)
Redevelopment on greater than 50% of the lot		
New impervious	Runoff Reduction	Channel Protection, Overbank Flood Protection, and Extreme Flood Protection (1-100 year)
1-999 sf	No	No
1000-4999 sf	Yes (on disturbed area)	No
5000 sf or greater	Yes (on disturbed area)	Yes (on disturbed area)
1 acre or more of disturbance, regardless of new impervious area	Yes (for entire site)	Yes (for disturbed area)
New Development		
New impervious	Runoff Reduction	Channel Protection, Overbank Flood Protection, and Extreme Flood Protection (1-100 year)
1-999 sf	No	No
1000-4999 sf	Yes	No
5000 sf or greater	Yes	Yes
1 acre or more of disturbance, regardless of impervious area	Yes	Yes
Runoff reduction standard. Runoff reduction practices shall be sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. If the entire 1.0 inch of rainfall can be retained onsite using runoff reduction methods, the City may waive the water quality volume. If the entire 1.0 inch runoff reduction standard cannot be achieved, the remaining runoff from the 1.2-inch rainfall event must be treated by BMPs to remove at least 80% of the calculated average annual post-development TSS loading from the site per the Water Quality criteria.		
Removal of an existing stormwater management facility. Redevelopment sites that include removal of an existing stormwater management facility will be required to bring the entire site up to today's standards unless the designer can show that the existing pond volume and release rate (per the approved hydrology study) does not negatively impact downstream development and can be replaced in kind on the site with all additional requirements shown above.		
Existing conditions hydrologic analysis. The existing conditions hydrologic analysis can take into account the existing development when defining curve numbers and calculating existing run off, unless the existing development causes a negative impact on downstream property.		

Section 8 – Review of Structural Best Management Practices

1. This section has been removed. Please reference the latest revision of the Georgia Stormwater Management Manual.

Section 9 – Detail on Development and Use of Techniques Which Emphasize Use of Natural Systems

1. This section has been removed. Please reference the latest revision of the Georgia Stormwater Management Manual.

Section 10 – Development Restrictions Along Stream Corridors

1. This section has been removed. Please reference the City of Alpharetta UDC 3.3.6.

Section 11 – Wetlands

1. This section has been removed. Please reference the City of Alpharetta UDC 3.3.7.

Section 12 – Minimum Easement Requirements

1. Drainage easements shall be provided where a subdivision is traversed by a water course, drainage way, natural stream, or channel. It shall conform substantially to the limits of such water course plus any additional width as is necessary to accommodate future maintenance and/or construction as determined by the Department of ~~Engineering~~ /Public Works.
2. Drainage easements off the street right-of-way shall be clearly identified on the plat and deed of the individual property owner and said property owner will be required to keep easement free of obstructions and will maintain same in such a way as to assure free and maximum flow at all times.
3. All easements shall be cleared of debris, excess dirt, and other materials.
4. The minimum width of any drainage easement is 20' centered on the drainage structure.
5. Ponds and water quality devices will require a minimum 10' access easement around the perimeter to provide access for maintenance equipment. It shall be understood that the entire pond will be included within the easement. This access easement shall extend from the public right-of-way.
6. Drainage ways and easements on residential lots shall be centered on the property lines unless otherwise approved by the City Engineer.

Section 13 – Criteria for 100-Year Floodplain Analysis

1. This section has been removed. Please reference City of Alpharetta UDC Section 3.4 Floodplain Management

Section 14 – Methodology / Criteria for Evaluating Downstream Impacts

1. The Georgia Stormwater Management Manual provides the currently approved methodology required by the City of Alpharetta for downstream analysis.
2. The City of Alpharetta requires analysis of the 1, 2, 5, 10, 25, 50, and 100 year storms.

3. The City of Alpharetta may require additional downstream analysis on individual sites when known downstream flooding problems exist.

Section 15 – Additional Pretreatment for Intensive Land Uses

1. This section has been removed. Please reference the latest revision of the Georgia Stormwater Management Manual.

Section 16 – Minimum Specifications for Construction of Drainage Facilities

1. For general grading of residential subdivisions, lots shall be arranged and/or designed such that lots with higher elevations will not drain onto lots with lower elevations with a flow of magnitude that will create erosion, flooding, or be a nuisance. If velocity of overland flow exceeds 1.5 feet per second protective measures shall be incorporated to prevent scouring and erosion.
2. For residential and open areas, detention ponds shall have ~~minimum-maximum~~ side slope of three feet horizontal to one foot vertical, with ~~a minimum of~~ four feet horizontal to one foot vertical or flatter being the preferred, on the inside face of the pond and a ~~minimum-maximum~~ slope of three feet horizontal to one foot vertical on the outside face of the pond. For commercial areas slopes on detention ponds shall be approved on a case by case basis.
3. Sizing and location of drainage structures shall be the responsibility of a registered professional engineer as per accepted standard design procedures, subject to approval by the City ~~Engineer~~ of Alpharetta.
4. Storm pipe slopes shall be equal to or greater than one percent.
5. Approved formulas shall be used to calculate the runoff in determining the size of drainage structures. Use the 25 year storm frequencies for all street drainage structures such a catch basins, inlet cross drains, etc. Use the 1, 2, 5, 10, 25, 50, and 100 year storm frequencies for all main drainage structures such as retention basins, detention ponds, principal storm sewers, and all types of flood protection works. All designs are subject to the approval of the ~~Engineering / Public Works Department~~Department of Community Development.
6. Minimum 20-foot storm drainage easement shall be given on all lines (pipes and swales) which lie outside of the normal right-of-way.
7. The drainage pipe cover shall be 12 inches or one-half the inside pipe diameter, whichever is greater.
8. Catch basins shall be located at low points of the streets.
9. All storm drain inlets and channels must be designed and located so as to prevent flooding of any buildings during the 100-year event.

10. All storm drain pipes shall be minimum 18 inches in diameter.
11. Not less than 50 percent of each proposed lot area shall be above the 100-year storm elevation.
12. Any existing channel flow shall not be constricted.
13. Sub-drainage will be installed to control surplus ground water by intercepting side hill seepage or by lowering or regulating ground water level where such conditions exist.
14. A certification of the pipe specifications for each pipe shall be required before installation.
15. Bridges and culverts shall be designed for the 100-year storm frequencies and 100-year flood.
16. Cross drain pipes:
 - a. Shall have headwalls of approved type on inlet and outlet ends of the pipe.
 - b. When the construction of a proposed public road makes it necessary to cross a storm drain, the developer shall provide and install the required size and length of an acceptable grade of pipe. The length of the pipe required shall extend to the rear building setback lines and in so case shall the extension be less than 30 feet from the rear of any proposed dwelling; provided however the drain runs through building lots proposed to be platted. These criteria will be strictly adhered to unless otherwise approved by the ~~Engineering~~ Public Works Department. This does not apply to cross drains containing live streams.
 - c. Maximum continuous length of pipe shall be 300 feet unless otherwise approved by the City Engineer.
 - d. Class of concrete pipe and gage of corrugated metal pipe shall comply with Georgia Department of Transportation specifications.
17. Materials and installation:
 - a. All concrete pipe shall be reinforced.
 - b. All pipe within public right-of-way shall be RCP. And all structures shall be installed with row-lock inverts.
 - c. Flat bottom and circular pipe sections shall be laid in a prepared trench with the socket ends pointing upstream. Sections may be joined by rubber type gasket joints, O-ring gasket joints, or pre-formed plastic gasket joints.

Rubber type, O-ring, and preformed gasket joints shall be installed in accordance with the manufacturer's recommendations.

- d. Metal pipe is not permitted under roadways. Where used the pipe shall be fully bituminous, aluminized or asphalt coated with paved invert, unless approved otherwise.
- e. HDPE is allowed on private property as long as is it installed in accordance with manufacturer's recommendations.
- f. The Department will consider stormwater pipe made of materials as introduced to the market.

18. Workmanship and Finish:

- a. Culvert pipe on which the coating has been bruised or broken either in the shop or in shipping or which shows defective workmanship shall be rejected. Among others, the following defects are specified as constituting poor workmanship and the presence of any or all of them in any culvert pipe shall constitute sufficient cause for rejection.
 - i. uneven laps
 - ii. elliptical shape (unless designed and manufactured as elliptical)
 - iii. variation from a straight center line
 - iv. ragged or diagonal sheared edges
 - v. loose, unevenly lines or spaced rivets
 - vi. poorly formed rivet heads
 - vii. unfurnished ends
 - viii. illegible brand
 - ix. lack of rigidity
 - x. bruised, slated or broken coating
 - xi. dents or bends in the metal itself
- b. Coupling bands: Field joints shall be made with bands of the same base metal as the culverts. The bands shall not be less than 7 inches wide for diameters of 8 inches to 30 inches, inclusive; not less than 13 inches wide for culverts with diameters 36 inches to 60 inches inclusive; and not less than 24 inches wide for culverts with diameters greater than 60 inches.

Such bands shall be constructed so as to lap on an equal portion of each of the culvert sections to be connected at the ends by galvanized angles having minimum dimensions of two inches by two inches by 3/16 inch. The seven inch band shall have at least two galvanized bolts not less than ½ inch diameter. The 12-inch band shall have three and the 24-inch band shall have five ½ inch bolts. Other equally effective methods of connecting the coupling bands may be used if approved by the City Engineer.

- c. Gauge determination. The gauge of the culvert metal will be determined from the thickness of the galvanized sheets. The mean thickness must meet the requirements set forth by the City of Alpharetta ~~Engineering/~~ Public Works Department.
- d. Corrugated metal pipe and pipe arches. Corrugated metal pipe shall conform to the requirements of AASHTO M36, sizes, shapes, types, base metal, and gauges.
- e. All joints and couplings shall be in accordance with the manufacturer's recommendations.
- f. Pipe sections shall be laid in a prepared trench with outside laps of circumferential joints pointing upstream and with longitudinal joints at the side. Coupling bands fastened by two or more bolts shall join the sections. The space between adjoining sections shall be not more than width of one corrugation.
- g. Before any traffic over a storm drain is allowed, the developer shall provide adequate depth and width of backfill to protect the structure from damage or displacement in accordance with the requirements of the City of Alpharetta ~~Engineering/~~ Public Works Department. All pipe structures shall be cleaned before the work is accepted. Any damage or displacement that may accrue due to traffic or erosion shall be repaired or corrected at the developer's expense.
- h. Minimum clearances are:
 - i. One foot between the bottom of the base or sub base, if used, and the exterior crown of culvert in accordance with the requirements of the City of Alpharetta ~~Engineering/~~ Public Works Department.
 - ii. A minimum of 0.5 foot between underground utilities and exterior crown of the culvert.
 - iii. Trench construction for storm drainage pipe shall be in accordance with the requirements of the City of Alpharetta ~~Engineering/~~ Public Works Department.

- iv. Bridge piling shall be driven to Georgia Department of Transportation load standards for loading. Certification of pile load shall be by a registered professional engineer.

Section 17 – Contents of Stormwater Management Plan

1. This section has been removed. Storm Water Management Plan should include the items described in detail in the City of Alpharetta UDC Section 3.3.3C.

Section 18 – Stormwater Management Plan Approval Process

1. This section has been removed. The approval process is described in detail in the City of Alpharetta UDC Section 3.3.3.

Section 19 – Surveying and Mapping

1. Surveying and mapping are described in detail in the City of Alpharetta UDC.

Section 20 – Underground Detention

1. Underground detention must meet the pre-treatment requirements. Underground detention shall receive the following water quality credit if it has an open-bottom design that allows for infiltration, the site meets minimum infiltration requirements, and any manufacturers' pretreatment requirements are met:

60% TSS

30% TN

10% TP

2. If a sand filter is used in the underground detention facility, additional water quality credits may be provided as determined by the Director of Public Works and Community Development.

Section 21 – Offsite Mitigation Program

1. The Offsite Mitigation program allows for the provision of stormwater management offsite, in a regional facility that serves multiple parcels.
2. Applicability
 - a. Available city-wide for new development and redevelopment, contingent upon approval by the City Development Services Engineer in coordination with the City Senior Stormwater Engineer
 - b. Parcels using an offsite / regional facility must drain to that facility.

3. Sizing / Volume Requirements

- a. When applied to master developments, the regional facility will be sized for the planned build out of the subdivided properties. (Except in residential subdivisions, runoff reduction or water quality measures or portions of detention may be required on individual parcels, lots or subdivided properties to meet overall requirements.) The maximum impervious area for each parcel or max impervious percentage for each parcel shall be provided. If there is not sufficient volume provided for future developments, future buildings must account for additional runoff reduction / water quality or detention on-site or by modifying the master pond.
- b. The off-site or regional facility must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices.

4. Operation and Maintenance

- a. Regional facilities require an operation and maintenance agreement. This may be addressed through property deeds and covenants.

5. Tracking

- a. The City will maintain a database noting what parcels are associated with a shared facility and their individual volume requirements (proportionate share of the facility).

6. City Owned Regional Stormwater Management

- a. The City reserves the right to collect the following fees on parcels serviced by an existing City-owned regional facility:
 1. A one-time payment paid by the developer during the planning / permitting process to defray the capital cost of the existing off-site treatment facility. Cost / cubic yard for each facility will be set when the facility is built and will be publically available from the Public Works Department.
 2. Operations and maintenance costs will be funded through an independent recurring O&M fee that will be assessed by the City annually to owners of properties where stormwater management is provided through the off-site mitigation option.

Section 22 – Stormwater Fee-In-Lieu Program

1. The Stormwater Fee-in-Lieu program allows parcels being redeveloped to reduce on-site stormwater management requirements by paying a fee to the

City. The fee-in-lieu consists of both a one-time payment paid by the developer during the planning process to defray the capital cost of the off-site treatment facilities and an annual assessed O&M cost. The one-time fee is based on the construction cost of the specific facility where volume credits are available. Operation and maintenance (O&M) costs of these facilities will be funded through an independent recurring O&M fee that will be assessed annually to owners of properties where stormwater management is provided through the fee-in-lieu option.

2. Applicability

- a. Available for re-development projects contingent upon approval by the Community Development Director, in coordination with the City Development Services Engineer and the City Senior Stormwater Engineer.
- b. The fee-in-lieu option is not available for parcels where a downstream property is negatively impacted by the current conditions (i.e. currently flooding from the existing runoff) or where the increased runoff rate or volume from the new development will negatively impact a downstream property (i.e. downstream infrastructure does not have capacity for the increased volume).
- c. Parcels must be located within a HUC-12 watershed in which the City has constructed stormwater improvement projects with available credit volume or where the City has fully funded construction of stormwater improvement projects designed with available credit volume.
- d. A parcel is eligible for the fee-in-lieu program no more than once every five years.

3. Minimum On-Site Requirement

- a. All of the required detention (including channel protection) must be met onsite. A minimum of 75% of the runoff reduction/water quality treatment must be provided on-site. The remainder of the runoff reduction/water quality treatment may be met by a fee-in-lieu payment.

4. Allowable Projects

- a. Stormwater improvement projects that can be implemented by the City to provide volume credits include those structural stormwater best management practices with quantitative and qualitative measurements

identified in the latest edition of the Georgia Stormwater Management Manual.

- b. Projects must be constructed/implemented in the same HUC-12 watershed as the projects served by the runoff reduction.

5. Timing

- a. Collected fees-in-lieu shall apply to the specific project that has been constructed by the City with available volume credits or that is fully funded for construction by the City and designed with available volume credits.
- b. The City should identify and track the available runoff reduction volume and water quality volume provided by the improvement projects.

6. Administration

- a. The Public Works Department will be responsible for administering the program (construct and maintain ponds and BMPs, collect fees, track, and report).
- b. Funds will be put into stormwater accounts to defray construction costs or operation and maintenance costs.

7. Fee Structure and Amount

- a. The fee-in-lieu permit fee shall be based on the specific project construction cost. The operation and maintenance annual fee shall be based on the specific project.

Section 23 – City Funded Linear Projects

- a. **Applicability** - Up to 100% of the stormwater management requirement for eligible transportation projects may be reviewed for feasibility. Only transportation projects funded and managed by the City, or through grants obtained by the City, are eligible. Ineligible projects include: private development of public or private roads; alleyways; highways; trails; greenways; sidewalks; intersections; roadway improvements; subdivision roads; driveways; and access roads. Common Interest Development (CID) Georgia Department of Transportation (GDOT), and non-city utility projects are also ineligible. Projects eligible for this provision shall demonstrate that it is not feasible to meet the stormwater management requirements on site. Criteria for determining that meeting the requirement is not feasible are similar to the Infeasibility Criteria set forth in the Georgia Department of Transportation Policy on Post-

construction Stormwater Management BMP Design on State Routes for structural BMPs:

- The cost of construction and maintenance of the BMP equals or exceeds twenty five percent of the construction cost.
- The project is delayed by 90 days or greater due to the implementation of post-construction BMPs. Examples of this is when a project could be built without a right of way phase, but the inclusion of post construction BMPs means that a right of way phase is necessary then the delay criteria can be used.
- The use of BMPs will impact threatened or endangered species habitat.
- The use of BMPs will significantly damage a community resource such as a historical area, a park, a wildlife refuge, a nature trail, or school facilities.
- The BMP implementation would result in the violation of a Federal or State law
- The project has shallow bedrock, contaminated soils, high groundwater, utilities, or underground facilities and avoidance or relocation cost of the utility equals the cost of the BMP.
- The soil hydraulic conductivity (K) is less than 10-4 cm/second can be considered infeasible (while 10-5 cm/second is the absolute lower limit) when considering infiltration BMPs.
- The BMP implementation will impact a specimen tree.

- b. Funding Requirements** - The money budgeted by council for stormwater water quality projects will be considered the City's fee toward providing stormwater management for linear projects. The volume allocation for transportation projects will be tracked by the City and assigned to specific stormwater improvement projects so there is an accounting system that identifies the remaining volume available for allocation.

Section 24 - Cisterns

- a. Cisterns may receive runoff reduction credit up to 90% if all water from storms with rainfall of 1 inch or less is used through demand, and the tank is sized such that no overflow from this size event occurs. The total credit may not exceed 90%. The actual runoff reduction rates for rainwater harvesting systems are "user defined," based on tank size, configuration, demand drawdown, and use of secondary practices. North Carolina

State's Rainwater Harvesting Model, or other comparable tools may be used to calculate runoff reduction rates.

City of Alpharetta, Georgia

Comprehensive Stormwater Inspection and Maintenance Policy

1.0 Purpose

The Goal of this Comprehensive Stormwater Inspection and Maintenance Policy is to define the rights and responsibilities of the property owner(s) for maintaining the water quantity and quality functions of their Stormwater Best Management Practices (BMPs) as well as provide for City guidance to ensure their proper functioning. This policy is based upon the Stormwater Management Ordinance (Section 3.3 of the City of Alpharetta's Unified Development Code).

2.0 Definitions

Stormwater Management Facility. Any infrastructure that controls or conveys stormwater runoff, including but not limited to, pipes, swales, ditches, ponds, pond outlet structures, creeks, catch basins, and drop inlets.

Structural Stormwater Control. A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity, quality, period of release or velocity of flow of such runoff.

3.0 Inspection and Maintenance Responsibilities (Figure 1)

For all existing and new developments the following inspection and maintenance responsibilities shall apply:

Private Stormwater Management Facilities

Private stormwater management facilities shall be privately owned and it shall be the responsibility of the owner(s) to ensure proper function of the stormwater management facilities located on their property. This shall be accomplished through, periodic inspections and routine maintenance by the responsible party. The owner(s) shall maintain a perpetual, non-exclusive easement that allows access for inspection and emergency maintenance activities. Private stormwater management facilities may include ponds, creeks, pipes, ditches, and drainage swales.

Public Stormwater Facilities

The City of Alpharetta is responsible for inspecting and maintaining stormwater management facilities located on public property and within the public right-of way (ROW). This includes stormwater structural controls on properties owned by the City of Alpharetta; pipes, ditches, and drainage swales in the public ROW; and pipes draining City streets. Pipes draining City streets are maintained to the headwall. The area just downstream of the headwall, known as the public water influence zone, may be maintained as necessary to ensure the free flow of water and prevent erosion around the headwall.

The Public Works Department may expand the MS4 for a single, one-time repair or for maintenance in perpetuity, on a case-by-case basis, if certain conditions are met. These conditions are as follows:

- The structure(s) (e.g. pipe, headwalls, and junction boxes) are directly connected to the existing MS4;
- The existing conditions pose a significant and real threat to human health and safety, property (including City infrastructure), or the environment;
- Water draining from the MS4 contributes a significant amount to the total flow draining through the structure(s);
- The source of the problem is not attributable to negligence of a particular property owner; and,
- Appropriate easements for drainage and maintenance are provided by the property owners to the City.

The Public Works Department evaluates all requests for an Extent of Service expansion and prepares a corrective action plan/design for those meeting the above criteria and a cost estimate. The project is then prioritized against all other Capital Improvement and maintenance projects. Projects are implemented by the City of Alpharetta as time and resources allow.

Stormwater systems on office, institutional, commercial or industrial properties are not eligible to be included in the City's MS4.

3.1 Structural Stormwater Controls / Detention Ponds

The following statements identify who will be responsible for structural stormwater controls on private property. All correspondence and violations will be addressed to the responsible party.

In subdivisions with an established homeowners association (HOA) - The HOA shall be the responsible party.

In subdivisions without an established HOA - The owner(s) of the property that the facility is on or serviced by shall be the responsible party. The City will only issue maintenance requests and violations to the responsible party. This in no way shall hinder the rights of the property owner(s) to take civil action against or involve the other property owners that the facility serves.

In commercial and industrial developments - The property owner(s) shall be the responsible party.

In properties with a Stormwater Management Inspection and Maintenance Agreement - The responsible party as well as the responsibilities shall be described in the agreement.

3.2 Pipes

Residential - If the pipe is connected to and directly drains a City street, it shall be maintained by the City ~~Engineering~~/Public Works Department. If the pipe does not connect to a City street and is on private property it shall be maintained by the property owner(s).

Commercial - The property owner(s) shall be responsible for any pipes that are located on private property. For any pipe that crosses a property line between private and public property, the City Engineer will determine who is responsible for maintenance on a case-by-case basis.

3.3 Open Channels

Residential and commercial - The property owner(s) shall be responsible for maintaining normal unobstructed flow of any open channel(s) located on private property. This may include, but not be limited to ditches, swales, and creeks.

Rip Rap Program - The City has established a rip rap program to assist homeowners with erosion problems along open channels on their property. The City will deliver rip rap free of charge if the property owner signs a waiver of liability. Placement of the rip rap is the responsibility of the owner(s).

3.4 Records of Maintenance Activities

The responsible party shall keep documentation of all of their inspections and maintenance activities and provide this documentation to the ~~Engineering~~/Public Works Department upon request.

4.0 City Inspection Programs of Privately Owned Facilities

The ~~Engineering~~/Public Works Department has established an inspection and maintenance program for privately owned structural stormwater controls. The inspection program includes routine inspections; random inspections; requested inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to: visual inspections; review of maintenance and repair records; sampling of discharges; and evaluating the condition of structural stormwater controls and practices.

- The City will not involve itself in private property disputes or other legal actions between property owner(s).

- The City may provide technical assistance and riprap to assist with the maintenance and stabilization of stormwater management facilities.
- The City inspection program has a goal of inspecting 180 privately owned structural stormwater controls per year.

4.1 Notification to Owner(s)

In the event that the structural stormwater control is in good working order and does not need any maintenance, the City Engineer shall notify the responsible party within 10 business days of the inspection.

In the event that the stormwater management facility needs maintenance, has not been maintained, and/or becomes a danger to public safety or public health the City Engineer shall notify the responsible party by registered or certified mail within 10 business days of an inspection. The notice shall specify the measures necessary to bring the stormwater structural control into compliance.

4.2 Responsible Party Response to City

The City must receive a response within 60 days of issuing a notice of required maintenance to the responsible party. Included in the response must be the maintenance measures performed and/or a timeline for when the measures will be completed.

4.3 Violations

In the event that the responsible party does not respond to the City and/or perform the required maintenance within 60 days, a violation will be issued in accordance with Section 3.3.14 of the Unified Development Code.

4.4 Emergency Maintenance/Failure to Maintain

In accordance with Section 3.3.14 of the Unified Development Code, the ~~Engineering~~ Public Works Department may conduct emergency maintenance if the responsible party fails or refuses to maintain their stormwater management facility in proper working order. In the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient. The City may correct a violation by performing the necessary work to place the facility in proper working condition. The City may assess the responsible party for the cost of the repair work that shall be a lien on the property, and may be placed on the ad valorem tax bill for such property and collected in the ordinary manner for such taxes.

- a. Cemetery.
- b. Church, Synagogue, or other religious institutions.
- c. Prison.

D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

- 1. Areas that are primarily non-residential in character; or
- 2. Along major roadways that are primarily commercial in character; or
- 3. Historic Downtown Alpharetta; or
- 4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

- 1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

Dwelling, 'For-Rent' units shall require conditional use approval.

- 3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *Park Space:* Each MU development shall set a goal to provide a minimum of one acre of park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, progressive care facility).
- b. Dwelling, 'For-Rent'.
- c. Bed and Breakfast.

2. *Commercial Uses:*

- a. Bank, Savings & Loan.
- b. Contractor's Office (no on site storage).
- c. Day Care Center.
- d. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).
- e. Hotel/Motel.
- f. Liquor Store.
- g. Outdoor/Indoor Recreation Facilities.

- h. Religious Institution.
 - i. School, Commercial.
 - j. Spa Services.
 - k. Theater, Cinema.
3. *Semipublic Uses, Utilities:*
- a. Athletic Facilities.
 - b. Public Building.
 - c. School, Academic.
- D. *District Regulations.*
- Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.
- Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.
- Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.
- Maximum Impervious Area: 80% for the entire MU development.
- Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.
- Park Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park area(s).
- E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:
- 1. Retail at ground level.
 - 2. Pedestrian connectivity to all uses.
 - 3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
 - 4. Accommodations for public transportation.
 - 5. Buildings that face or appear to face public roadways.
 - 6. Appearance standards for buildings and structured parking.
 - 7. Limitations on uninterrupted building elevations.
 - 8. Creation of vistas and view corridors within development.
 - 9. Focal point features at prominent locations and ends of vistas.
 - 10. Incorporation of natural site features
 - 11. Block lengths conducive to pedestrian traffic.

12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

([Ord. No. 702, § 1\(Exh. A\), 3-2-2015](#))

District	Lot Area	Lot ^B Width	Front Yd. Set Back (ft.) ^E	Side Yards (ft.)	Corner Side Yards (ft.)	Rear Yards (ft.)	Total Bldg. Coverage	Max. Ht. In (ft.)	Min. Flr. Area in Sq. Ft.	Max. Impervious Area ^A
AG	5 acres	200	50' local street 65' all other streets	25	35	50	25%	35	1,800	40%
RE	3 acres	100	50'/65'	25	35	50	25%	35	1,800	40%
R ^E	One acre	100	50'/65'	25	35	50	25%	35	1,800	50%
R-22 ^E	22,000 sq. ft.	100	35' local street 65' all other streets	25	35	30	25%	35	1,500	50%
R-15 ^E	15,000 sq. ft.	100	35' local street	10	20	25	25%	35	1,500	50%

			65' all other streets							
R-12 ^E	12,000 sq. ft.	80	30' local street 65' all other streets	10	20	30	25%	35	1,500	50%
R-10 ^E	10,000 sq. ft.	75	30' local street 65' all other streets	10	20	25	25%	35	1,500	50%
R-4A ^E	One acre	30	35' local street 65' all other streets	20 ^C	20	30	40%	35	1,200	60%
R-4D	5,000 sq. ft.	50	35'/65'	5	10	w/alley 0' no alley 20'	40%	35	1,500	60%
R-8A/D ^E	One acre (At-tached) 4,500 sq. ft. (De-tached)	50	35' local street 65' all other streets	5 adjacent property 10 between buildings	10	w/alley 0' no alley 20'	40%	35	1,200	60%

R-10M ^E	One acre	75	35' local street 65' all other streets	25 adjacent property 20 between buildings	35	50	None	35	None	60%
CUP ^D	100 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		70%
O-P	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	40%	40		70%
O-I ^D	25 acres	None	50/65	15	50/65	15	40%	40		70%
C-1	30,000 sq. ft.	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	45%	35		80%
C-2	NONE	NONE	Cond.	Cond.	Cond.	10	70% 90% CBD	40		90% (95% CBD)
PSC ^D	10 acres	NONE	50/65	15	50/65	15	40	40		80%
L-I	One acre	NONE	50' local street 65' all other streets	15	50' local street 65' all other streets	15	35%	35		80%

OS & R	NONE	NONE	50/60	15	50/65	30	20	75	NONE	NONE
SU	NONE	NONE	50/65	10	50/65	10	70%	40		80%
MU	25 acres	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.	Cond.		80%

A - Includes surface or deck parking.

B - Minimum lot width at setback line per unit.

C - Side yard set back from project boundaries and building groupings.

D - Area regulations conditional and are subject to a master plan.

E - All minimum lot sizes as noted are allowable if served by sanitary sewer. If sanitary sewer is not available to the property, then Fulton County Health Department (lot size) regulation shall apply for septic tank approval.

F - Tree save areas may overlap the building lot and building setback area. Such tree save areas must be identified on the land disturbance permit and dedicated on the final plat for permanent preservation.

([Ord. No. 718](#), § 13(Exh. A), 12-14-2015)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	A G	R E R	R- 2 2	R- 1 5	R- 1 2	R- 1 0	R- 4 A	R- 4 D	R- 8A/ D	R- 10 M	CUP *	OI *	O P	C - 1	C - 2	PS C	L I	OS -R	S U	M U
Adult Entertainment Establishment																	O			
Airport, Public/Private	O										O						O		X	

Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)											O						O	X			

([Ord. No. 671, § 1, 2-4-2013](#); [Ord. No. 675, § 1, 6-3-2013](#); [Ord. No. 692, § 1\(Exh. 1\), 7-21-2014](#); [Ord. No. 703, § 1, 6-1-2015](#); [Ord. No. 704, § 2, 6-1-2015](#); [Ord. No. 708, § 1, 8-10-2015](#); [Ord. No. 715, § 4, 9-28-2015](#); [Ord. No. 718, § 14\(Exh. B\), 12-14-2015](#))

SECTION 2.2 a. CONDITIONAL USE REVIEW CRITERIA	
When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:	
1. Site design	4. Vehicular trips generated by the use
2. Property access	5. Impact of the use on surrounding properties
3. Hours of operation of the business	6. Impact of the use on the natural features of the site

SECTION 2.3 - SUPPLEMENTARY REGULATIONS

2.3.1 General exemptions.

- A. *Heights—Exclusions.* The following structures are exempt from the height limitations imposed within each zoning district:
1. Church spires, cupolas, and chimneys.
 2. Agricultural accessory structures, such as barns, silos, windmills, and the like.
 3. Parapets and structures used for ornamental or aesthetic purposes not to exceed twelve (12) feet.
 4. Elevator penthouses not to exceed fifteen (15) feet.
 5. Mechanical equipment on building roofs or rooftop antennas provided any such equipment exceeding 12 feet in height shall be contained within a structure or otherwise screened from ground view from adjoining streets and properties.

- B. *Front Yard Requirements—Existing Residential Areas.* The setback requirements of this Ordinance shall not apply to any residential lot where the average setback on developed lots located adjacent to and on each side of such lot and within the same zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. In no case, however, shall setbacks be less than 15 feet.

If the adjacent developed lots on both sides of a vacant residential lot, within the same zoning district and fronting on the same street as such lot, have front yard setbacks greater than the minimum required by the zoning district, then the minimum setback on the vacant lot shall be the average of the 2 adjacent developed lots.

C. *Double Frontage Lots.*

1. Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A landscaped or natural buffer of at least twenty feet (20'), across which shall be the right of access, shall be provided along the line of lots abutting such a traffic artery.
2. On lots having frontage on two (2) streets, but not located on a corner, the minimum front yard setback requirement shall be provided along each street frontage.

D. *Setbacks—Exclusions.*

1. No building or structure or projection thereof, including porch, deck, terrace or chimney, shall be erected closer to a property line than the applicable setback regulation prescribed herein allows. However, uncovered steps, patio slabs, driveways, walkways and roof overhangs of up to 18" may be located within setback areas.
2. Required setbacks may accommodate runoff reduction measures, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City. Above-ground cisterns, greenwalls, or other vertical runoff reduction measures shall require approval by the Community Development Director.

E. *Flag Lots.*

1. Flag lots are prohibited for residential development. Residential building sites must meet minimum lot width requirements at the front setback line or at twice the required front setback for cul-de-sac lots.

2.3.2 Temporary uses.

The Director may authorize a temporary use, as follows:

- A. Carnival, circus or fair, for a period not to exceed 4 days. A period not to exceed 30 days may be granted by the Director if the event is held within a designated amphitheater facility as defined by Code and confirmed by the Director. Site shall meet adequate parking and safety concerns and limit impacts to surrounding properties.
- B. Outdoor tent sales for a period not to exceed forty-five (45) days. Authorization may not be granted more than two (2) times per year, per property.
- C. Reserved.
- D. Religious meeting in a tent or other temporary structure in the AG, R-10M, CUP, O-I, C-1, and C-2 Districts, for a period not to exceed sixty (60) days.
- E. Open lot sale of Christmas trees, fruit and vegetables, and other harvested products in the AG, O-I, C-1, C-2 and L-I Districts, for a period not to exceed forty-five (45) days.

- F. Real estate sales office, related to an active development, in any district, for a period not to exceed one (1) year, provided no sleeping accommodations are maintained in the structure.
- G. Contractor's office, construction trailer and equipment shed, in any district, related to an active development, for a period of one (1) year provided that such office be placed on the property to which it is appurtenant.
- H. Commercial television or motion picture filming activities not to exceed seven (7) calendar days at any residential location, or a period not to exceed twenty-one (21) days if approved by the Mayor and Council. The director or the Mayor and Council may impose conditions to the issuance of the permit to minimize the disturbance to the residential neighborhood. These conditions may include neighborhood notification requirements, parking and traffic control, and limitations on the hours of operation. In no event shall filming activities commence prior to 7:00 a.m. or continue after 10:00 p.m.
- I. All temporary certificates of zoning compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no increased traffic congestion and will not create a nuisance to surrounding uses.
- J. The director may require City Council review and approval of any temporary uses.
- K. Fireworks sales in a tent or other temporary structure in the L-1 District, for a period not to exceed ninety (90) days.

([Ord. No. 688, § 1, 4-28-2014](#); [Ord. No. 708, § 1, 8-10-2015](#); [Ord. No. 718, § 15, 12-14-2015](#))

2.3.3 Accessory uses and structures.

- A. *Home Occupations.* An occupation, profession or trade customarily carried on by an occupant in a dwelling unit as a secondary use which is clearly incidental to the dwelling unit for residential purposes and which meets all of the following conditions:
 - 1. The use shall be carried on wholly within the dwelling unit principal building. The attachment of an accessory building by a breezeway, roof or similar structure shall not be deemed as sufficient for the accessory building to be considered as a portion of the primary building.
 - 2. Not more than 25% of the floor area, not to exceed 500 square feet, of the dwelling unit building shall be used for the conduct of the home occupation.
 - 3. No merchandise or articles shall be displayed for advertising purposes, nor be displayed in such a way as to be visible from outside the dwelling unit. Garage doors shall not be left in the open position when the garage is used for the storage of business related materials.
 - 4. No merchandise or articles shall be stored other than inside the dwelling unit.
 - 5. No equipment or business vehicles may be stored or parked on the premises except that 1 business vehicle (the carrying capacity of which shall not exceed 1andhalf; tons and shall not exceed six (6) tires and/or two (2) axles) used exclusively by the resident may be parked in a carport, garage or an approved parking space in the rear or side yard and not within the public street or right-of-way.
 - 6. A home occupation may not generate more than six non-residential trips per day to the home, excluding occupant trips.
 - 7. There shall be no alteration of the residential character of the dwelling unit or premises or structures on the premises.
 - 8. No person not a resident of the dwelling unit shall work in the dwelling unit in connection with the home occupation. This prohibition shall also apply to independent contractors and employees who serve the resident of the dwelling unit.

7. Private swimming pool and bathhouse or cabana. Swimming pool shall maintain a 20 foot setback from side and rear lot lines, or the same setback as the principle structure whichever is less. All other structures shall maintain a 10 foot setback from side and rear lot lines or the same setbacks as the principal building, whichever is less.
8. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes. Same setbacks shall apply as for the principal building.

2.3.4 Standards for dwelling, 'for-sale', detached houses.

- A. All detached 'For-Sale' dwellings shall meet or exceed the following requirements in addition to the requirements of all applicable Building Codes:
1. Each dwelling shall be connected to a potable water supply and sanitary sewage disposal system approved by the Fulton County Development Services Department.
 2. Foundation: The structure shall be attached to a permanent foundation constructed in accordance with the Building Code.
 3. Exterior siding: Exterior siding materials shall consist of wood, brick, stone, concrete, stucco, EIFS or similar materials, or lap siding of masonite, vinyl or similar materials, or any combination of the above.

The exterior siding shall extend the full height of the exterior walls, from the surrounding grade to the bottom of the eaves or other juncture with the roof.
 4. Roofs: All roof surfaces shall have a minimum pitch of 2.25:12 (2¼ inches of rise for every 12 inches of run), except that mansard and gambrel roofs must meet this requirement only for those surfaces that rise from the eaves. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, clay tiles, slate, standing seam metal or similar materials.
 5. Houses shall be at least 20 ft. in width.
 6. A porch or hard surfaced landing shall be provided at each exterior door and stairway top and bottom, which shall be at least as wide as the door it serves, but no less than 36 inches in width and 36 inches in depth.

2.3.5 Buffers and landscape requirements.

- A. *Buffers.* A lot zoned or used for a rental dwelling, office, institutional, commercial, industrial uses or occupied by a non 'For-Sale' residential use shall provide a fifty foot wide undisturbed buffer along all property lines adjoining property zoned for or used by 'For-Sale' residential purposes. Where commercial or industrial districts or developments abut R-10M zoning districts, the same buffer requirements apply. The undisturbed buffer shall be in addition to the required building setback line.

Except as otherwise provided, herein, buffer strips shall be preserved in their natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two (2) years of planting and must meet the following standards: Plants must be a minimum of five (5) feet in height at time of installation; plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species; and plants will be spaced a maximum of eight (8) feet on center.

Undisturbed buffers shall not contain any surface parking or storm water detention facilities, basins, or any structures except that the Director may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities. The Community Development Director may approve vegetated runoff reduction measures within the buffer. The planting requirements above may be varied to accommodate vegetated runoff reduction measures as part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.

Stream buffers must be replanted where disturbed for approved access, ~~detention~~ and utility crossing. Replacement plants must be approved by the City arborist.

All buffer plantings are subject to the approval of the Director.

- B. *Parking Lot Screening.* Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. Alternate landscape configurations may be approved if the Community Development Director determines that the alternate design exceeds the standards above and/or is part of a smart stormwater design for the site that includes multi-functional, vegetated runoff reduction measures. An alternate configuration could also include the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements which are deemed of community value by the Director; and which would result in a minimum of 50% parking lot coverage within 15 years.

The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the city arborists.

C. *Landscape Strips.*

1. The City wants to promote tree lined streets therefore, a minimum of ten (10) feet wide landscape strip shall be provided along all public right-of-ways. Main streets which are listed below shall have twenty (20) foot landscape strips, except those located within the Historic Business District which shall have ten (10) feet wide landscape strips or landscaping as approved by the Director.

MAIN STREETS:

Highway 9

Mansell Road

Windward Parkway

Northpoint Parkway

Westside Parkway

Old Milton Parkway

Haynes Bridge Road

Kimball Bridge Road

2. No permanent structures other than signage are permitted within the landscape strip. This includes pavement, retaining walls, drainage structures, detention ponds, flumes, curbing, etc. Except that retaining walls built with decorative masonry and designed as a landscape feature may be located within the landscape strip subject to approval by the Director. All required plantings must be installed so as not to interfere with the structural integrity of the wall.
3. One (1) shade tree with a minimum 4 inch caliper shall be provided for every twenty-five (25) linear feet of landscape strip.

Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be two (2) foot high at planting, two (2) rows deep and shall provide a screen within three (3) years of planting. Alternate screening methods such as fencing may be approved by the Director.

Shrubs and trees in quantities as specified above, shall be provided to screen all parking lots, utility areas, dumpsters and detention ponds.

1. Light industrial uses with an LI zoning district;
 2. Car lots;
 3. Automotive service stations;
 4. Commercial landscape nurseries;
 5. Outdoor temporary uses such as Christmas tree lots;
 6. Restaurant drive thru or walk up service;
 7. Outdoor café seating in conjunction with a dining establishment.
- B. Mobile homes as defined in this Ordinance (i.e. manufactured prior to 1976) are not allowed in any zoning district in accordance with State law.

SECTION 2.5 - PARKING AND LOADING^[1]

Areas suitable for parking vehicles in off-street locations shall be required in all districts at the time of the initial construction of any principal building or when a structural alteration or change in a principal building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs.

Off-street parking shall be provided and maintained in accordance with the following requirements. ~~A~~ parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.1 Number of vehicle parking spaces required.

The following number of off-street vehicle parking spaces shall be required for the respective use:

A. *Residential Uses.*

Dwelling, 'For-Sale', detached:

Two (2) spaces on the same lot for each dwelling unit, plus 1 additional space where a home occupation is permitted

Dwelling, 'For-Sale', attached; efficiency or one-bedroom units:

One and one-half (1½) spaces for each dwelling unit.

Two or more bedroom units:

One (1) space for each bedroom.

Bed and Breakfast:

One (1) space for each bedroom.

Dwelling, 'For-Rent', residential:

Two (2) spaces for each unit, plus one (1) guest space per 20 units.

Group Home/Congregate Housing:

2.5.5 Design criteria.

A. Parking Space Area Requirements. Including aisles, entrances and exits, each required off-street parking area, lot or other facility shall contain a minimum of 300 square feet of space for each vehicle to be accommodated. Not less than 80% of the parking spaces required by this Ordinance shall be standard parking spaces (9 feet by 19 feet). The dimensions of parking spaces and aisles shall be in accordance with the Parking Standards Illustration (Table 2.3). ~~)-In order to reduce impervious area, projects using runoff reduction measures may use alternative off street parking dimensions as specified in Table 2.3.a.~~

Accessible parking shall be designed and provided in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

B. Permitted Percentage of Compact Car Parking Spaces. Up to 20% of the parking spaces required by this Ordinance may be compact car parking spaces (8 feet by 16 feet). Compact spaces shall be located on the periphery of the parking lot wherever possible.

C. Minimum Parking Bay Width. The minimum width for 90 degree parking bays shall be 60 feet for standard spaces and 54 feet for compact spaces- ~~, except for projects using runoff reduction measures, as noted in 2.5.5.A above.~~

D. Off-street parking lots, whether public or private, shall be graded to insure proper drainage, surfaced with concrete or asphalt on an approved base and maintained in good condition free of weeds, dust, trash and debris. A gravel surface may be used for parking when such parking is in excess of code requirements and located within 700' of a waterway.

E. Tree Preservation. To allow an existing or new development to preserve healthy existing trees within or adjacent to a parking lot, the number of required off-street parking spaces may be reduced by up to twenty percent (20%).

~~EF.~~ Within residential districts, gravel parking in existence as of 01/01/01 may remain. Such gravel parking areas shall accommodate a maximum of two vehicles and shall be contained on three sides by landscape timbers.

~~FG.~~ Pervious paving materials for parking areas are allowed as part of an approved stormwater management plan for the site with a long-term maintenance agreement.

~~FH.~~ Parking Lot Landscaping. See, Sec. 2.3.5.

~~I. -Multifunctional Functional Runoff Reduction Measures. To encourage multifunctional runoff reduction measures and provide incentives for their use, bioretention areas, vegetated swales, planter boxes, rainwater harvesting systems, and other vegetated BMPs may be used to meet the perimeter island, interior island, and median island landscaping requirements of this Chapter, and may be constructed in the designated landscape areas if part of an approved storm water management plan for the site and if screening functions are maintained.~~

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.6 Public street access.

A. *Access to Parking Lots.* A plan of entrances, exits and storm water drainage shall be submitted to the Department of Community Development and approved prior to the issuance of a development permit for off-street parking lots, whether public or private. Installation of entrances, exits and drainage

systems shall have been completed prior to the issuance of a certificate of occupancy. All curb cut locations as well as widths shall comply with the Alpharetta Standard Drawings.

- B. *Driveways and Curb Cuts.* Local structures may have access points to parking lots as needed to fit the development, in accordance with professional traffic engineering practice. In general, curb cuts shall be spaced 300 feet apart and be located at least 300 feet away from a street intersection.
- C. *Vision Clearance.* In all districts no fence, wall, shrubbery or other obstruction to vision between the heights of 2½ feet and 10 feet above the finished grade of streets shall be erected, permitted or maintained within 20 feet of the intersection of the right-of-way lines of streets.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.7 Electric Vehicle Charging Stations.

All developments requiring 100 or more vehicle parking spaces shall provide electric vehicle charging stations. One (1) electric vehicle charging station for every 25 required vehicle parking spaces shall be required.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.8 Number of bicycle parking spaces required.

A. Residential Uses.

Dwelling, 'For-Rent':

One (1) bicycle space for every two (2) units.

B. Business Uses.

Retail, Office, Hotel, Place of Assembly, Entertainment:

One (1) bicycle space for every 25 required vehicle parking spaces.

C. Public and Semipublic Uses.

Schools (public/private):

One (1) bicycle space for every ten (10) employees, plus one (1) space for every four (4) students.

D. Miscellaneous/Other.

To be determined by the Transportation Engineer and/or Zoning Administrator.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

2.5.9 Prohibited parking.

- A. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer, no person shall:
 - 1. Park a vehicle, except temporarily for the purpose of and while actually engaged in loading or unloading of property or passengers, in acceleration or deceleration lane; or
 - 2. Park a vehicle overnight in a cul-de-sac located in a residential district.
 - 3. Park a vehicle on an unpaved surface in any commercial district, the front yard of a residence or the side yard if the side yard faces the street, except as provided for in Subsection 2.5.5(E).

- B. The City may, but is not required to, post no parking signs in areas where parking is prohibited in Paragraph 'A' above, and the failure to post signs shall not excuse any person from compliance with Paragraph 'A'.
- C. Paragraph 'A' of this section shall not apply to the driver of any vehicle which is disabled while on the roadway in such a manner and to such extent that is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.
- D. No inoperable vehicle shall be parked or stored on a street within a residential district. An automobile or other vehicle shall be deemed inoperable if it meets any one of the following criteria:
 - 1. It does not meet the Official Code of Georgia requirements for operating on a public street;
 - 2. It is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission;
 - 3. It is not operable on the public streets because it is not currently registered with the Georgia Department of Motor Vehicles;
 - 4. It is not capable of being operated on a public street due to missing or inoperable mechanical or electronic parts; or
 - 5. It has been continuously parked in the same location for a period of thirty (30) consecutive days.

([Ord. No. 718](#), § 17(Exh. C), 12-14-2015)

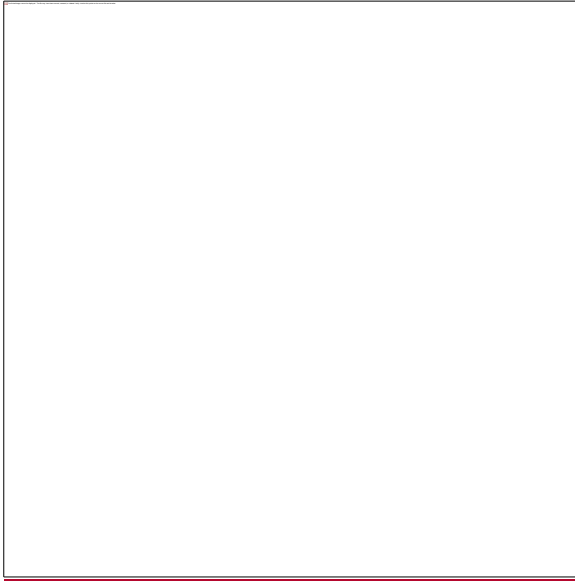
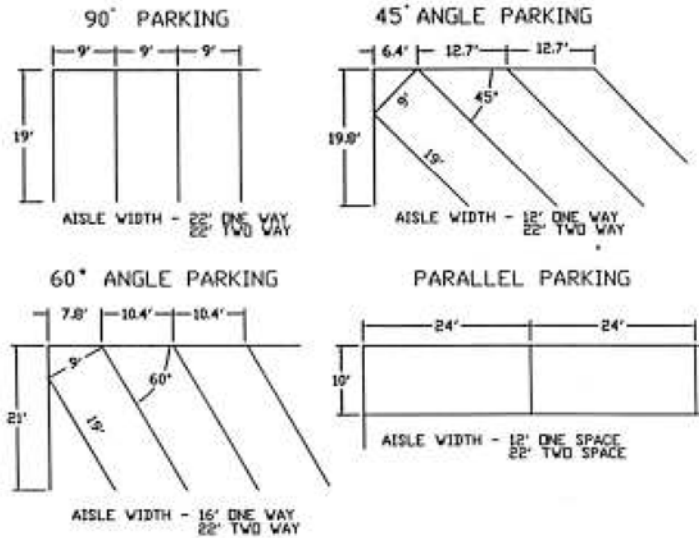
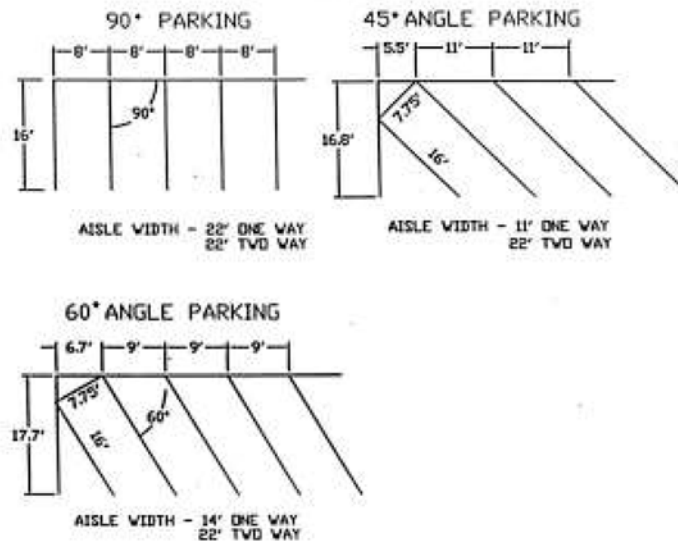


TABLE 2.3 - PARKING LOT STANDARDS

STANDARD STALL DIMENSIONS



COMPACT CAR STALL DIMENSIONS



NOTES:

1. FIRE LANES SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET.
2. DIMENSIONS SHOWN FOR PARKING STALLS ARE MINIMUM. COLUMNS & OTHER OBSTRUCTIONS WILL BE ALLOWED IN THE FRONT TWO (2) FEET AND REAR FIVE (5) FEET OF THE LENGTH OF THE STALL, AND SHALL NOT INTRUDE MORE THAN SIX (6) INCHES INTO THE WIDTH OF THE STALL.
3. REFERENCE CITY OF ALPHARETTA STANDARD PLANS FOR CONSTRUCTION DETAILS.

Footnotes:

--- (1) ---

Editor's note— [Ord. No. 718](#), § 17(Exh. C), adopted Dec. 14, 2015, repealed the former § 2.5 (2.5.1—2.5.9), and enacted a new 2.5 (2.5.1—2.5.9) as set out herein. The former § 2.5 pertained to similar subject matter and derived from the original codification and Ord. No. 675, § 1, adopted June 3, 2013.

Table 2.3.a Alternative Criteria for Off-Street Parking

The following are recommended alternative criteria for offstreet parking design to reduce impervious area of the site.

<u>Angle</u>	<u>Base Module</u>	<u>Vehicle Projection</u>	<u>Aisle Width</u>	<u>Single Loaded Module</u>	<u>Wall to Interlock</u>	<u>Interlock to Interlock</u>	<u>Curb to Curb</u>	<u>Overhang</u>
<u>Θ</u>	<u>M₁</u>	<u>VP</u>	<u>A</u>	<u>M₂</u>	<u>M₃</u>	<u>M₄</u>	<u>M₅</u>	<u>Overhang</u>
<u>30</u>	<u>41'-2"</u>	<u>15'-1"</u>	<u>11'-0"</u>	<u>26'-1"</u>	<u>37'-6"</u>	<u>33'-10"</u>	<u>38'-8"</u>	<u>1'-3"</u>
<u>45</u>	<u>47'-0"</u>	<u>17'-7"</u>	<u>11'-10"</u>	<u>29'-5"</u>	<u>44'-0"</u>	<u>41'-0"</u>	<u>43'-6"</u>	<u>1'-9"</u>
<u>60</u>	<u>51'-6"</u>	<u>19'-0"</u>	<u>13'-6"</u>	<u>32'-6"</u>	<u>49'-4"</u>	<u>47'-2"</u>	<u>47'-2"</u>	<u>2'-2"</u>
<u>90</u>	<u>59'-0"</u>	<u>18'-0"</u>	<u>23'-0"</u>	<u>41'-0"</u>	<u>59'-0"</u>	<u>59'-0"</u>	<u>54'-0"</u>	<u>2'-6"</u>

<u>Low Turnover</u>			<u>Medium Turnover</u>			<u>High Turnover</u>		
<u>Angle</u>	<u>Width Projection</u>	<u>Interlock</u>	<u>Width Projection</u>	<u>Interlock</u>	<u>Width Projection</u>	<u>Interlock</u>	<u>Width Projection</u>	<u>Interlock</u>
<u>Θ</u>	<u>WP</u>	<u>I</u>	<u>WP</u>	<u>I</u>	<u>WP</u>	<u>I</u>	<u>WP</u>	<u>I</u>
<u>30</u>	<u>16'-6"</u>	<u>3'-7"</u>	<u>17'-0"</u>	<u>3'-8"</u>	<u>16'-6"</u>	<u>3'-9"</u>	<u>18'-0"</u>	<u>3'-11"</u>
<u>45</u>	<u>11'-8"</u>	<u>2'-11"</u>	<u>12'-0"</u>	<u>3'-0"</u>	<u>12'-4"</u>	<u>3'-1"</u>	<u>12'-9"</u>	<u>3'-2"</u>
<u>60</u>	<u>9'-6"</u>	<u>2'-1"</u>	<u>9'-10"</u>	<u>2'-2"</u>	<u>10'-1"</u>	<u>2'-2"</u>	<u>10'-5"</u>	<u>2'-3"</u>
<u>90</u>	<u>8'-3"</u>	<u>0'-0"</u>	<u>8'-6"</u>	<u>0'-0"</u>	<u>8'-9"</u>	<u>0'-0"</u>	<u>9'-0"</u>	<u>0'-0"</u>

Source: Urban Land Institute. (2010). The Dimensions of Parking, Fifth Edition. National Parking Association.

Notes: Recommendations assume (1)on-way traffic for Ailes less than 90 degrees, and two-way traffic for 90 degree parking; (2)double loaded aisles; and (3)a design vehicle that is 6'7" by 17'3".

This publication was under the direct supervision of Dennis Sinnett, Vice President, and Rachael Calloway, Editor, of the Municipal Code Corporation, Tallahassee, Florida. Credit is gratefully given to the other members of the publisher's staff for their sincere interest and able assistance throughout the project.

The publisher is most grateful to Coty Thigpen, City Clerk, and Elicia Taylor, Boards Assistant, for their cooperation and assistance during the progress of the work on this publication. It is hoped that their efforts and those of the publisher have resulted in a Unified Development Code of Ordinances which will make the active law of the city readily accessible to all citizens and which will be a valuable tool in the day-to-day administration of the city's affairs.

Copyright

All editorial enhancements of this Code are copyrighted by Municipal Code Corporation and the City of Alpharetta, Georgia. Editorial enhancements include, but are not limited to: organization; table of contents; section catchlines; prechapter section analyses; editor's notes; cross references; state law references; numbering system; code comparative table; state law reference table; and index. Such material may not be used or reproduced for commercial purposes without the express written consent of Municipal Code Corporation and the City of Alpharetta, Georgia.

© Copyrighted material.
Municipal Code Corporation and the City of Alpharetta, Georgia. 2014.

ARTICLE III. - LAND DEVELOPMENT ACTIVITIES

SECTION 3.1 - SITE GRADING AND LAND DISTURBANCE

3.1.1 Soil erosion and sedimentation control.

This Ordinance will be known as the "Alpharetta Soil Erosion and Sedimentation Control Ordinance".

- A. *Definitions.* The following definitions shall apply in the interpretation and enforcement of this Ordinance, unless otherwise specifically stated:

Best Management Practices (BMPS). A collection of structural practices and vegetative measures which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6 subsection (b).

Board. The Board of Natural Resources.

Buffer. The area of land immediately adjacent to the banks of State Waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified Personnel. A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Commission. The Georgia Soil and Water Conservation Commission (GSWCC).

CPESC. Certified Professional in Erosion and Sediment control with current certification by Certified Professional in Erosion and Sediment Control Inc., a corporation registered in North Carolina, which is also referred to as CPESC or CPESC, Inc.

Cut. A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface or excavated surface. Also known as excavation.

Department. The Georgia Department of Natural Resources (DNR).

Design Professional. A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by Certified Professional in Erosion and Sediment Control.

Director. The Director of the Environmental Protection Division of the Georgia Department of Natural Resources or an authorized representative.

District. The Fulton County Soil and Water Conservation District.

Division. The Environmental Protection Division (EPD) of the Georgia Department of Natural Resources.

Drainage Structure. A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

Erosion. The process by which land surface is worn away by the action of the wind, water, ice, or gravity.

Erosion, Sedimentation and Pollution Control Plan. A plan required by the Erosion and Sedimentation Act O.C.G.A. Chapter 12-7, that includes, as a minimum protection, at least as stringent as the State General Permit, best management practices, and requirements in Subsection 3.1.1.C. of this ordinance. A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity. Also known as the "plan".

Fill. A portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Final Stabilization. All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Finished Grade. The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading. Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground Elevation. The original elevation of the ground surface prior to cutting or filling.

Land-Disturbing Activity. Any activity which may result in soil erosion from water or wind and the movement of sediments into State Waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in Subsection 3.1.1.B.5.

Larger Common Plan of Development or Sale. A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this Paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local Issuing Authority. The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. § 12-7-8.

Metropolitan River Protection Act (MRPA). A state law referenced as O.C.G.A. § 12-5-440 et seq., which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Natural Ground Surface. The ground surface in its original state before any grading, excavation, or filling.

Nephelometric Turbidity Units (NTU). Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

NOI. A Notice of Intent form provided by EPD for coverage under the State General Permit.

NOT. A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

Operator. The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the stormwater pollution prevention plan or to comply with other permit conditions.

Outfall. The location where stormwater in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit. The authorization necessary to conduct a land-disturbing activity under the provisions of this Ordinance.

Person. Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of this State of Georgia, any interstate body or other legal entity.

Phase or Phased. Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project. The entire proposed development project regardless of the size of the area of land to be disturbed.

Properly Designed. Designed in accordance with the design requirements and specifications contained in the Manual for Erosion and Sediment Control in Georgia (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

Qualified Personnel. Any person who meets or exceeds the education and training requirements of O.C.G.A. § 12-7-19.

Roadway Drainage Structure. A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, plastic, steel, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment. Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.

Sedimentation. The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

Soil and Water Conservation District Approved Plan. An erosion and sedimentation control plan approved in writing by the Fulton County Soil and Water Conservation District.

Stabilization. The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State General Permit. The National Pollution Discharge Elimination System general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

State Waters. Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Structural Erosion and Sedimentation Control Practices. Practices for the stabilization of erodible or sediment producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Trout Streams. All streams or portions of streams within the watershed as designated by the Game and Fish Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. § 12-5-20 et seq. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

Vegetative Erosion and Sedimentation Control Measures. Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

1. Permanent seeding, sprigging or planting, producing long-term vegetative cover; or
2. Temporary seeding, producing short-term vegetative cover; or
3. Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Watercourse. Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

B. *Exemptions.* This Ordinance shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

1. Surface mining, as the same is defined in O.C.G.A. § 12-4-72, "Mineral Resources and Caves Act";
2. Granite quarrying and land clearing for such quarrying;
3. Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences and other related activities which result in minor soil erosion;

4. The construction of 'For-Sale' dwellings when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this Subsection; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in Subsection 3.1.1.C. of this Ordinance and this Subsection. For residential construction covered by the provisions of this Subsection, there shall be a buffer zone between the residence and any State Waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least fifty (50) horizontal feet and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least fifty (50) horizontal feet but the Director may grant variances to no less than twenty-five (25) feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least twenty-five (25) horizontal feet and no variance to a smaller buffer shall be granted. The minimum requirements of Subsection 3.1.1.C. of this Ordinance and the buffer zones provided by this Section shall be enforced by the Local Issuing Authority;
5. Agricultural operations as defined in O.C.G.A. § 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
6. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in Paragraphs o. and p. of Subsection 3.1.1.C.3. of this Ordinance, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three (3) years after completion of such forestry practices;
7. Any project carried out under the technical supervision of the Natural Resources Conservation Service of the United States Department of Agriculture;
8. Any project involving one-tenth (1/10) acre or less; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within two hundred feet (200') of the bank of any State Waters, and for purposes of this Subsection, "State Waters" excludes channels and drainageways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one-tenth (1/10) acre, which involves land-disturbing activity, and which is within two hundred feet (200') of any such excluded channel or drainageway, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the City from regulating any such project which is not specifically exempted by Subsections 1, 2, 3, 4, 5, 6, 7, 9, or 10 of this Section.
9. Construction or maintenance projects, or both, undertaken and/or financed in whole or in part by the Department of Transportation, the Georgia Highway Authority, or the State Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or State Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. § 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale

under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the City, the City shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;

10. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the City, the City shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

11. Any public water system reservoir.

C. *Minimum Requirements For Erosion And Sedimentation Control Using Best Management Practices.*

1. General Provisions. Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities. Therefore, plans for those land-disturbing activities which are not exempted by this Ordinance shall contain provisions for application of soil erosion and sedimentation control measures and practices. The provisions shall be incorporated into the erosion and sedimentation control plans. Soil erosion and sedimentation control measures and practices shall conform to the requirements of Subsections 3.1.1.C.2. and 3. of this Ordinance. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion and sedimentation pollution during all stages of any land-disturbing activity.
2. Minimum Requirements/BMPs.
 - a. Best management practices, as set forth in Subsections 3.1.1.C.2. and 3. of this Ordinance, shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with Paragraph b of Subsection 3.1.1.C.2. or any substantially similar terms contained in a permit for the discharge of stormwater issued pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act". As used in this Subsection, the terms "proper design" and "properly designed" means designed in accordance with the hydraulic design specifications contained in the Manual for Erosion and Sediment Control in Georgia specified in O.C.G.A. § 12-7-6 subsection (b).
 - b. A discharge of stormwater runoff from disturbed areas where best management practices have not been properly designed, installed and maintained shall constitute a separate violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of the receiving waters being increased by more than twenty-five (25) nephelometric turbidity units for waters supporting warm water fisheries or by more than ten (10) nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the Director. This Subsection shall not apply to any land disturbance associated with the construction of 'For-

Sale' dwellings which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five acres.

- c. Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. § 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.
 - d. The Director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land-disturbing activities occur.
 - e. The LIA may set more stringent buffer requirements than stated in Subsections 3.1.1.C.3.o. and p. in light of O.C.G.A. § 12-7-6(c).
3. The rules and regulations, ordinances, or resolutions adopted pursuant to this Section for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:
- a. Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
 - b. Cut-fill operations must be kept to a minimum;
 - c. Development plans must conform to topography and soil type so as to create the lowest practical erosion potential;
 - d. Whenever feasible, natural vegetation shall be retained, protected and supplemented;
 - e. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
 - f. Disturbed soil shall be stabilized as quickly as practicable;
 - g. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
 - h. Permanent vegetation and structural erosion control measures shall be installed as soon as practicable;
 - i. To the extent necessary, sediment in runoff water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this Subsection, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. § 12-7-1 et seq.;
 - j. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping surface of fills;
 - k. Cuts and fills may not endanger adjoining property;
 - l. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
 - m. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
 - n. Land-disturbing activity plans for erosion and sedimentation control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control

facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Paragraph b. of Subsection 3.1.1.C.2. of this Ordinance.

- o. Except as provided in Paragraph p of this Subsection, there is established a twenty-five (25) foot buffer along the banks of all State Waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; provided, however, the buffers of at least twenty-five (25) feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this Paragraph. The following requirements shall apply to any such buffer:
 - (1) No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a 'For-Sale' dwelling when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
 - (2) The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within twenty-five (25) degrees of perpendicular to the stream; cause a width of disturbance of not more than fifty (50) feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines.
- p. There is established a fifty (50) foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any State Waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of twenty-five (25) gallons per minute or less shall have a twenty-five (25) foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The Director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:
 - (1) No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a 'For-Sale' dwelling when such residence is constructed by vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed, and

- (2) The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within twenty-five (25) degrees of perpendicular to the stream; cause a width of disturbance of not more than fifty (50) feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines.

q. Disturbed areas of any permitted land development project should be limited at any time to a maximum of twenty (20) acres. Larger areas of disturbance may be permitted with the written approval of the Community Development Director.

r. Where possible, heavy equipment operation, storage of bulk materials, heavy trafficking, and planned building area should avoid soils with high permeability. Soil permeability shall be based on the most recent soil survey or the best information available.

s. Where possible, natural drainage pathways and conveyances, should be preserved and/or enhanced.

4. Nothing contained in this Section shall prevent the City from adopting rules and regulations, ordinances or resolutions that contain stream buffer requirements that exceed the minimum requirements in Subsections 3.1.1.C.2 and 3 of this Ordinance.
5. The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this Ordinance or the terms of the permit.

D. Application/Permit Process.

1. *General.* The property owner, developer and designated planners and engineers shall review the general development plans and detailed plans of the City that affect the tract to be developed and the area surrounding it. They shall review local ordinances including but not limited to: zoning, stormwater management, subdivision, flood damage prevention, wetland protection, this ordinance, and others, which regulate the development of land within the jurisdictional boundaries of the City. However, the owner and/or operator is the only party that can obtain a permit.
2. *Application requirements.*
 - a. No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City without first obtaining a permit from the City Engineer to perform such activity and providing a copy of the Notice of Intent submitted to EPD if applicable.
 - b. The application for a permit shall be submitted to the City Engineer and must include the applicant's erosion and sedimentation control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Subsection 3.1.1.D.3. of this Ordinance. Erosion, sedimentation, and pollution control plans, together with supporting data, must demonstrate affirmatively that the land-disturbing activity proposed will be carried out in such a manner that the provisions of Subsections 3.1.1.C.2. and 3. of this Ordinance will be met. Applications for a permit will not be accepted unless accompanied by six (6) copies of the applicant's soil erosion and sedimentation control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-10.
 - c. A fee payable to the City shall be paid with each application. The amount of the fee shall be established from time to time by the City Council.
 - d. In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. § 12-5-23, provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity

- k. A delineation of tree save areas in which trees have been inventoried for density calculations;
- l. If applicable, locations and details of all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.); and
- m. Additional information as required on a case-by-case basis.

The above items may be integrated into the normal application requirements and submittals.

- B. Minor additions to existing development require only a sketch showing changes to be submitted to the Director for review and approval.

3.2.7 Minimum tree density requirement.

- A. All sites within the City other than 'For-Sale' residential lots shall maintain a Minimum Tree Density of twenty (20) units per acre. All sites within the City other than 'For-Sale' residential lots shall maintain a minimum tree density of 20 units per acre. The term "unit" is an expression of basal area as defined herein, and is not synonymous with "tree". The density requirement must be met whether or not a site had trees prior to development. The density may be achieved by counting existing trees to be preserved, planting new trees in accordance with the minimum standards of this Ordinance, or some combination of the two. Minimum tree density shall be calculated and established pursuant to the formula and analysis set forth in Appendix A to this Ordinance. The developer shall be subject to the minimum tree density requirement set forth in this paragraph, but the developer shall base its density calculations on the net site area excluding the acreage required for Buffers and infrastructure improvements (roads, utility lines, detention ponds, etc.). In no event shall a parking lot be considered an infrastructure improvement.
- B. All newly constructed 'For-Sale' residential lots in the City shall maintain a minimum tree density based upon the maximum number of trees that can be maintained within thirty percent (30%) of the lot's plantable area, taking into consideration the standards established in this Ordinance for tree size and separation. The density requirement must be met whether or not the individual lot had trees prior to development. The density requirement is calculated by determining lot size and deducting the impervious area, assigning the necessary root zone for trees (400 sq. ft. for Overstory trees and 200 sq. ft. for Understory trees). All 'For-Sale' residential lots constructed prior to the effective date of this Ordinance are required to maintain the requirements of this Section at a twenty percent (20%) level, rather than the thirty percent (30%) requirement used for new construction.
- C. The density may be achieved by counting existing trees to be preserved, planting new trees according to the minimum standards of this Ordinance, or some combination of the two. In addition, replanting on such lots shall be at a ratio of not less than one (1) Overstory tree (minimum two-inch (2") caliper) for every three (3) Understory trees (minimum one-inch (1") caliper). No more than thirty percent (30%) of any one genus may be included in any replanting plan. Vegetated runoff reduction measures which include trees may count toward the tree density requirement.
- D. Notwithstanding the foregoing, it is required that all reasonable efforts be made to save Specimen trees. (Reasonable efforts shall include, but not be limited to, alternate building design, building location, parking area layout, parking area location, water retention location and the like). Developers shall receive a density credit of two (2) times the assigned unit value for each Specimen Tree saved by utilizing an alternate design. Specimen trees that cannot be saved must be replaced with trees having a total density equal three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Specimen Trees removed without prior approval shall be replaced with trees equal to eight (8) times the unit value with a minimum four-inch (4") tree caliper and subject to the applicable penalties as described in Section 3.2.19.
- E. The intent of these Regulations is to insure that a minimum density of trees is maintained on all developed sites. Occasionally, this intent cannot be met because a project site will not bear the required density of trees. To provide some alternatives in such cases, two alternative methods of

- Expected time frame in which the operation will occur.
- Additional information as may be required by City of Alpharetta staff to perform a proper review of the project and assure that the intent of the Soil and Erosion and Sediment Control Ordinance is met.

The Following Notes:

- The City of Alpharetta Engineering/Public Works Department reserves the right to require additional erosion and sedimentation control measures deemed necessary.
- The contractor shall implement all Best Management Practices for forestry as prescribed by the Georgia Forestry Commission and the U.S. Environment Protection Agency.
- No trees may be cut in buffer zones marked "undisturbed." Tree cutting shall be limited to the non-mechanical removal of pine (*Pinus* spp.) or yellow-poplar (*Liriodendron tulipifera*) trees with stump diameters greater than fifteen (15) inches; provided that a minimum of fifty (50) square feet of basal area remains in good condition in the buffer area at completion of the project. The non-mechanical removal of dead, diseased or insect infested trees is also allowed in this buffer (subject to verification by the City of Alpharetta Arborist).
- All buffers of state waters shall remain undisturbed except for haul road crossing points.
- Projects, which are restricted to a "Residential Thinning", must leave a minimum density of thirty (30) square feet of basal area throughout all areas not designated as buffers or logging decks. Trees to be preserved to meet this requirement must be identifiable both before and after the harvest either by species or by a continuous marking around the trunk at 4.5 feet and at .5 feet above the ground. These trees must be left in good condition with no injuries to the trunk, crown or root system, which would predispose them to disease or pest infestation.

All pine logging slash with stems larger than five (5) inches in diameter shall be chipped and returned to the site or removed from the site to reduce the possibility of insect infestation.

- Logging decks, temporary haul roads, skid trails and any other disturbed areas left idle for two to four weeks will be restored to their contours and established to temporary vegetation (DsD). These disturbed areas left idle for four weeks or more will be established to permanent vegetation (Ds3). All areas remaining at the end of the project will be established to permanent vegetation within two weeks.
- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- During unstable growing seasons, mulch will be used as a temporary cover (Ds1). On slopes that are 4:1 or steeper, mulch will be anchored.
- The City of Alpharetta Land Disturbance Permit must be displayed on site at all times during the project operation and in plain view from an adjacent county road or street.

Before any activity can begin an inspection must be performed for basal area confirmation, erosion control devices and buffer area delineation. At this time, the contractor must show a current City of Alpharetta business license or registration certificate. At completion of the project, a final inspection must be performed.

SECTION 3.3 - STORM WATER MANAGEMENT—GENERAL

3.3.1 General.

A. Introduction.

It is hereby determined that:

Land development projects and other land use conversions, and their associated changes to land cover, permanently alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, which in turn increase flooding, stream channel erosion, and sediment transport and deposition;

Land development projects and other land use conversions also contribute to increased nonpoint source pollution and degradation of receiving waters;

The impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These adverse impacts can be controlled and minimized through the regulation of stormwater runoff quantity and quality from new development and redevelopment, by the use of both structural facilities as well as nonstructural measures, such as the conservation of open space and greenspace areas. The preservation and protection of natural area and greenspace for stormwater management benefits is encouraged through the use of incentives or "credits." The Georgia Greenspace Program provides a mechanism for the preservation and coordination of those greenspace areas which provide stormwater management quality and quantity benefits;

Localities in the State of Georgia are required to comply with a number of both State and Federal laws, regulations and permits which require a locality to address the impacts of post-development stormwater runoff quality and nonpoint source pollution;

Therefore, the City of Alpharetta has established this set of stormwater management policies to provide reasonable guidance for the regulation of post-development stormwater runoff for the purpose of protecting local water resources from degradation. It has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff.

B. *Purpose and Intent.* The purpose of this ordinance is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment. It has been determined that proper management of post-development stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. This ordinance seeks to meet that purpose through the following objectives:

1. Establish decision-making processes surrounding land development activities that protect the integrity of the watershed and preserve the health of water resources;
2. Require that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats; to meet this purpose, where practicable, the use of on-site runoff reduction measures is encouraged, including but not limited to preservation of existing natural areas; bioretention areas; permeable pavement for parking; vegetated swales; cisterns; greenroofs; and underground detention.
3. Establish minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;
4. Establish design and application criteria for the construction and use of structural stormwater control facilities that can be used to meet the minimum post-development stormwater management standards;

5. Encourage the use of nonstructural stormwater management and stormwater better site design practices, such as the preservation of greenspace and other conservation areas, to the maximum extent practicable. Coordinate site design plans, which include greenspace, with the City's greenspace protection plan;
6. Establish provisions for the long-term responsibility for and maintenance of structural stormwater control facilities and nonstructural stormwater management practices to ensure that they continue to function as designed, are maintained, and pose no threat to public safety; and,
7. Establish administrative procedures for the submission, review, approval and disapproval of stormwater management plans, and for the inspection of approved active projects, and long-term follow up.

C. *Applicability.*

1. This ordinance shall be applicable to all land development, including, but not limited to, site plan applications, subdivision applications, and grading applications, unless exempt pursuant to Subsection b below. These standards apply to any new development or redevelopment site that meets one or more of the following criteria:
 - a. ~~New development that involves the creation of 5,000 square feet or more of impervious cover, or that involves other land development activities of one (1) acre or more;~~Runoff reduction and water quality shall be required for any new or redevelopment that includes the creation of 1,000 square feet of impervious area or more. Detention (including channel protection) shall be required for any new or redevelopment with an increase of 5,000 square feet of impervious area or more. The extent to which runoff reduction /water quality and detention must be provided (i.e. on new impervious area only, on disturbed area, or on entire site) is based on a tiered approach, and is specified in the City Stormwater Design Manual;
 - b. ~~Development or redevelopment that involves land development activities of one acre or more~~Redevelopment that includes the creation or addition of 5,000 square feet or more of impervious cover, or that involves other land development activity of one (1) acre or more;
 - c. Any new development or redevelopment, regardless of size, that is defined by the City Engineer or designee to be a hotspot land use; or,
 - d. Land development activities that are smaller than the minimum applicability criteria set forth in items ~~a-and-b~~ above if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.
2. The following activities are exempt from this ordinance:
 - a. Individual 'For-Sale' dwelling or duplex residential lots that are not part of a subdivision or phased development project;
 - b. Additions or modifications to existing 'For-Sale' dwelling or duplex residential structures;
 - c. Agricultural or silvicultural land management activities within areas zoned for these activities; and,
 - d. Repairs to any stormwater management facility or practice deemed necessary by the City Engineer.

- D. *Stormwater Management Manual.* The City of Alpharetta will utilize the policy, criteria and information including technical specifications and standards in the latest edition of the Georgia Stormwater Management Manual and the City of Alpharetta Stormwater Management Design Manual, for the proper implementation of the requirements of this ordinance. The ~~Engineering~~Public Works Department has developed a City Stormwater Management Design Manual to assist in the design and evaluation of stormwater management facilities and practices. The manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring and

local maintenance experience. However, the failure to update the manual shall not relieve any applicant from the obligation to comply with the requirements of this ordinance, and shall not prevent the City Engineer from imposing the most current and effective practices. The manual may establish design standards for new development and redevelopment that includes the creation of less than 5,000 square feet of impervious cover or involves land development activity of less than one (1) acre.

E. *Effective Date.* This Ordinance shall become effective immediately upon adoption.

3.3.2 Definitions.

Accidental Discharge. A discharge prohibited by this ordinance which occurs by chance and without planning or thought prior to occurrence.

Agriculture Use. The establishment, cultivation, or harvesting of products of the field or orchard; the preparation and planting of pasture land; farm ponds; and the construction of farm buildings.

Applicant. A person submitting a post-development stormwater management application and plan for approval.

Best Management Practices or "BMPs". A wide range of management procedures, activities, and prohibitions on practices which control the quality and/or quantity of stormwater runoff and which are compatible with the planned land use.

Buffer. With respect to a stream, a natural or enhanced vegetated area, lying adjacent to the stream.

Channel. A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

City of Alpharetta Separate Storm Sewer System. Any facility designed or used for collecting and/or conveying stormwater, including but not limited to any roads with drainage systems, highways, City streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, ditches, swales, natural and man-made or altered drainage channels, reservoirs, and other drainage structures, and which is State Waters or is: Owned or maintained by the City of Alpharetta; Not a combined sewer; and Not part of a publicly-owned treatment works.

Clean Water Act. The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Conservation Easement. An agreement between a land owner and the City of Alpharetta or other government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

Construction Activity. Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

Detention. The temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

Detention Facility. A detention basin or structure designed for the detention of stormwater runoff and gradual release of stored water at controlled rates.

Developer. A person who undertakes land development activities.

Development. A land development or land development project.

Discharge. The release of treated or untreated water to the stormwater system.

Drainage Easement. An easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

Easement. An acquired legal right for a specific use of land owned by others.

Erosion and Sedimentation Control Plan. A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

Extended Detention. The detention of stormwater runoff for an extended period, typically 24 hours or greater.

Extreme Flood Protection. Measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

Flood or Flooding. A volume of surface water that is too great to be confined within the banks or walls of a conveyance or stream channel and that overflows onto adjacent lands; or a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. Any land area susceptible to flooding, which would have at least a one percent probability of flooding occurrence in any calendar year based on the basin being fully developed as shown on the current land use plan; i.e., the regulatory flood.

Greenspace or Open Space. Permanently protected areas of the site that are preserved in a natural state.

Hotspot. An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater.

Hydrologic Soil Group (HSG). A Natural Resource Conservation Service classification system in which soils are categorized into four runoff potential groups. The groups range from group A soils, with high permeability and little runoff produced, to group D soils, which have low permeability rates and produce much more runoff.

Illegal Connection. Either of the following:

Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, regardless of whether such pipe, open channel, drain or conveyance has been previously allowed, permitted, or approved by an authorized enforcement agency; or

Any pipe, open channel, drain or conveyance connected to the City of Alpharetta separate storm sewer system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Illicit Discharge. Any direct or indirect non-stormwater discharge to the City of Alpharetta separate storm sewer system, except as exempted in Section 3.3.9.C. of this ordinance.

Impervious Cover. A surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface. Streets, parking areas, sidewalks, and other surfaces constructed with pervious paving and green roofs shall not be considered impervious cover for the purposes of this Section if it is a stormwater management practice with a recorded long-term maintenance agreement.

Industrial Activity. Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 122.26 (b)(14).

Industrial Stormwater Permit. A National Pollutant Discharge Elimination System (NPDES) permit issued to an industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Infiltration. The process of percolating stormwater runoff into the subsoil.

Inspection and Maintenance Agreement. A written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project, which when properly recorded in the deed records constitutes a restriction on the title to a site or other land involved in a land development project.

Jurisdictional Wetland. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Land Development. Any land change, including, but not limited to, clearing, digging, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving, and any other installation of impervious cover.

Land Development Activities. Those actions or activities which comprise, facilitate or result in land development.

Land Development Project. A discrete land development undertaking.

Land Disturbance. Any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, that do not involve construction, paving or any other installation of impervious cover.

Land Disturbance Activity. Those actions or activities which comprise, facilitate or result in land disturbance.

Maintenance. Any action necessary to preserve stormwater management facilities in proper working condition, in order to serve the intended purposes set forth in this Ordinance and to prevent structural failure of such facilities.

National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge Permit. A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

New Development. A land development activity on a previously undeveloped site.

Non-perennial Stream. Any stream that is not classified as a perennial stream or that the City Engineer determines to be falsely classified as a perennial stream, beginning at: The location of a spring, seep, or groundwater outflow that sustains streamflow; or a point in the stream channel with a drainage area of 25 acres or more; or where evidence indicates the presence of a stream in a drainage area of other than 25 acres, the City of Alpharetta may require field studies to verify the existence of a stream.

Nonpoint Source Pollution. A form of water pollution that does not originate from a discrete point such as a sewage treatment plant or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water and groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Non-Stormwater Discharge. Any discharge to the storm drain system that is not composed entirely of stormwater.

Nonstructural Stormwater Management Practice or Nonstructural Practice. Any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and greenspace areas, overland flow filtration areas, natural depressions, and vegetated channels.

Off-Site Facility. A stormwater management facility located outside the boundaries of the site.

On-Site Facility. A stormwater management facility located within the boundaries of the site.

Overbank Flood Protection. Measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

Owner. The legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

Parcel. Any plot, lot or acreage shown as a unit on the latest county tax assessment records.

Perennial Stream. Means any stream which is designated and shown as a permanent stream on the 7.5-minute quadrangle maps of the U.S. Geological Survey, plus any stream which the Mayor and City Council may determine to be, and designate as, a flowing stream.

Permit. The permit issued by the City of Alpharetta to the applicant which is required for undertaking any land development activity.

Person. Except to the extent exempted from this ordinance, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

Pollutant. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; chemicals; steam cleaning or laundry wastes; heated water; chlorinated water or chlorine (except as exempted above); non-hazardous liquid and solid wastes and yard wastes; bark and other fibrous material; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; animal carcasses; silt; acids or alkalis; recreational vehicle wastes; dyes (without prior permission of the Department); floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; washing of fresh concrete for cleaning and/or finishing purposes or to expose aggregates; and noxious or offensive matter of any kind.

Pollution. The contamination or other alteration of any water's physical, chemical or biological properties by the addition of any constituent and includes but is not limited to, a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

Post-development. The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity on a site as the context may require.

Pre-development. The time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

Premises. Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Private. Property or facilities owned by individuals, corporations, and other organizations and not by city, state, or federal government.

Project. A land development project.

Protection Area, or Stream Protection Area. With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.

Redevelopment. A land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

Regional Stormwater Management Facility or Regional Facility. Stormwater management facilities designed to control stormwater runoff from multiple properties, where the owners or developers of the individual properties may assist in the financing of the facility, and the requirement for on-site controls is either eliminated or reduced.

Riparian. Belonging or related to the bank of a river, stream, lake, pond or impoundment.

Runoff. Stormwater runoff.

Runoff Reduction Measures. Preservation of an area's landscape features (vegetation, soils, and natural processes) that help manage and reduce stormwater runoff from a development or redevelopment site. Runoff reduction measures also include structurally engineered practices (such as bioretention areas, bioswales, pervious paving, greenroofs, greenwalls, stormwater street trees, and cisterns) that mimic natural processes to manage stormwater as close to its source as possible and reduce stormwater runoff from the site. In addition to stormwater management, runoff reduction measures can enhance site aesthetics, improve air quality, reduce urban heat island impacts, provide shading, create wildlife habitat, reduce energy consumption, reduce infrastructure costs, and increase property values.

Setback. With respect to a stream, the area extending beyond any buffer applicable to the stream.

Site. The parcel of land being developed, or the portion thereof on which the land development project is located.

State Waters. Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface and subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single person.

Stormwater Better Site Design. Nonstructural site design approaches and techniques that can reduce a site's impact on the watershed and can provide for nonstructural stormwater management. Stormwater better site design includes conserving and protecting natural areas and greenspace, reducing impervious cover and using natural features for stormwater management.

Stormwater Management. The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

Stormwater Management Facility. Any infrastructure that controls or conveys stormwater runoff.

Stormwater Management Manual. The most recent update of the City of Alpharetta Stormwater Management Design Manual, combined with the latest edition of the Georgia Stormwater Management Manual.

Stormwater Management Measure. Any stormwater management facility or nonstructural stormwater practice.

Stormwater Management Plan. A document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

Stormwater Management System. The entire set of structural and nonstructural stormwater management facilities and practices that are used to capture, convey and control the quantity and quality of the stormwater runoff from a site.

Stormwater Retrofit. A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

Stormwater Runoff or Stormwater. Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Stream Bank. The sloping land that contains the stream channel and the normal flows of the stream.

Stream Channel. The portion of a watercourse that contains the base flow of the stream.

Structural Stormwater Control. A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

Subdivision. The division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Variance. The modification of the minimum stormwater management requirements for specific circumstances where strict adherence of the requirements would result in unnecessary hardship and not fulfill the intent of this Ordinance.

Watershed. The land area that drains into a particular stream.

3.3.3 Permit procedures and requirements.

- A. *Permit Application Requirements.* No owner or developer shall perform any land development activities without first meeting the requirements of this ordinance prior to commencing the proposed activity.

Unless specifically exempted by this ordinance, any owner or developer proposing a land development activity shall submit to the City of Alpharetta a permit application on a form provided by the Community Development Department for that purpose.

Unless otherwise exempted by this ordinance, a permit application shall be accompanied by the following items in order to be considered:

1. Stormwater preliminary plan and consultation meeting certification in accordance with Section 3.3.3.B.;
 2. Stormwater management plan in accordance with Section 3.3.3.C.;
 3. Inspection and maintenance agreement in accordance with Section 3.3.3.D., if applicable;
 4. Performance bond in accordance with Section 3.3.3.E., if applicable; and,
 5. Permit application and plan review fees in accordance with Section 3.3.3.F.
- B. *Stormwater Preliminary Plan and Consultation Meeting.* Before any stormwater management permit application is submitted, the land owner or developer shall meet with the City Engineer for a consultation meeting on a preliminary plan for the post-development stormwater management system to be utilized in the proposed land development project. This consultation meeting shall take place at the time of the preliminary plat of subdivision or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project, as well as to discuss and assess constraints, opportunities and potential ideas for stormwater management designs before the formal site design engineering is commenced.

To accomplish this goal the following information shall be included in the preliminary plan:

Existing conditions and proposed site layout sketch plans, which illustrate at a minimum: existing topography; location of floodplain/floodway boundaries; wetland delineations; lakes and ponds; perennial and non-perennial streams; stream buffers and setbacks; mapping of predominant soils from soil surveys (when available); boundaries of existing predominant vegetation; forest cover; locations of specimen trees; zoning buffers; location of existing and proposed roads and other impervious surfaces; preliminary

selection and location of proposed structural stormwater controls; location of existing and proposed conveyance systems such as grass channels, swales, and storm drains; flow paths; relationship of site to upstream and downstream properties and drainages; and preliminary location of proposed stream channel modifications, such as bridge or culvert crossings. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

Local watershed plans, the City greenspace protection plan (if applicable), and any relevant resource protection plans will be consulted in the discussion of the preliminary plan.

- C. *Stormwater Management Plan Requirements.* The stormwater management plan shall detail how post-development stormwater runoff will be controlled or managed and how the proposed project will meet the requirements of this ordinance, including the performance criteria set forth in Section 3.3.4 below.

This plan shall be in accordance with the criteria established in this Section and must be submitted with the stamp and signature of a Professional Engineer (PE) licensed in the state of Georgia, who must verify that the design of all stormwater management facilities and practices meet the submittal requirements outlined in the submittal checklist(s) found in the Stormwater Management Manual.

The stormwater management plan must ensure that the requirements and criteria in this ordinance are being complied with and that opportunities are being taken to minimize adverse post-development stormwater runoff impacts from the development. The plan shall consist of maps, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The plan shall include all of the information required in the Stormwater Management Site Plan checklist found in the Stormwater Management Manual. This includes:

1. Common address and legal description of site.
2. Vicinity Map.
3. Existing Conditions Hydrologic Analysis. The existing conditions hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of existing site conditions with the drainage basin boundaries indicated; acreage, soil types and land cover of areas for each subbasin affected by the project; all perennial and intermittent streams and other surface water features; all existing stormwater conveyances and structural control facilities; direction of flow and exits from the site; analysis of runoff provided by off-site areas upstream of the project site; and methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. For redevelopment sites, predevelopment conditions shall be modeled using the established guidelines for the portion of the site undergoing land development activities. The redevelopment guidelines, including how the predevelopment conditions will be modeled for redevelopment sites, will be established in the stormwater management manual.
4. Post-Development Hydrologic Analysis. The post-development hydrologic analysis for stormwater runoff rates, volumes, and velocities, which shall include: a topographic map of developed site conditions with the post-development drainage basin boundaries indicated; total area of post-development impervious surfaces and other land cover areas for each subbasin affected by the project; pervious paved surfaces such as parking areas, sidewalks, and streets, and green roof areas shall be noted and included in #5. below, Stormwater Management System; calculations for determining the runoff volumes that need to be addressed for each subbasin for the development project to meet the post-development stormwater management performance criteria in Section 3.3.4; location and boundaries of proposed natural feature protection and conservation areas; documentation and calculations for any applicable site design credits that are being utilized; methodologies, assumptions, site parameters and supporting design calculations used in analyzing the existing conditions site hydrology. If the land development activity on a redevelopment site of 1-acre or more of disturbance constitutes more than 50 percent of the site area for the entire site, then the runoff reduction performance criteria-standard in Section 3.3.4 must be met for the stormwater runoff from the entire site, at today's standard. The existing conditions hydrologic analysis can take into account the existing

development when defining curve numbers and calculating existing runoff, except where a downstream property is negatively impacted by the current conditions (i.e. currently flooding from the existing runoff). In that instance, a forested condition must be used when defining curve numbers and calculating pre-development runoff.-

5. Stormwater Management System. The description, scaled drawings and design calculations for the proposed post-development stormwater management system, which shall include: A map and/or drawing or sketch of the stormwater management facilities, including the location of nonstructural site design features and the placement of existing and proposed structural stormwater controls, including design water surface elevations, storage volumes available from zero to maximum head, location of inlet and outlets, location of bypass and discharge systems, and all orifice/restrictor sizes; a narrative describing how the selected structural stormwater controls will be appropriate and effective; cross-section and profile drawings and design details for each of the structural stormwater controls in the system, including supporting calculations to show that the facility is designed according to the applicable design criteria; a hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs); documentation and supporting calculations to show that the stormwater management system adequately meets the post-development stormwater management performance criteria in Section 3.3.4; drawings, design calculations, elevations and hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales and areas of overland flow; and where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or local greenspace protection plan.
6. Post-Development Downstream Analysis. A downstream peak flow analysis which includes the assumptions, results and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned future upstream land use changes. The analysis shall be in accordance with the Stormwater Management Manual.
7. Construction-Phase Erosion and Sedimentation Control Plan. An erosion and sedimentation control plan in accordance with Section 3.1.1 *Soil Erosion and Sedimentation Control* or the NPDES Permit for Construction Activities. The plan shall also include information on the sequence/phasing of construction and temporary stabilization measures and temporary structures that will be converted into permanent stormwater controls.
8. Landscaping and Open Space Plan. A detailed landscaping and vegetation plan describing the woody and herbaceous vegetation that will be used within and adjacent to stormwater management facilities and practices. The landscaping plan must also include: the arrangement of planted areas, natural and greenspace areas and other landscaped features on the site plan; information necessary to construct the landscaping elements shown on the plan drawings; descriptions and standards for the methods, materials and vegetation that are to be used in the construction; density of plantings; descriptions of the stabilization and management techniques used to establish vegetation; and a description of who will be responsible for ongoing maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is preserved.
9. Operations and Maintenance Plan. Detailed description of ongoing operations and maintenance procedures for stormwater management facilities and practices to ensure their continued function as designed and constructed or preserved. These plans will identify the parts or components of a stormwater management facility or practice that need to be regularly or periodically inspected and maintained, and the equipment and skills or training necessary. The

plan shall include an inspection and maintenance schedule, maintenance tasks, responsible parties for maintenance, funding, access and safety issues. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

10. **Maintenance Access Easements.** The applicant must ensure access from public right-of-way to stormwater management facilities and practices requiring regular maintenance at the site for the purpose of inspection and repair by securing all the maintenance access easements needed on a permanent basis. Such access shall be sufficient for all necessary equipment for maintenance activities. Upon final inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property. The stormwater management manual establishes guidelines for easements and maintenance.
11. **Inspection and Maintenance Agreements.** Unless an on-site stormwater management facility or practice is dedicated to and accepted by the City of Alpharetta as provided in Section 3.3.3.D. below, the applicant must execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice in accordance Section 3.3.3.D.
12. **Evidence of Acquisition of Applicable Local and Non-local Permits.** The applicant shall certify and provide documentation to the City Engineer that all other applicable environmental permits have been acquired for the site prior to approval of the stormwater management plan.

D. *Stormwater Management Inspection and Maintenance Agreements.*

1. General. Prior to the issuance of any permit for a land development activity requiring a stormwater management facility or practice hereunder and for which the City requires ongoing maintenance (as defined in the stormwater management manual), the applicant or owner of the site must, unless an on-site stormwater management facility or practice is dedicated to and accepted by the City, execute an inspection and maintenance agreement, and/or a conservation easement, if applicable, that shall be binding on all subsequent owners of the site.

The inspection and maintenance agreement, if applicable, must be approved by the City Engineer prior to plan approval, and recorded in the deed records upon final plat approval.

The inspection and maintenance agreement shall identify by name or official title the person(s) responsible for carrying out the inspection and maintenance. Responsibility for the operation and maintenance of the stormwater management facility or practice, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor owner. If portions of the land are sold or otherwise transferred, legally binding arrangements shall be made to pass the inspection and maintenance responsibility to the appropriate successors in title. These arrangements shall designate for each portion of the site, the person to be permanently responsible for its inspection and maintenance.

As part of the inspection and maintenance agreement, a schedule shall be developed for when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management facility or practice. The agreement shall also include plans for annual inspections to ensure proper performance of the facility between scheduled maintenance and shall also include remedies for the default thereof.

In addition to enforcing the terms of the inspection and maintenance agreement, the City may also enforce all of the provisions for ongoing inspection and maintenance in Section 3.3.8 of this ordinance.

The City, in lieu of an inspection and maintenance agreement, may accept dedication of any existing or future stormwater management facility for maintenance, provided such facility meets all the requirements of this ordinance and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance. The City may refuse to accept dedication of any existing or future stormwater management facility if the

City Engineer determines that accepting the facility is not in the best interest of the City due to maintenance costs or other factors.

2. Special Operations and Maintenance Agreement for Homeowners' Associations or Other Associations

For all stormwater management practices required pursuant to this ordinance that are to be owned and maintained by a homeowners' association, property association, or similar entity, the required operations and maintenance agreement shall include all of the following provisions:

- a. Acknowledgement that operations and maintenance agreements run with the land and impose pro rata liability upon individual lot owners. The developer and association agree that the operations and maintenance agreement run with the land and shall be binding upon themselves, their respective successors and assigns, including individual lot owners within the Subdivision. Any liability imposed against an individual landowner shall be prorated in a per lot basis as determined by the fraction of lot(s) owned by the individual lot owner.
- b. The Developer, Association, their respective successors and assigns, including individual lot owners within the subdivision agree to regularly and routinely inspect, clean, and maintain the LID BMP, and otherwise keep in good repair, at their own cost and expense.
- c. The Developer, Association, their respective successors and assigns, including individual lot owners within the subdivision agree that they will reimburse the city for its cost and expenses incurred in the process of cleaning, maintaining, and/or repairing the BMPs pursuant to this agreement in the event the BMPs are failing and the city chooses to intervene.
- d. The Covenant of the Subdivision establishing the Association establishes that the Association is obligated to inspect, clean, maintain, and repair the BMPs; the Association has adopted the Operation and Maintenance Agreement as an obligation of the Association; and that a funding mechanism, such as an escrow account, is in place whereby individual lot owners within the subdivision pay a regular fee to the Association for the inspection, cleaning, maintenance, and repair of the stormwater management practice(s).
- e. Upon the initial sale of any lot within the Subdivision and prior to closing on such sale, the Developer shall give a copy of the Operation and Maintenance agreement to the potential buyer.

Both developer contribution and annual sinking funds shall fund the operations and maintenance escrow account. Prior to plat recordation, the developer shall pay into the escrow account an amount equal to 15 percent of the initial construction costs of the BMPs. A portion of the annual assessments of the association shall include an allocation into the escrow account. In the event the escrow account is not sufficient to fund ongoing maintenance or repayment of the City for emergency maintenance, the City may place a lien on the property.

- E. *Performance and Maintenance Bonds.* The Stormwater Management Manual may require performance and/or maintenance bonds for stormwater management facilities or practices and define the bond amounts.
- F. *Application Procedure.*
 1. Applications for land development permits shall be filed with the Community Development Department in accordance with Section 4.4.3 *Land Disturbance Permits*.
 2. Permit applications shall include the items set forth in Section 3.3.3.A. above (two copies of the stormwater management plan and the inspection maintenance agreement, if applicable, shall be included).

3. Upon a finding by the City Engineer that the permit application, stormwater management plan and inspection and maintenance agreement, if applicable, meet the requirements of this ordinance, the City Engineer will approve the plans. The land disturbance permit may then be issued by the Community Development Department, provided all other legal requirements for the issuance of such permit have been met.
4. Notwithstanding the issuance of the permit, in conducting the land development project, the applicant or other responsible person shall be subject to the following requirements:
 - a. The applicant shall comply with all applicable requirements of the approved plan and this ordinance and shall certify that all land clearing, construction, land development and drainage will be done according to the approved plan;
 - b. The land development project shall be conducted only within the area specified in the approved plan;
 - c. The City shall be allowed to conduct periodic inspections of the project;
 - d. No changes may be made to an approved plan without review and written approval by the City; and,
 - e. Upon completion of the project, the applicant or other responsible person shall submit the engineer's report and certificate and as-built plans required by Section 3.3.5.B.
- G. *Modifications for Off-Site Facilities.* The stormwater management plan for each land development project shall provide for stormwater management measures located on the site of the project, unless provisions are made to manage stormwater by an off-site or regional facility. The off-site or regional facility must be located on property legally dedicated for the purpose, must be designed and adequately sized to provide a level of stormwater quantity and quality control that is equal to or greater than that which would be afforded by on-site practices and there must be a legally-obligated entity responsible for long-term operation and maintenance of the off-site or regional stormwater facility. In addition, on-site measures shall be implemented, where necessary, to protect upstream and downstream properties and drainage channels from the site to the off-site facility.

A stormwater management plan must be submitted to the City Engineer which shows the adequacy of the off-site or regional facility.

To be eligible for a modification, the applicant must demonstrate to the satisfaction of the City Engineer that the use of an off-site or regional facility will not result in the following impacts to upstream or downstream areas:

1. Increased threat of flood damage to public health, life, and property;
2. Deterioration of existing culverts, bridges, dams, and other structures;
3. Accelerated streambank or streambed erosion or siltation;
4. Degradation of in-stream biological functions or habitat; or
5. Water quality impairment in violation of State water quality standards, and/or violation of any state or federal regulations.

H. *Deed Recordation and Indications on Plat.* The approval of the permit shall require an enforceable restriction on property usage that runs with the land, such as plat, easements, recorded deed restrictions or protective covenants, to ensure that future development and redevelopment maintains the site consistent with the approved project plans. The location of all designated natural area for a site shall be recorded at the County Register of Deeds Office as "undisturbed natural area". Designated protected stream buffer boundaries must be specified on all surveys and recorded plats. The applicable maintenance agreement pertaining to every structural BMP shall be referenced on the final plat and shall be recorded with the County Register of Deeds Office upon final plat approval, and shall be provided to the Directors of Public Works and Community Development within 14 days following receipt of the recorded document.

I. *Fee-In-Lieu.* The purpose of the fee-in-lieu program is to allow parcels being redeveloped to reduce on-site stormwater management requirements by paying a fee to the City. For re-development projects, the owner or designee of the proposed development site shall have the option of paying an in-lieu fee to the City which will be used by the City to construct stormwater improvement measures off-site. All of the required detention (including channel protection) must be met onsite. A minimum of 75% of the runoff reduction/water quality treatment must be provided on-site. The remainder of the runoff reduction/water quality treatment may be met by a fee-in-lieu payment. The owner must demonstrate no increased downstream negative impacts where there are incised streambank conditions. Fee-in-Lieu funds will be applied to the construction of stormwater improvement projects in the same HUC-12 watershed. Program qualifications and details are provided in the Stormwater Management Manual.

3.3.4 Post-development stormwater management performance criteria.

The following performance criteria shall be applicable to all stormwater management plans, unless otherwise provided for in this ordinance: Where practicable, the use of on-site runoff reduction measures is encouraged in meeting these criteria in conjunction with traditional stormwater management measures and/or off-site mitigation.

- A. *Water Quality.* All stormwater runoff generated from a site shall be adequately treated before discharge. It will be presumed that a stormwater management system complies with this requirement if:
 - 1. It is sized to treat the prescribed water quality treatment volume from the site, as defined in the Georgia Stormwater Management Manual;
 - 2. Appropriate structural stormwater controls or nonstructural practices are selected, designed, constructed or preserved, and maintained according to the specific criteria in the Georgia Stormwater Management Manual; and,
 - 3. Runoff from hotspot land uses and activities identified by the ~~Engineering~~/Public Works Department are adequately treated and addressed through the use of appropriate structural stormwater controls, nonstructural practices and pollution prevention practices.
- B. *Stream Channel Protection.* Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:
 - 1. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer;
 - 2. 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event, this requirement may be adjusted or waived by the City Engineer for sites that discharge directly into larger streams, rivers, wetlands, or lakes, or to a man-made channel or conveyance system where the reduction in these flows will not have an impact on upstream or downstream streambank or channel integrity;
 - 3. Erosion prevention measures such as energy dissipation and velocity control.
- C. *Overbank Flooding Protection.* Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour return frequency storm event. If control of the 1-year, 24-hour storm under Section 3.3.4.B. is exempted, then peak discharge rate attenuation of the 2-year through the 25-year return frequency storm event must be provided. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.
- D. *Extreme Flooding Protection.* Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour return frequency storm event such that

flooding is not exacerbated. This requirement may be adjusted or waived by the City Engineer for sites where the post-development downstream analysis shows that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.

- E. *Structural Stormwater Controls.* All structural stormwater management facilities shall be selected and designed using the appropriate criteria from the Georgia Stormwater Management Manual. All structural stormwater controls must be designed appropriately to meet their intended function. For other structural stormwater controls not included in the Georgia Stormwater Management Manual, or for which pollutant removal rates have not been provided, the effectiveness and pollutant removal of the structural control must be documented through prior studies, literature reviews, or other means and receive approval from City Engineer before being included in the design of a stormwater management system. In addition, if hydrologic or topographic conditions, or land use activities warrant greater control than that provided by the minimum control requirements, the City Engineer may impose additional requirements deemed necessary to protect upstream and downstream properties and aquatic resources from damage due to increased volume, frequency, and rate of stormwater runoff or increased nonpoint source pollution loads created on the site in question.

Applicants shall consult the Georgia Stormwater Management Manual for guidance on the factors that determine site design feasibility when selecting and locating a structural stormwater control.

- F. *Stormwater Credits for Nonstructural Measures.* The use of one or more site design measures by the applicant may allow for a reduction in the water quality treatment volume required under Section 3.3.4.A. The applicant may, if approved by the City Engineer, take credit for the use of stormwater better site design practices and reduce the water quality volume requirement. For each potential credit, there is a minimum set of criteria and requirements which identify the conditions or circumstances under which the credit may be applied. The site design practices that qualify for this credit and the criteria and procedures for applying and calculating the credits are included in the Georgia Stormwater Management Manual.
- G. *Drainage System Guidelines.* Stormwater conveyance facilities, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters shall be provided when necessary for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance facilities that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the following requirements:
1. Methods to calculate stormwater flows shall be in accordance with the Stormwater Management Manual;
 2. All culverts, pipe systems and open channel flow systems shall be sized in accordance with the stormwater management plan using the methods included in the Stormwater Management Manual; and,
 3. Design and construction of stormwater conveyance facilities shall be in accordance with the criteria and specifications found in the Stormwater Management Manual.
- H. *Dam Design Guidelines.* Any land-disturbing activity that involves a site which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.
- I. *Runoff Reduction.* Runoff reduction practices shall be sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. If the entire 1.0 inch of rainfall can be retained onsite using runoff reduction methods, the City may waive the water quality volume. If the entire 1.0 inch runoff reduction standard cannot be achieved, the remaining runoff from the 1.2-inch rainfall event must be treated by BMPs to remove at least 80% of the calculated average annual post-development TSS loading from the site per the Water Quality criteria.

3.3.5 Construction inspections of post-development stormwater management system.

- A. *Inspections to Ensure Plan Compliance During Construction.* Periodic inspections of the stormwater management system construction shall be conducted by ~~the City staff of the Engineering/Public Works Department~~ or conducted and certified by a professional engineer who has been approved by the ~~Engineering/Public Works Department~~City. Construction inspections shall utilize the approved stormwater management plan for establishing compliance.

All inspections shall be documented with written reports that contain the following information:

1. The date and location of the inspection;
2. Whether construction is in compliance with the approved stormwater management plan;
3. Variations from the approved construction specifications; and,
4. Any other variations or violations of the conditions of the approved stormwater management plan.

If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions.

- B. *Final Inspection and As Built Plans.* Upon completion of a project, and before a certificate of occupancy shall be granted, the applicant is responsible for certifying that the completed project is in accordance with the approved stormwater management plan. All applicants are required to submit actual "as built" plans for any stormwater management facilities or practices after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and practices and must be certified by a Professional Engineer. A final inspection by the ~~Engineering/Public Works Department~~City is required before the release of any performance securities can occur.

3.3.6 Stream buffer protection.

- A. *Findings and Purposes.*

1. *Findings.* Whereas, the ~~Engineering~~/Public Works Department of City of Alpharetta finds that buffers adjacent to streams provide numerous benefits including:
 - a. Protecting, restoring and maintaining the chemical, physical and biological integrity of streams and their water resources.
 - b. Removing pollutants delivered in urban stormwater.
 - c. Reducing erosion and controlling sedimentation.
 - d. Protecting and stabilizing stream banks.
 - e. Providing for infiltration of stormwater runoff.
 - f. Maintaining base flow of streams.
 - g. Contributing organic matter that is a source of food and energy for the aquatic ecosystem.
 - h. Providing tree canopy to shade streams and promote desirable aquatic habitat.
 - i. Providing riparian wildlife habitat.
 - j. Furnishing scenic value and recreational opportunity.
 - k. Providing opportunities for the protection and restoration of greenspace.
2. *Purposes.* The purpose of this Ordinance is to protect the public health, safety, environment and general welfare; to minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality by provisions designed to:

- a. Create buffer zones along the streams of the City for the protection of water resources; and,
 - b. Minimize land development within such buffers by establishing buffer zone requirements and by requiring authorization for any such activities.
- B. *Applicability.* This ordinance shall apply to all land development activity on property containing a stream protection area. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under state law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under state law or from other applicable local, state or federal regulations.
 - 1. *Grandfather Provisions.* This ordinance shall not apply to the following activities:
 - a. Work consisting of the repair or maintenance of any lawful use of land that is zoned and approved for such use on or before the effective date of this ordinance.
 - b. Existing development and on-going land disturbance activities including but not limited to existing agriculture, silviculture, landscaping, gardening and lawn maintenance, except that new development or land disturbance activities on such properties will be subject to all applicable buffer requirements.
 - c. Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this ordinance.
 - d. Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two years of the effective date of this ordinance.
 - e. Grandfathering provisions only apply to Section 3.3.6 Stream Buffer Protection.
 - 2. *Exemptions.* The following specific activities are exempt from this ordinance. After the effective date of this ordinance, it shall apply to new subdividing and platting activities. Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section C below. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.
 - a. Activities for the purpose of building one of the following:
 - (1) A stream crossing by a driveway, transportation route or utility line;
 - (2) Public water supply intake or public wastewater outfall structures;
 - (3) Intrusions necessary to provide access to a property;
 - (4) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - (5) Unpaved foot trails and paths;
 - (6) Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used;
 - (7) The City of Alpharetta Greenway system.
 - b. Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other

transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Item a., above.

- c. Land development activities within a right-of-way existing at the time this ordinance takes effect or approved under the terms of this ordinance.
- d. Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
- e. Emergency work necessary to preserve life or property. However, when emergency work is performed under this Section, the person performing it shall report such work to the ~~Engineering~~ Public Works Department on the next business day after commencement of the work. Within ten (10) days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the City Engineer to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
- f. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land-disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

C. *Land Development Requirements.*

1. *Buffer and Setback Requirements.* All land development activity subject to this ordinance shall meet the following requirements:
 - a. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of a non-perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
 - b. An undisturbed natural vegetative buffer shall be maintained for 100 feet, measured horizontally, on both banks (as applicable) of a perennial stream as measured from the top of the stream bank. An additional setback shall be maintained for 50 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback. If approved by the City Engineer, the buffer requirement may be achieved by maintaining an average of width of 100 feet and a minimum distance of 50 feet from each side of the stream as measured horizontally from the top of the stream bank. If approved by the City Engineer, the setback may be achieved by restricting the construction of any impervious surface within an average setback of 150 feet on each side of the stream and a minimum distance of 75 feet as measured horizontally from the top of the stream bank. No averaging shall be allowed on the following:
 - (1) Big Creek.
 - (2) Foe Killer Creek.
 - (3) Any perennial stream within a seven (7) mile radius upstream of the Roswell water supply intake protected pursuant to Section 3.3.12.
 - c. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

3.3.8 Ongoing inspection and maintenance of stormwater facilities and practices.

- A. *Long-Term Maintenance Inspection of Stormwater Facilities and Practices.* Stormwater management facilities and practices included in a stormwater management plan which are subject to an inspection and maintenance agreement must undergo ongoing inspections to document maintenance and repair needs and ensure compliance with the requirements of the agreement, the plan and this ordinance.

A stormwater management facility or practice shall be inspected on a periodic basis by the responsible person in accordance with the approved inspection and maintenance agreement. In the event that the stormwater management facility has not been maintained and/or becomes a danger to public safety or public health, the City Engineer shall notify the person responsible for carrying out the maintenance plan by registered or certified mail to the person specified in the inspection and maintenance agreement. The notice shall specify the measures needed to comply with the agreement and the plan and shall specify the time within which such measures shall be completed. If the responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the ~~Engineering~~Public Works Department may correct the violation as provided in Subsection D hereof.

Inspection programs by the ~~Engineering~~Public Works Department may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater management facilities; and evaluating the condition of stormwater management facilities and practices.

- B. *Right-of-Entry for Inspection.* The terms of the inspection and maintenance agreement shall provide for representatives of the City to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when it has a reasonable basis to believe that a violation of this ordinance is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this ordinance.
- C. *Records of Maintenance Activities.* Parties responsible for the operation and maintenance of a stormwater management facility shall provide records of all maintenance and repairs to the ~~Engineering~~Public Works Department.
- D. *Failure to Maintain.* If a responsible person fails or refuses to meet the requirements of the inspection and maintenance agreement, the ~~Engineering~~Public Works Department, after thirty (30) days written notice (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient), may correct a violation of the design standards or maintenance requirements by performing the necessary work to place the facility or practice in proper working condition. The City may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property, and may be placed on the ad valorem tax bill for such property and collected in the ordinary manner for such taxes.
- E. *Maintenance Responsibility.* For all existing and new development the following maintenance responsibilities shall apply:
1. Any stormwater management facility which services individual subdivisions shall be privately owned with routine maintenance provided for by the owner(s). In subdivisions with an established homeowners association, the homeowners association shall be responsible for routine maintenance. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and other maintenance.
 2. Any stormwater management facility which services an individual subdivision in which the facility is within designated open areas or an amenity with an established homeowners association shall be privately owned and maintained. The owner shall maintain a perpetual, non-exclusive easement which allows for access for inspection and emergency maintenance.

3. Any stormwater management facility which services commercial and industrial development shall be privately owned and maintained. The City shall reserve the right, but not the duty to enter the premises for emergency repairs.
4. All other stormwater management facilities, including regional stormwater detention, shall be publicly owned and/or maintained only if accepted for maintenance by the City.
5. The director may require dedication of privately owned stormwater facilities, which discharge to the City's stormwater system, to the City.
6. Drainage easements where a subdivision is traversed by a water course, drainage way, natural stream or channel off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner for the purpose of maintaining the free flow of water. The owner shall be required to keep the easement free of obstructions and will maintain same in such a way as to assure free and maximum flow at all times.

3.3.9 Illegal connection.

A. Findings. It is hereby determined that:

Discharges to the City of Alpharetta's separate storm sewer system that are not composed entirely of stormwater runoff contribute to increased nonpoint source pollution and degradation of receiving waters;

These non-stormwater discharges occur due to spills, dumping and improper connections to the City's separate storm sewer system from residential, industrial, commercial or institutional establishments.

These non-stormwater discharges not only impact waterways individually, but geographically dispersed, small volume non-stormwater discharges can have cumulative impacts on receiving waters.

The impacts of these discharges adversely affect public health and safety, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These impacts can be minimized through the regulation of spills, dumping and discharges into the City's separate storm sewer system;

Localities in the State of Georgia are required to comply with a number of State and Federal laws, regulations and permits which require a locality to address the impacts of stormwater runoff quality and nonpoint source pollution due to improper non-stormwater discharges to the City's separate storm sewer system;

Therefore, the City of Alpharetta adopts this ordinance to prohibit such non-stormwater discharges to the City's separate storm sewer system. It is determined that the regulation of spills, improper dumping and discharges to the City's separate storm sewer system is in the public interest and will prevent threats to public health and safety, and the environment.

B. Purpose and Intent. The purpose of this ordinance is to protect the public health, safety, environment and general welfare through the regulation of non-stormwater discharges to the City's separate storm sewer system to the maximum extent practicable as required by Federal law. This ordinance establishes methods for controlling the introduction of pollutants into the City's separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are to:

1. Regulate the contribution of pollutants to the City's separate storm sewer system by any person;
2. Prohibit illicit discharges and illegal connections to the City's separate storm sewer system;
3. Prevent non-stormwater discharges, generated as a result of spills, inappropriate dumping or disposal, to the City's separate storm sewer system; and,
4. To establish legal authority to carry out all inspection, surveillance, monitoring and enforcement procedures necessary to ensure compliance with this ordinance;
5. No variances shall be granted to illicit discharge or illegal connection.

- C. *Prohibition of Illicit Discharges.* No person shall throw, drain, run, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into any component of the City of Alpharetta separate storm sewer system, or to cause permit or suffer to be thrown, drained, run, or allow to seep or otherwise discharge, into such system, any pollutants or waters containing any pollutants, other than stormwater.
1. The following discharges are exempt from the prohibition provision above:
 - a. Water line flushing performed by a government agency, other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, natural riparian habitat or wetland flows, and any other water source not containing pollutants;
 - b. Discharges or flows from firefighting, and other discharges specified in writing by the City of Alpharetta as being necessary to protect public health and safety;
 - c. The prohibition provision above shall not apply to any non-stormwater discharge permitted under an NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval from the City Engineer has been granted for any discharge to the City's separate storm sewer system.
- D. *Prohibition of Illegal Connections.* The construction, connection, use, maintenance or continued existence of any illegal connection to the City's separate storm sewer system is prohibited.
1. This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 2. A person violates this ordinance if the person connects a line conveying sewage to the City's separate storm sewer system, or allows such a connection to continue.
 3. The person responsible for any connection in violation of this Ordinance shall immediately cause the illegal connection to be disconnected and redirected, if necessary to Fulton County's sanitary sewer system upon approval by the Director of Fulton County' sanitary sewer department or an approved onsite wastewater management system. Such person shall provide the City Engineer with written confirmation that the connection has been disconnected, and, if necessary, redirected to Fulton County sanitary sewer.
 4. Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the City Engineer requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the City Engineer.
- E. *Industrial or Construction Activity Discharges.* Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to allowing discharges to the City's separate storm sewer system.
- F. *Access and Inspection of Properties and Facilities.* Representatives of the City shall be permitted to enter and inspect properties and facilities at reasonable times as often as may be necessary to determine compliance with this ordinance.

1. If a property or facility has security measures in force which require proper identification and clearance before entry into its premises, the owner or operator shall make the necessary arrangements to allow access to representatives of the City.
 2. The owner or operator shall allow representatives of the City ready access to all parts of the premises for the purposes of inspection, sampling, photography, videotaping, examination and copying of any records that are required under the conditions of an NPDES permit to discharge stormwater.
 3. The City shall have the right to set up on any property or facility such devices as are necessary in the opinion of representatives of the City to conduct monitoring and/or sampling of flow discharges.
 4. The City may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the ~~Engineering~~/Public Works Department. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense. All devices used to measure flow and quality shall be calibrated to ensure their accuracy.
 5. Any temporary or permanent obstruction to safe and easy access to the property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the City Engineer and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.
 6. Unreasonable delays in allowing representatives of the City access to a facility is a violation of this ordinance.
 7. If a representative of the City has been refused access to any part of the premises from which stormwater is discharged, and the representative of the City is able to demonstrate probable cause to believe that there may be a violation of this ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the representative of the City may seek issuance of a search warrant from any court of competent jurisdiction.
- G. *Notification of Accidental Discharges and Spills.* Notwithstanding other requirements of law, as soon as any person responsible for a facility, activity or operation, or responsible for emergency response for a facility, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges from that facility or operation which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the City's separate storm sewer system, State Waters, or Waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release so as to minimize the effects of the discharge.

Said person shall notify the ~~Engineering~~/Public Works Department by phone, facsimile, or in person within 24 hours of the nature, quantity and time of occurrence of the discharge. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the ~~Engineering~~/Public Works Department within three business days of the phone or in person notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years. Said person shall also take immediate steps to ensure no recurrence of the discharge or spill.

In the event of such a release of hazardous materials, emergency response agencies and/or other appropriate agencies shall be immediately notified.

Failure to provide notification of a release as provided above is a violation of this ordinance.

6. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
- C. Exemptions.
 1. Any lot of record approved prior to the adoption of this ordinance is exempt from the minimum lot size requirements contained in [Article IV] Sections IV.B. and C. of this ordinance.
- D. Administration, plan review and permitting procedures are provided for in Section 4.4 of this Code.
 1. The following activities and developments are exempt from the requirement for detailed site plans:
 - a. Detached 'For-Sale' dwellings constructed within a subdivision of fewer than five parcels.
 - b. Repairs to a facility that is part of a previously approved and permitted development.
 - c. Construction of minor structures, such as sheds or additions to residences.

3.3.14 Violations, enforcement and penalties.

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit, may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed to be a public nuisance and may be abated by injunctive or other equitable relief.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Ordinance. Any person who has violated or continues to violate the provisions of this ordinance, may be subject to the enforcement actions outlined in this Section or may be restrained by injunction or otherwise abated in a manner provided by law. The imposition of any of the penalties described below shall not prevent such equitable relief.

In the event the violation constitutes an immediate danger to public health or public safety, representatives of the City are authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The City is authorized to seek costs of the abatement as outlined in this Section.

- A. *Notice of Violation.* If the ~~Engineering/Public Works Department~~City determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved stormwater management plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured a permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site.
 1. The notice of violation shall contain:
 - a. The name and address of the owner or the applicant or the responsible person;
 - b. The address or other description of the site upon which the violation is occurring;
 - c. A statement specifying the nature of the violation;
 - d. A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the stormwater management plan or this ordinance and the date for the completion of such remedial action [the City Engineer shall provide a reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours' notice shall be sufficient) to cure the violation];
 - e. A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed and the City's intended action; and

classifications as shown in the Comprehensive Land Use Plan, or Standard Drawings and Design Standards, as applicable, or as otherwise required by the City Council.

3.5.2 Street improvements ordinance.

- A. Minimum widths for new construction and the minimum standards for new or improved streets shall be in accordance with City Design Standards. In the absence of City Standards, all materials and methods of construction shall be in accordance with the current GDOT standard specifications.
- B. The minimum width of street right-of-way shall be dedicated based upon the street categories as shown in the Comprehensive Land Use Plan or Standard Drawings and as contained in this Ordinance.
- C. Additional street right-of-way width shall be required to be dedicated at intersections or other locations which the development activity abuts upon where deceleration lanes, turning lanes, storage lanes, medians, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements as determined by the City Engineer.
- D. All new streets proposed to be constructed in a subdivision or other property shall be designed and constructed to the standards contained in this Ordinance in accordance with the category of the said streets.
- E. Local streets shall be so designed that their use by through traffic will be discouraged. Collectors shall be to channel through traffic movements from local streets to arterial streets. Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround with a 50-foot minimum pavement radius and 60-foot right-of-way street be no more than 1,000 feet in length. Additional length necessitated by topography or property configuration may be approved by the Director.
- F. Street jogs shall either directly align or have offsets of a minimum of 125 feet for residential subdivision streets, a minimum of 200 feet for non-residential streets, and 600 ft. for major thoroughfares as measured between centerlines of said streets.
- G. Driveway curb cut locations shall be no closer than 300 feet on arterial and collector streets.
- H. Traffic calming design elements, such as intersection bulbouts can help moderate vehicle speeds on Local Roads. Multifunctional bulb-outs that include runoff reduction measures for stormwater management are encouraged if a minimum of 20 feet clear curb to curb and unimpacted drive lanes are provided. Narrower dimensions may be approved on a case-by-case basis. Designs for multifunctional bulbouts can be viewed in the City's Standard Details.

3.5.3 Traffic control devices and street lights.

- A. Street signs and traffic control devices for public streets shall be provided through payment of fees to the City Engineer for the installation thereof. Traffic control devices may also be installed by subcontractors after receiving written approval from the City Engineer.
- B. The installation of all street lighting fixtures within the City right-of-way must be approved by the City Engineer prior to such installation.

3.5.4 Curb and gutter.

- A. All new streets and project access improvements shall be provided with curb and gutter or an alternative curb system to accommodate runoff reduction measures. Alternative curb systems include flat curb, standard curb with openings, or other curb systems as approved by the Community Development Director. Details for standard curb and gutter and alternative curb systems can be viewed in the City of Alpharetta's Standard Details.
- B. Curbing and Gutter shall meet the requirements of the City of Alpharetta Standard Details. following specifications:

~~1. Residential:~~

~~a. Typical Section 6 × 24 × 12 (inches).~~

~~b. Concrete Class "B" with a minimum strength of 2,000 PSI @ 28 days.~~

~~2. Commercial/Industrial:~~

~~a. Typical Section 8 × 24 × 14 (inches).~~

~~b. Concrete Class "B" with a minimum strength of 2,000 PSI @ 28 days~~

~~3. Arterial/State Highways:~~

~~a. Typical Section 8 × 30 × 14 (inches).~~

~~b. Concrete Class "B" with a minimum strength of 2,000 PSI @ 28 days.~~

3.5.5 Sidewalks.

- A. Sidewalks shall be provided adjacent to all roadways unless waived as a condition of zoning and shall meet the design and location standards required in this Ordinance and Standard Drawings.
- B. Sidewalks shall be located 2 feet from the back of curb or as may be required by the Director or City Council.
- C. All new sidewalks shall match and provide a smooth transition to any existing sidewalks with no steps.
- D. Sidewalks shall be constructed of concrete and shall be a minimum of 5 feet in width and 4 inches thick. Control joints shall be provided every 10 feet. The use of permeable surfaces shall be permitted if designed in accordance with the most recent version of the GA Stormwater Management Design Manual. Permeable sidewalks shall require inspections and maintenance agreements per Sec. 3.3.3.D.
- E. Sidewalks which are provided as part of Georgia Department of Transportation (DOT) may be required to be built according to DOT standards.
- F. Outdoor dining furniture located on public sidewalks within the historic downtown shall be of quality design and workmanship and made of metal in black or a color approved by the Design Review Board. Decorative items placed on public sidewalks such as planters or sculpture shall be made of metal, concrete, terra cotta or other material approved by the Design Review Board. Menu boards may be made of wood; however, all plastic, fiberglass or resin-type products are prohibited on public sidewalks within the historic downtown.

3.5.6 Gated subdivisions/private streets.

- A. Whenever all of the ownership of all the land within a residential subdivision (dwelling, 'For- Sale', or dwelling, 'For-Rent') or along a street request that a street or streets be closed to through traffic, the City Council, in its discretion may declare the street(s) private and thereby restrict access on that street(s) subject to the following requirements:
 - 1. That a gate or guardhouse be established at the entrance to the private street.
 - 2. That a sign no greater than three square feet in size be posted at the entrance to identify the roadway as a private street.
 - 3. That provisions be made to ensure that access at the entrance to the private street is not restricted to law enforcement vehicles, emergency response vehicles, postal delivery vehicles, school buses and City personnel vehicles while conducting City business.
 - 4. That pedestrian access not be restricted.

5. That a private street agreement is executed and recorded which addresses provisions for a homeowners association, maintenance, utilities, easements, emergency access, liability and other issues associated with the long-term use and requirements of a private right-of-way.
 6. That plans and specifications for the proposed private street and gate or guardhouse meet all design and construction standards adopted by the City and administered through the Public Works and Community Development Engineering Departments.
 7. That the determination is made by the City that the proposed private street(s) is not a critical link in the roadway system which maintains traffic flow from one destination point to another.
 8. That the determination is made by the City that the subject subdivision or proposed private street do not include access to amenities or features which by design or agreement are intended for use by the general public.
- B. In reviewing a request for a gated subdivision or private street, the City Council may consider, but shall not be limited to, the following items:
1. Whether the proposed private street would create an undue burden on traffic, adjacent roadways, or substantially impair access rights of an adjacent property owner.
 2. The importance of the proposed private street relative to the area roadway network.
 3. Whether creating a private street would enhance the residential quality of the neighborhood.
 4. Whether a private street would adequately address "cut-through" traffic if the purpose of creating a private street is to prevent vehicles from traveling through the neighborhood to destinations outside the neighborhood.
- C. Requests for gated subdivisions and private streets shall be considered in accordance with the following procedures:
1. Twenty copies of an application in the form of a letter signed by all the property owners shall be submitted to the Community Development Department. The application shall identify a representative who shall act as applicant and the application shall also include twenty copies of all the necessary drawings, specifications and boundary surveys to describe the request.
 2. One copy of the application and accompanying material shall be submitted to the Engineering Department~~City~~ for review regarding compliance with adopted design and construction standards.
 3. Copies of the application materials and Engineering-Public Works Department comments will then be forwarded by the Community Development Department to the City Council for consideration at a public hearing.
 4. Prior to the public hearing, notice will be sent to the property owners within 500 feet of the proposed private street if the subject right-of-way is currently in use as a public street.
 5. If, after public hearing, the City Council approves the application for gated subdivision or private street, all recordable documents shall be amended to identify the gated subdivision or private street accordingly and a private street agreement (as indicated in subsection A.5., herein) shall be executed and recorded.
- D. Private streets shall be designed and built to City Standard for public streets.

SECTION 3.6 - INSTALLATION OF UTILITIES

- A. All improvements shall be located within the right-of-way of a public street or within an easement designated for such use. Within street rights-of-way, placement of the utilities shall conform to the specific locations designated for such use by Standard Drawings. New utilities shall be located underground.

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.

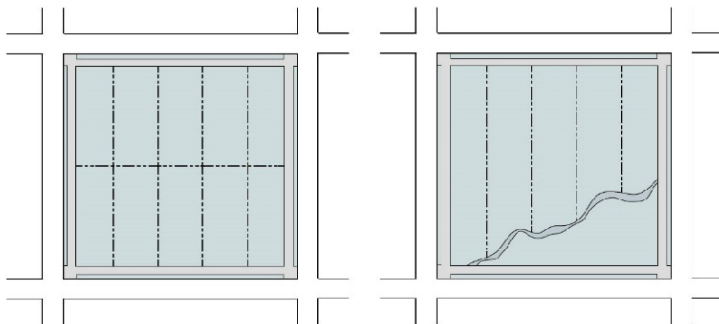
- A. The intent of the block and access standards is to provide a well-connected street network. Large blocks with limited connectivity discourage walking, contribute to street congestion, and add driving distance that can negatively impact emergency services. New streets should also be designed to consider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

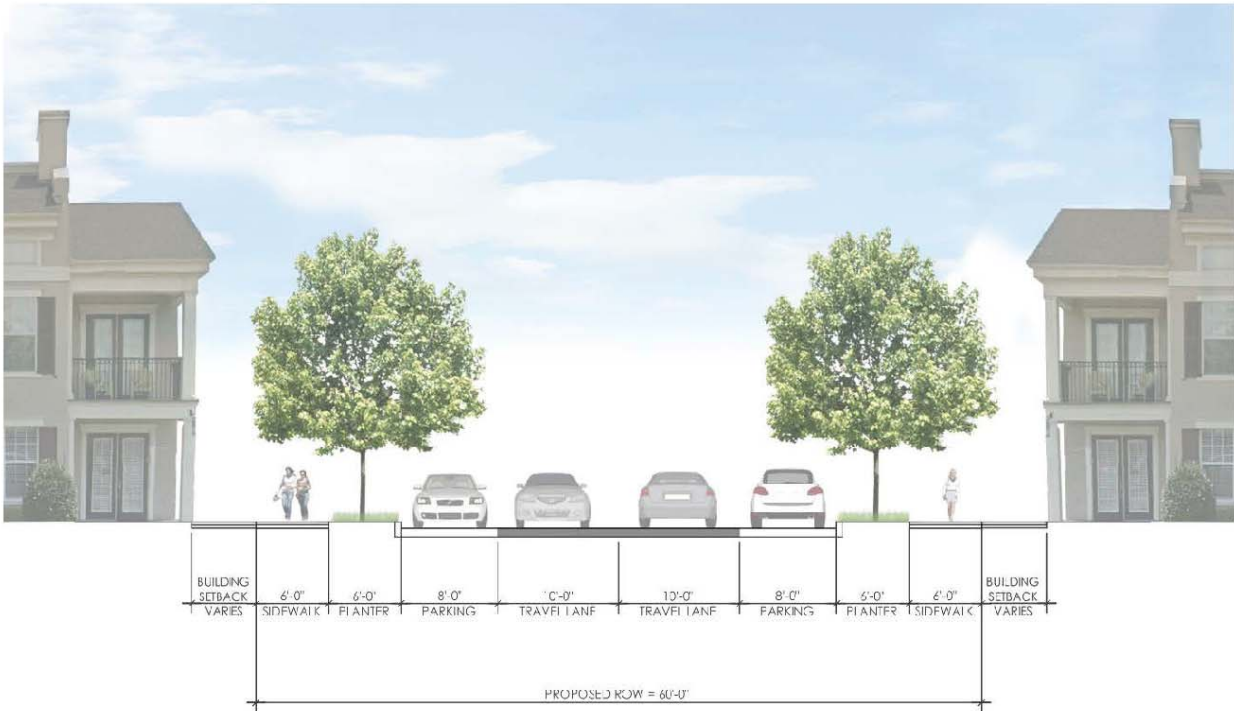
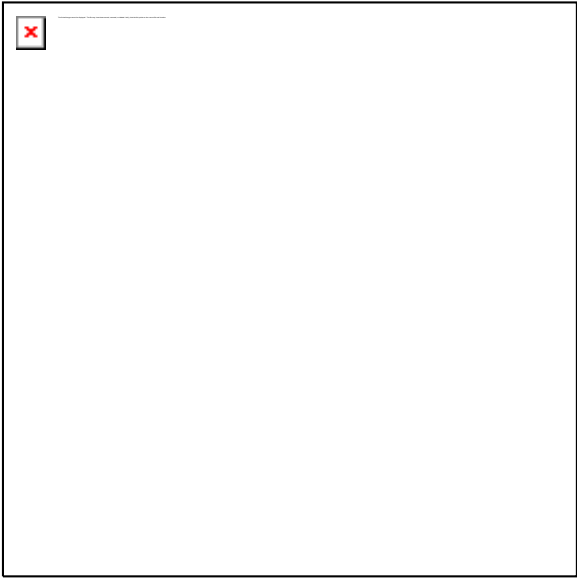
- A. When a development proposes the construction of a new public or private street, the requirements of this Section apply.
- B. When constructing a new street or reconstructing an existing street, sidewalks, bike lanes, curb and gutter or an alternative curb and gutter to accommodate GI/LID, and street trees must be installed and constructed in accordance with this Section and the City of Alpharetta Department of Engineering/Public Works Design Standards.
- C. Use of multi-functional stormwater BMPs is expressly allowed and encouraged in the ROW, including streetscape landscape bioretention areas and stormwater planters, stormwater street trees, curb bulbouts and medians with bioretention, and vegetated swales. Such stormwater BMPs may receive stormwater credit for the site if part of an approved stormwater management plan and with a long-term maintenance agreement.
- D. Traffic calming design elements, such as intersection bulbouts can help moderate vehicle speeds on Downtown Streets; multifunctional bulb-outs that include runoff reduction measures for stormwater management are encouraged. Landscaping and traffic calming techniques that are ideal on Downtown Streets include, but are not limited to, street trees with grated wells, bioretention areas/planters, curb bulbouts with bioretention.
- ~~GE~~. 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.

8.9 -To provide multi-use vegetated runoff reduction measures in street planter and as street tree areas.

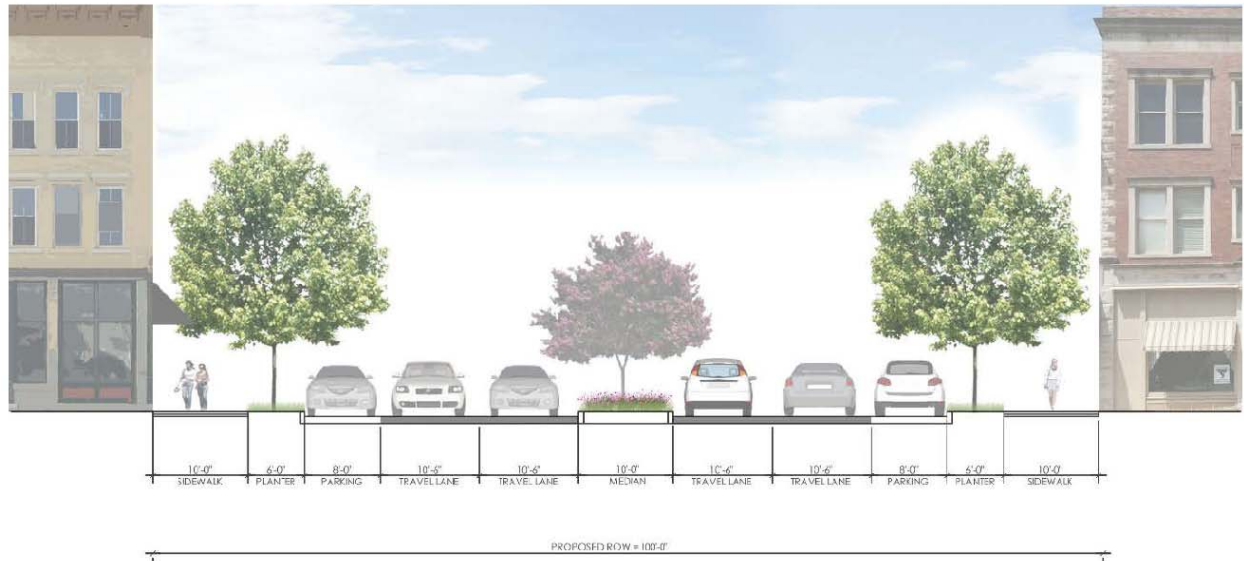
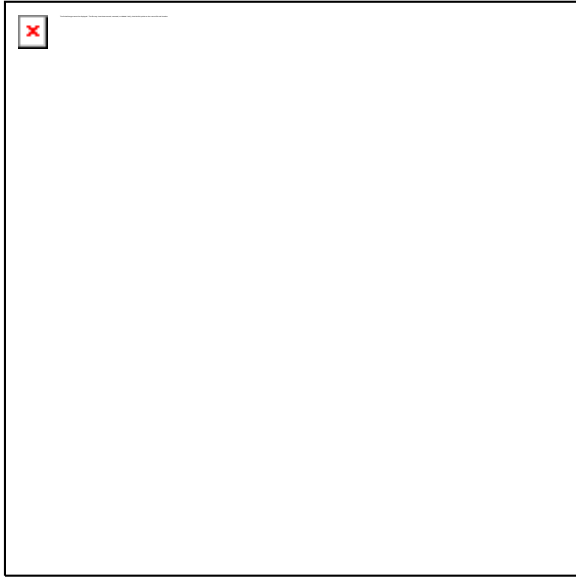
B. Arterial Street Residential.



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

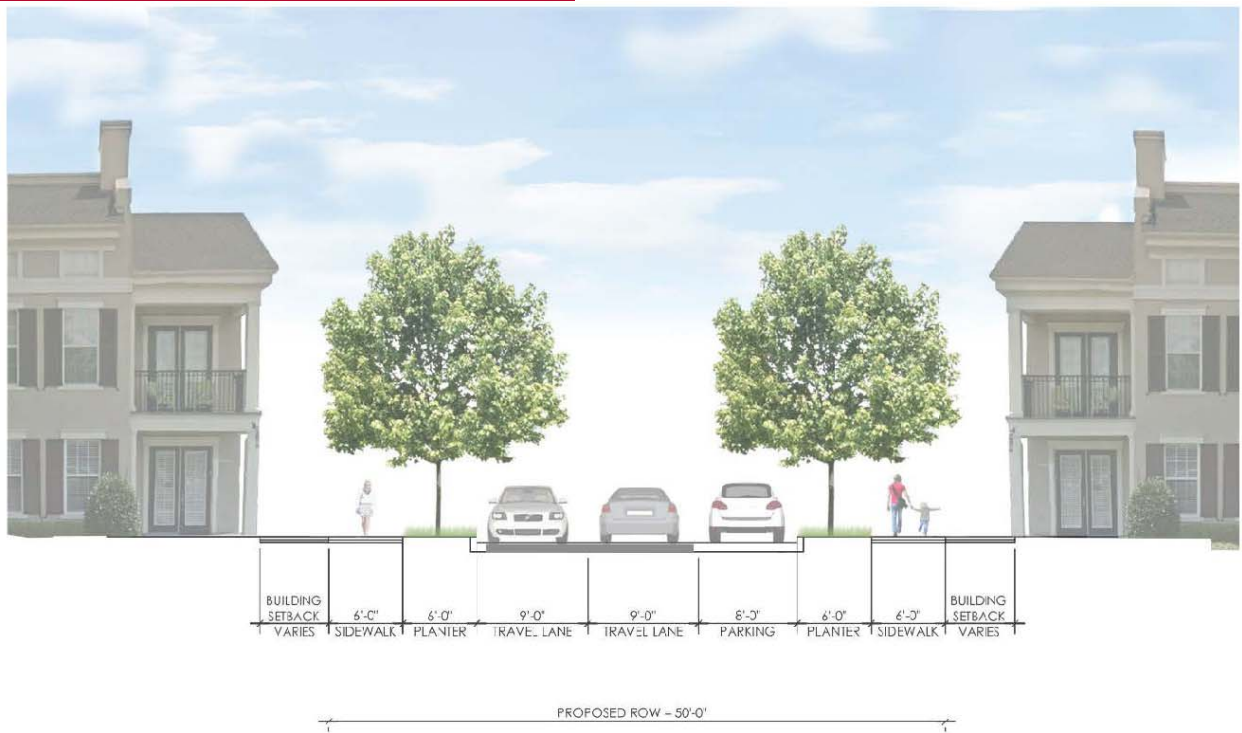
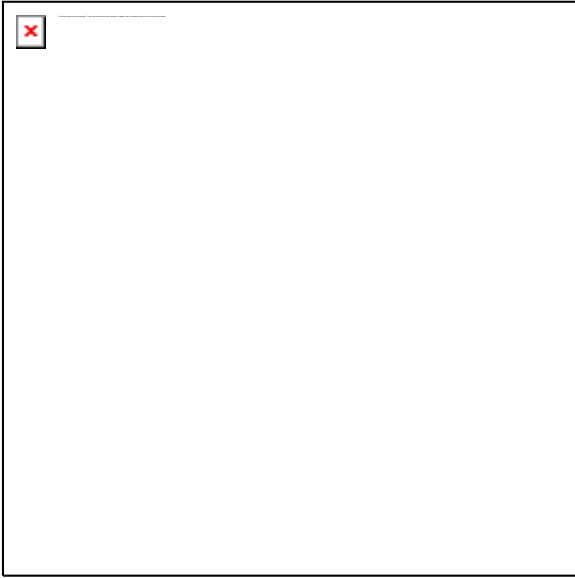
C. Arterial Street Commercial/Mixed-Use.



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.	

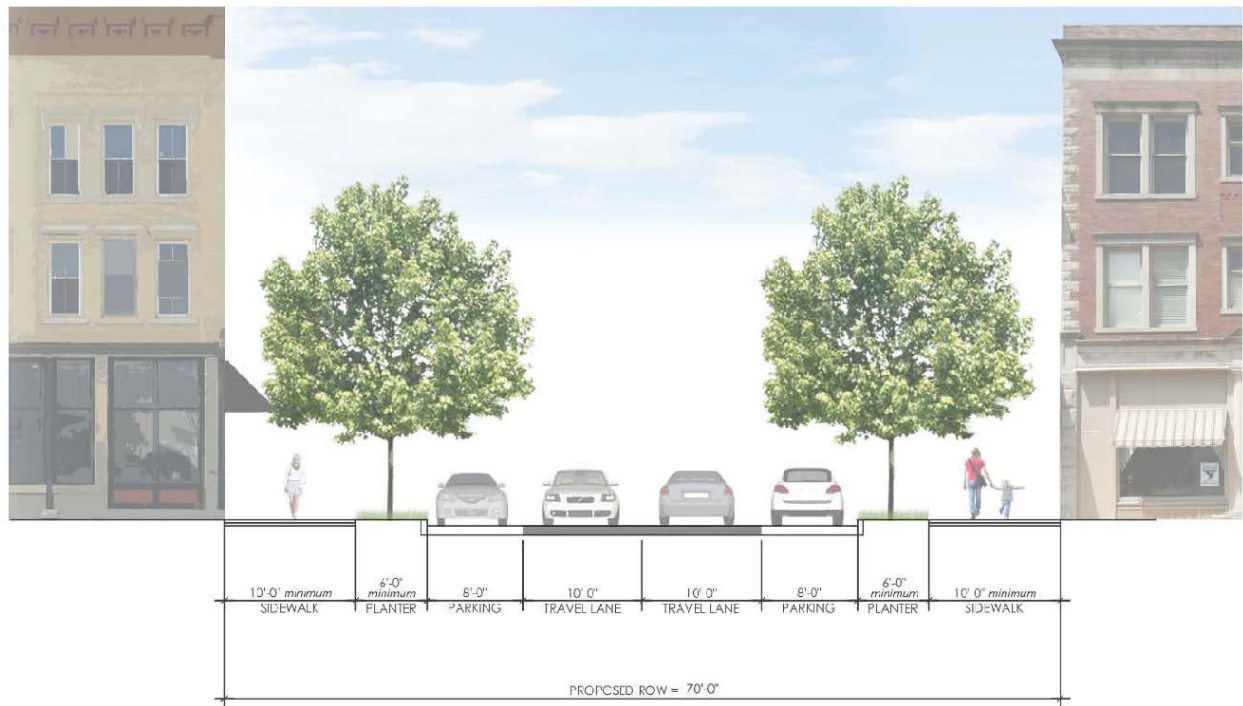
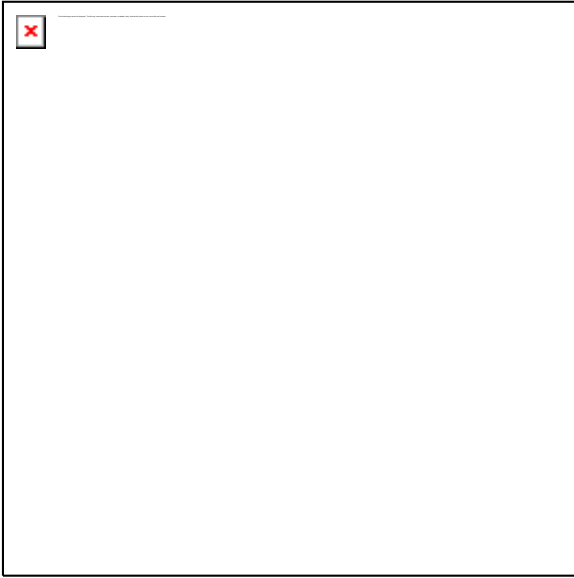
D. Collector Street Residential.



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

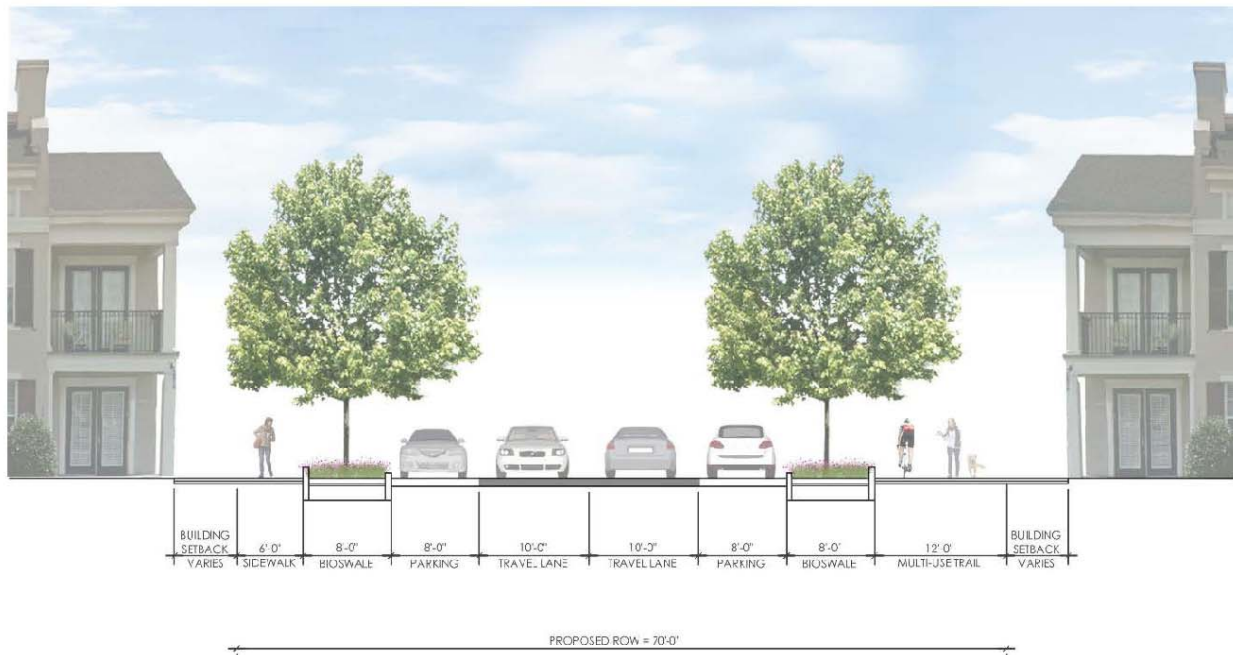
E. Collector Street Commercial/Mixed-Use.



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.	

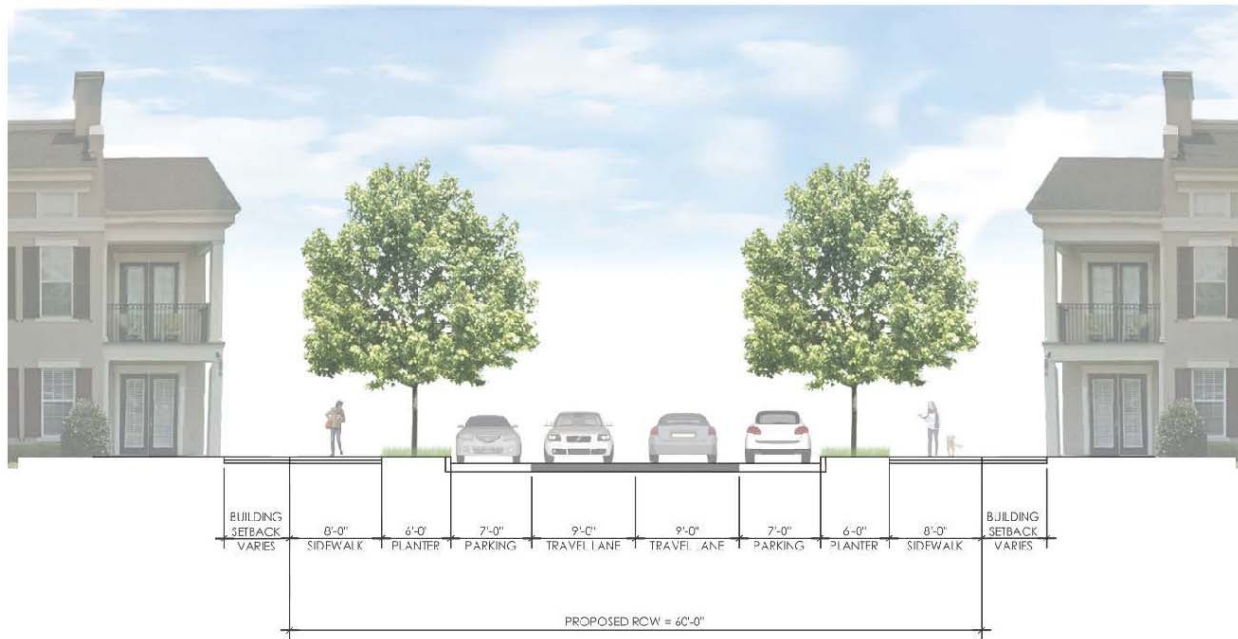
F. Green Street.



Width

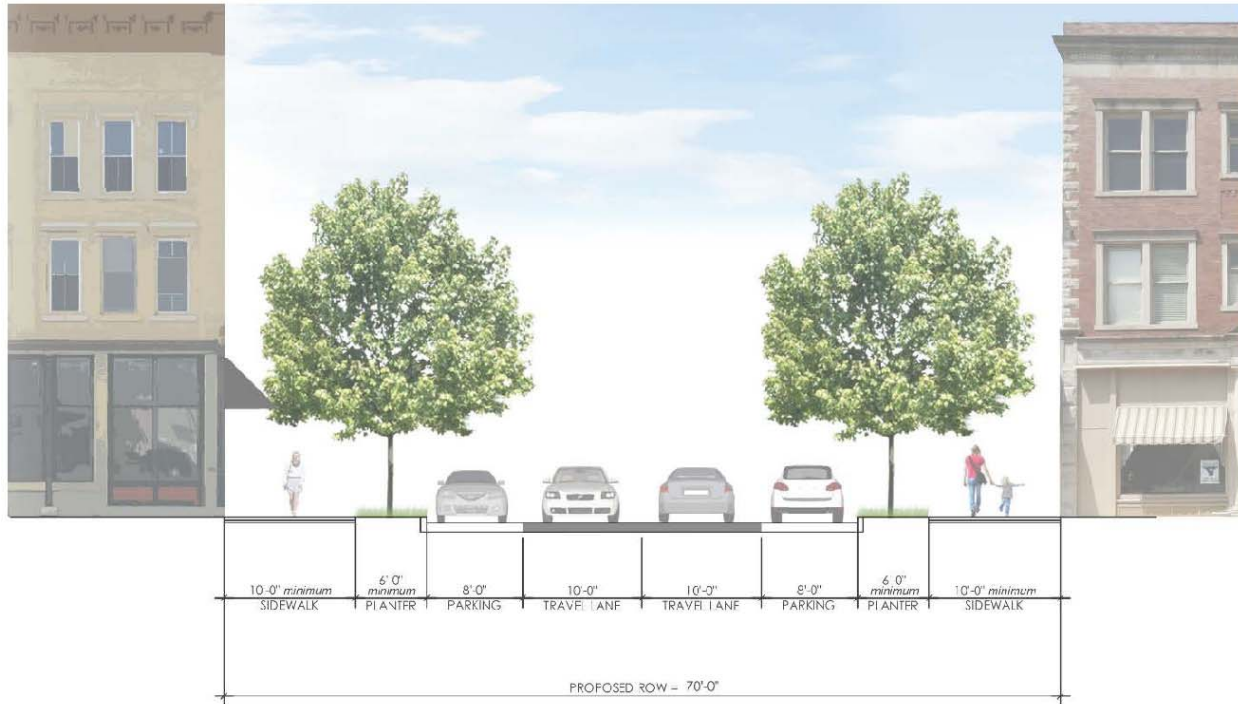
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet (one side) (see note 1)
Multi-use trail	12 feet (one side) (see note 1)
Planter	8 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Bio-swale
Travelway	
Parallel Parking	8 feet
Travel Lane	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

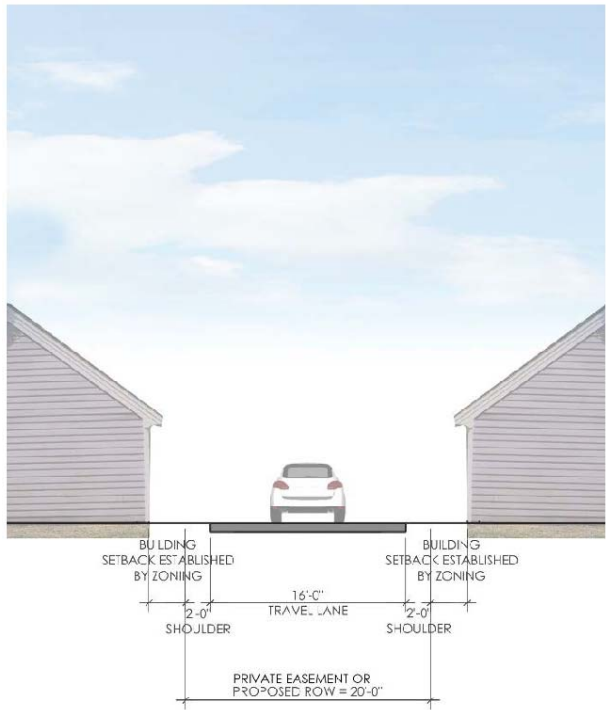
H. Local Street Commercial/Mixed-Use.



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.	

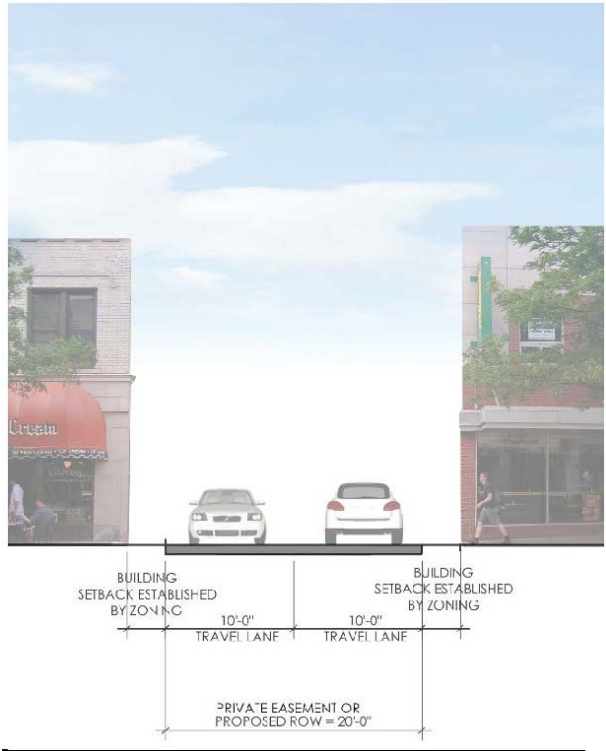
I. Residential Alley.



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	20 feet
Shoulder	0 feet
Travelway	
Parallel Parking	Not allowed
Travel Lane	10 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

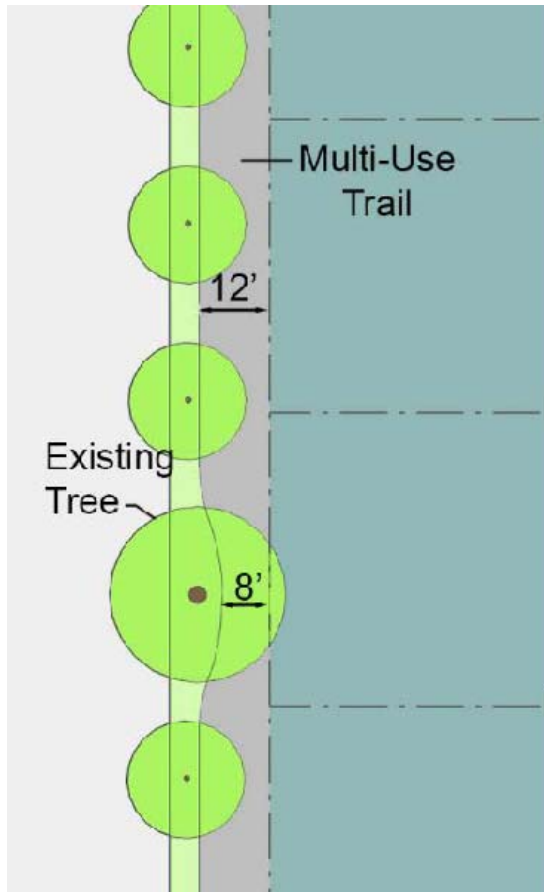
Green (existing or proposed)	All other Districts	8 feet	8 feet
Local (existing or proposed)	DT-C, DT-MU, C-1, C-2, O-I, OP, MU	6 feet	10 feet
Local (existing or proposed)	All other Districts	6 feet	8 feet

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.
5. -The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, planting type and utility placement may be varied to accommodate runoff reduction measures.

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 be 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, plus 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. Pervious paving materials are allowed as part of an approved stormwater management plan for the site. 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.

~~E. A parking study may be submitted to support a request for a proposed parking reduction. This study shall be reviewed by Community Development and must be approved prior to permitting.~~

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.

D. -Vegetated runoff reduction measures shall be allowed in the designated yards, if properly designed to provide stormwater management and screening functions.

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.

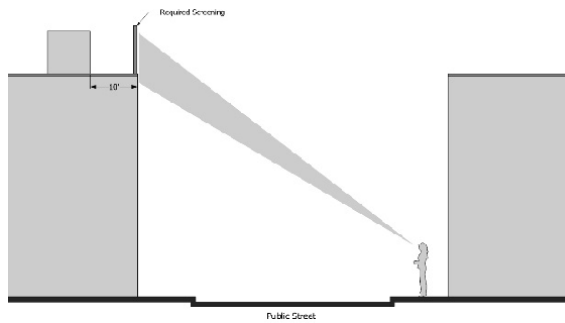
2.5.4. Screening.

- 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 be 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.

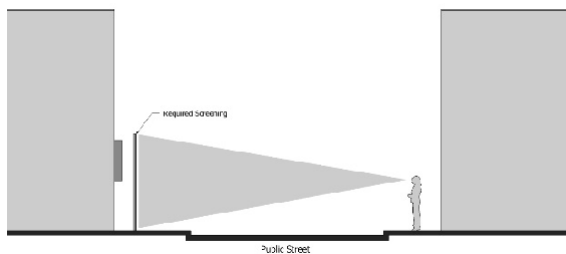
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting parcel or abutting street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal 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.

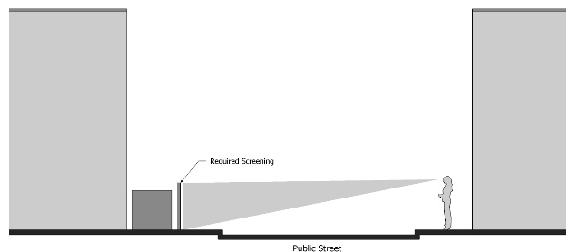
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



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.

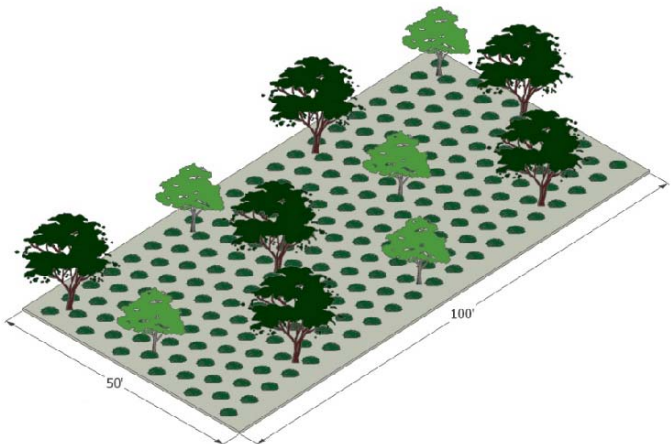
2.6.1. Applicability.

- 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 evenly spaced)	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:

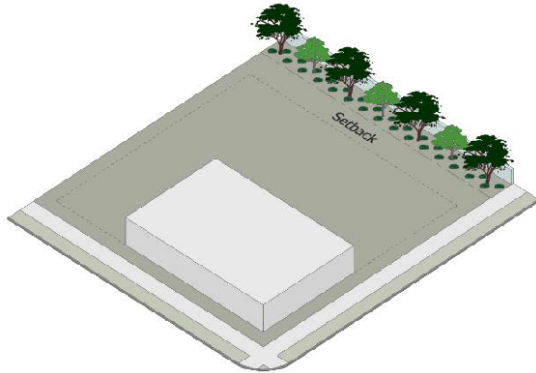
1. Plants must be a minimum of 5 feet in height at time of installation;
2. At least 75% of the total number of plants installed must be evergreen species; and
3. Plants will be planted and spaced as shown in the Downtown Buffer Table.

C. Buffers may not contain any surface parking or storm water detention ~~facilities-basins,~~ 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. -The Community Development Director may approve vegetated runoff reduction measures within the buffer. The planting requirements in A. and B. above may be varied to accommodate vegetated runoff reduction measures as part of an approved stormwater management plan, if properly designed to provide stormwater management and screening functions.

- 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. 2.8. - 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.

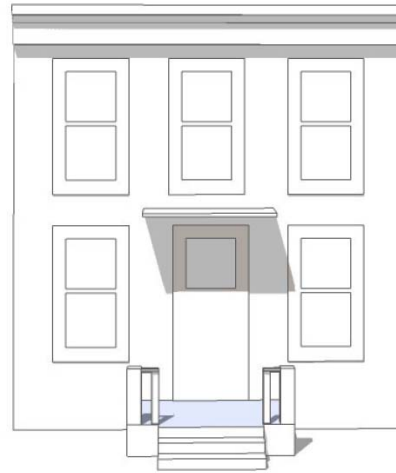
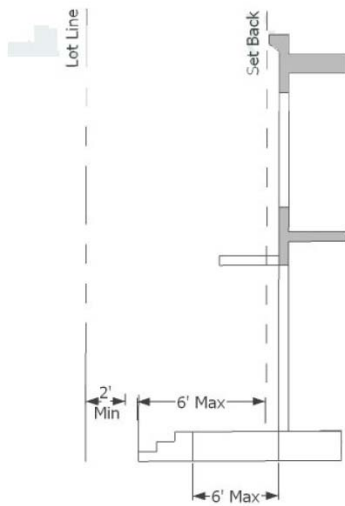
- B. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
- C. Where a lot has frontage on a civic space instead of a street, these requirement apply to and from the civic space.

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.

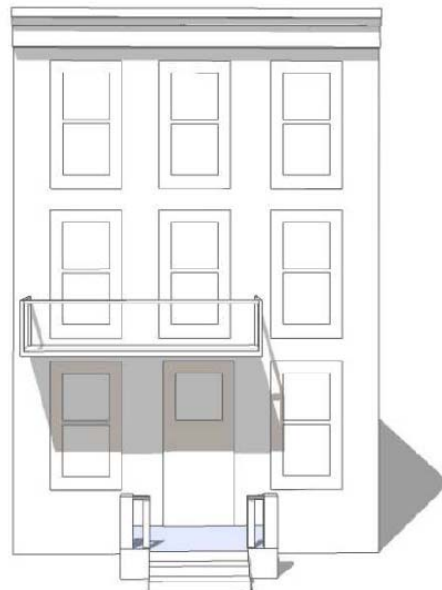
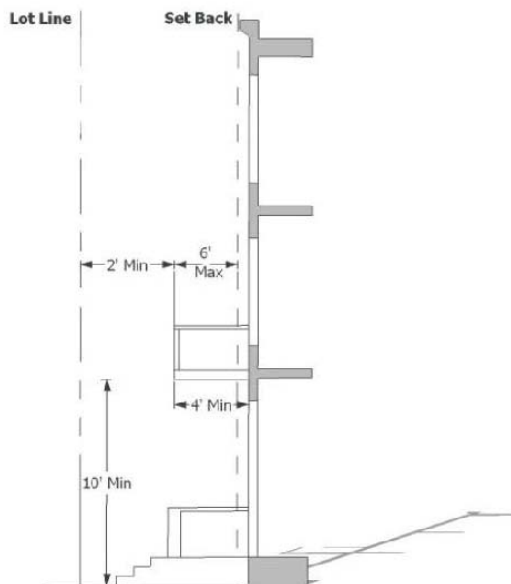


- B. **Front Porch.** A raised structure attached to a building, forming a covered pedestrian entrance to a doorway.
 - 1. A front porch must be at least 6 feet deep (not including the steps).
 - 2. A front porch must be contiguous, with a width not less than 33% of the building facade from which it 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.



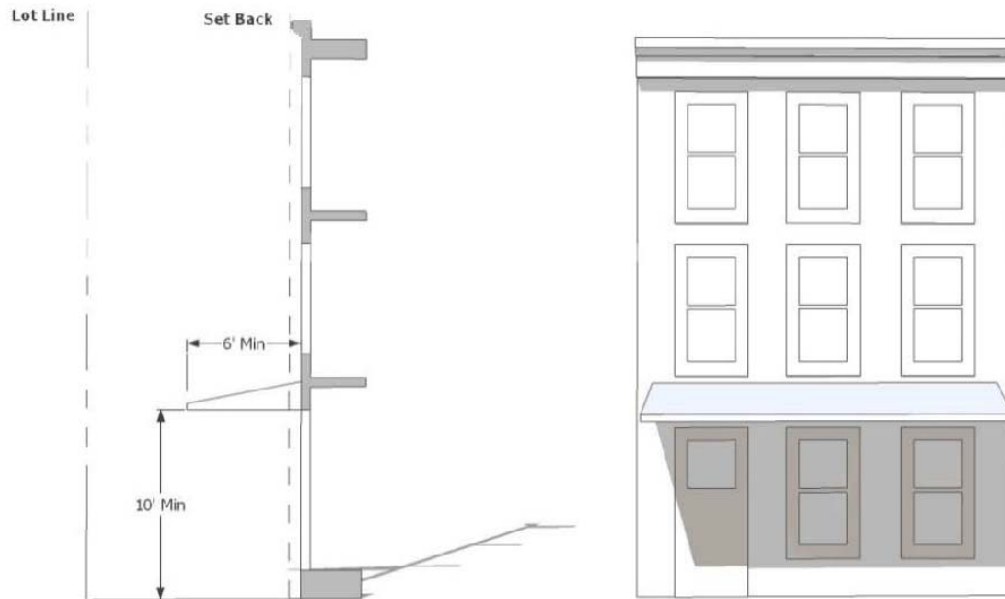
C. **Stoop.** A small raised platform that serves as a pedestrian entrance to a building.

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.



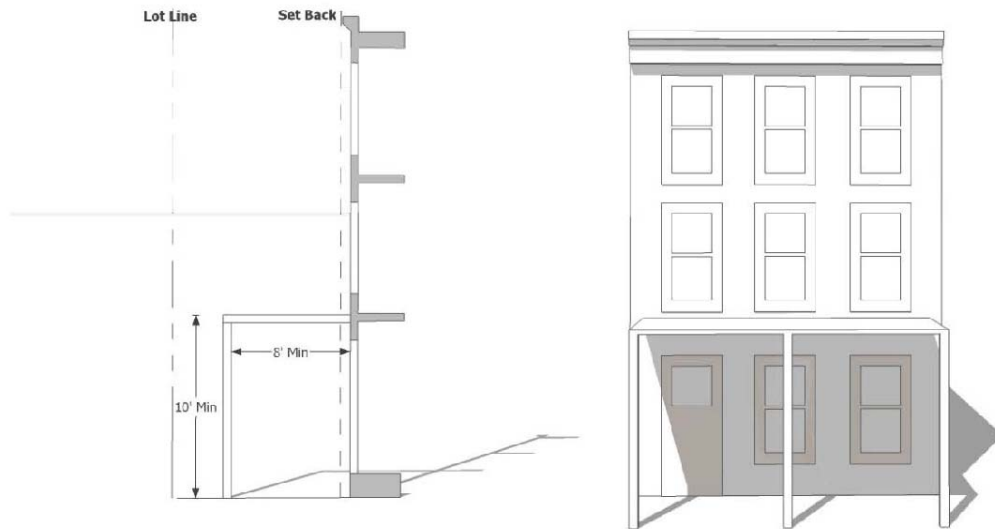
D. **Balcony.** A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

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, carriage 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 ↑ ↓ Visually Heavier	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
	Natural /Manufactured Stone

- 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.
 - 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.
 - 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.
- The following applies to all street-facing facades.
 - Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
 - 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.
3. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Community Development Director.

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 ↑ ↓ Visually Heavier	Hard Coat Stucco
	Wood/Cement-Based Siding or Panels
	Brick
	Architectural Block
	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 carriage 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.

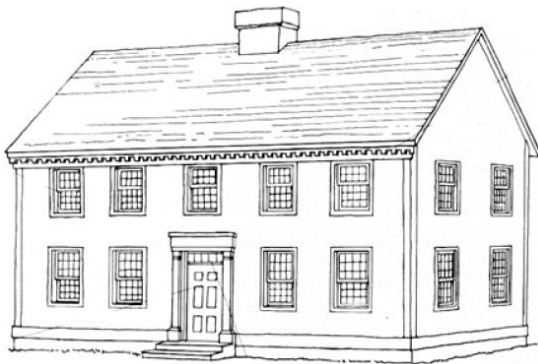
B. Administration.

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.

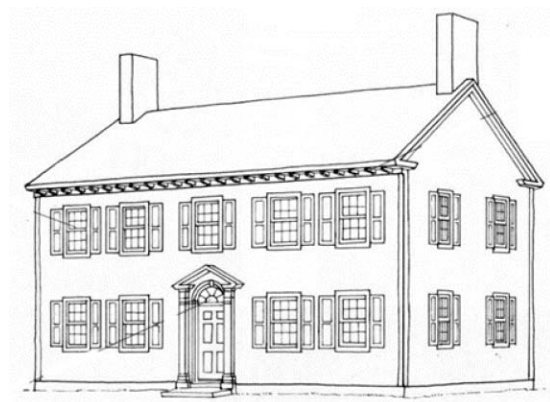
D. Georgian. Elements of the Georgian style are as follows:



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)

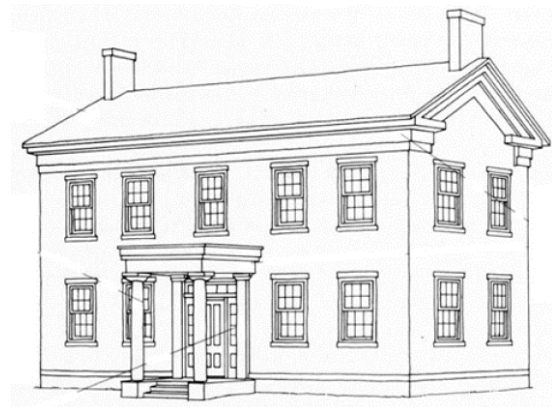
Windows have double-hung sashes, typically with six panes per sash.

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:



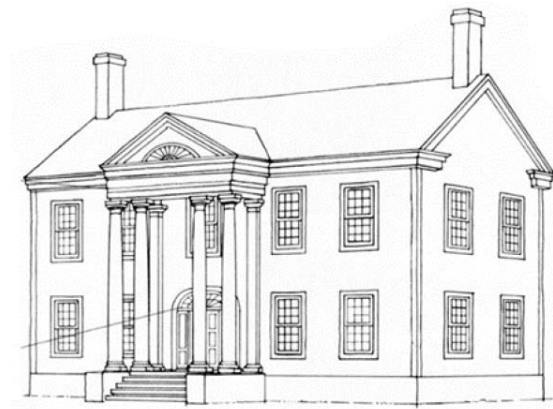
Source: A Field Guide to American Houses by Virginia Savage McAlester

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.

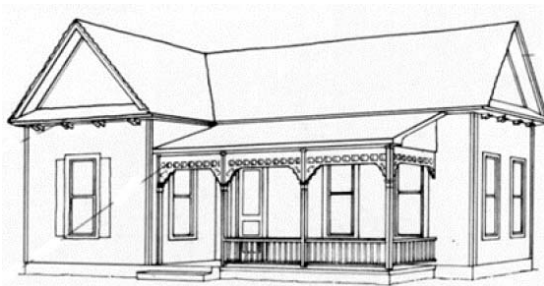
- J. **Shingle.** Elements of the Shingle style are as follows:



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.

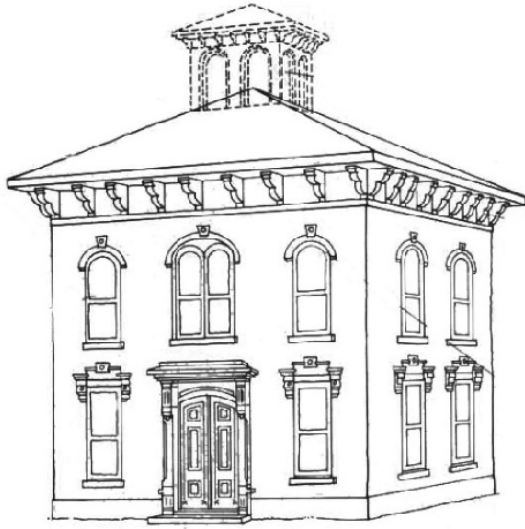
L. **Romanesque.** Elements of the Romanesque style are as follows:



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.

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. Each civic space approved must be usable for civic purposes. Above-ground cistern design and appearance shall require approval by the Community Development Director.:

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, runoff reduction measures such as bioretention areas, swales, cisterns, 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 runoff reduction measures such as bioretention areas and cisterns, 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, and may include runoff reduction measures such as bioretention areas and cisterns. 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, and may include runoff reduction measures such as bioretention areas and cisterns. 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. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
- 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.
 10. Runoff reduction measures such as bioretention areas and cisterns.
- Each amenity area approved must function as an amenity area. Above-ground cistern design and appearance shall require approval by the Community Development Director.
- 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, unless part of approved stormwater management plan for the site that includes runoff reduction measures.

- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development~~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.

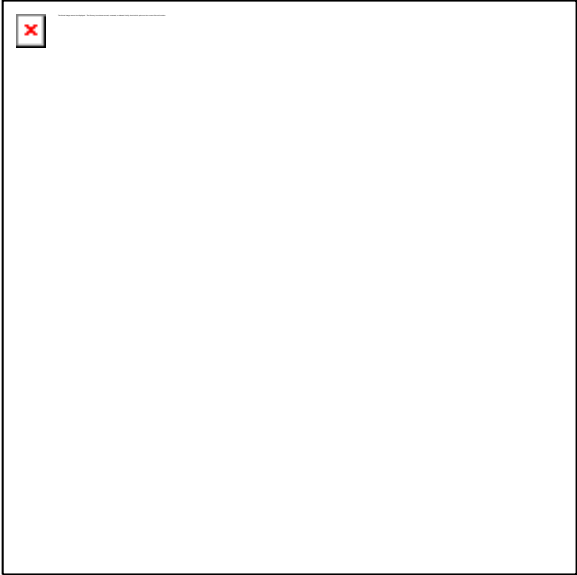
Original Building Address		
94 Academy Street	30 Milton Avenue	48 Old Roswell Street
375 Brady Place	35 Milton Avenue	37 Roswell Street
133 Canton Street	90 Milton Avenue	54 Roswell Street
193 Canton Street	242 Milton Avenue	61 Roswell Street
212 Canton Street	333 Milton Avenue	88 Roswell Street
36 Church 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.

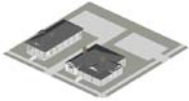
Building types are allowed by Downtown Zoning District as shown below.

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

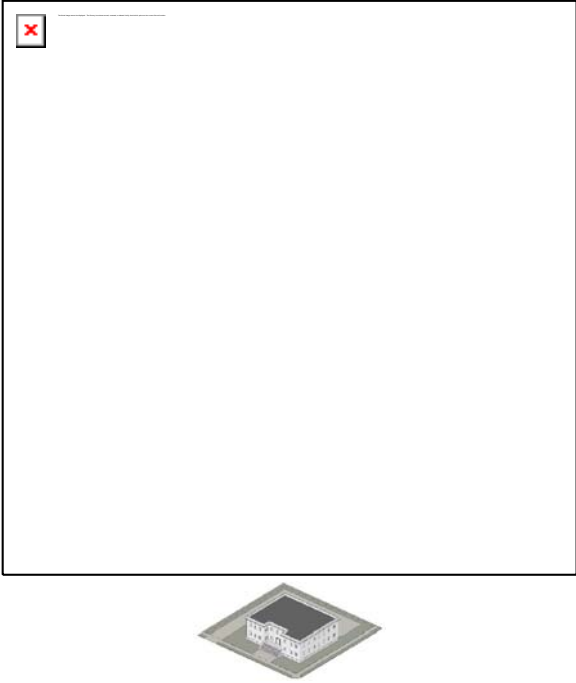
 	Carriage House	■	■	■	■
 	Cottage Court	■	■	■	■

 	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

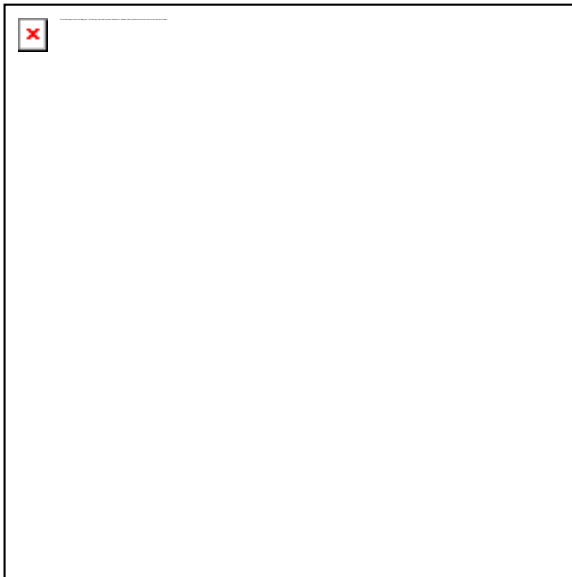
3.4.3. Specific Use Standards.

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.



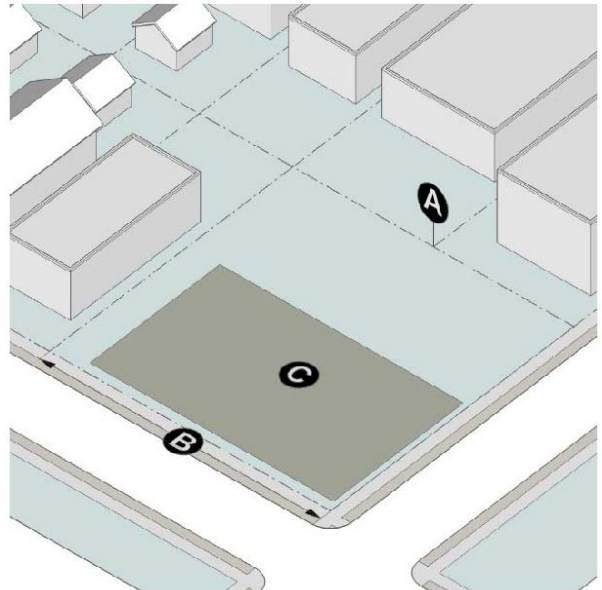
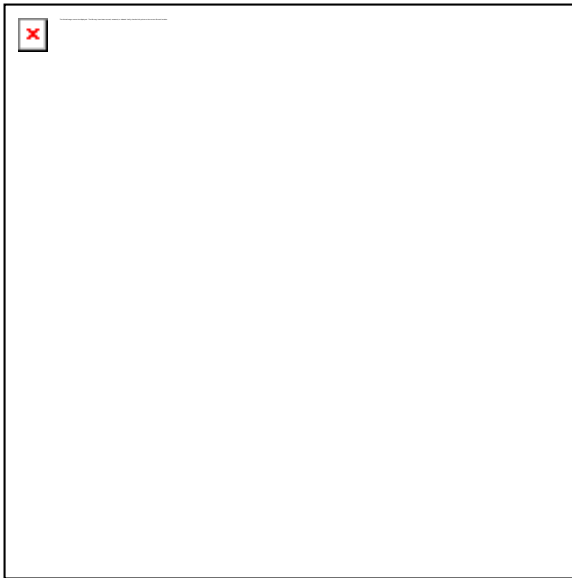
The purpose of this district is to provide for compact development in Alpharetta's core that is compatible with the area's historic character and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

3.5.2. Building Types Allowed.

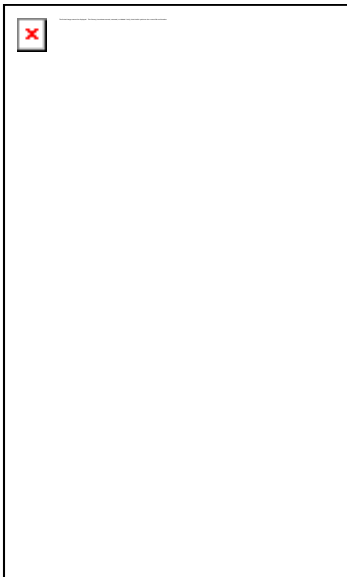
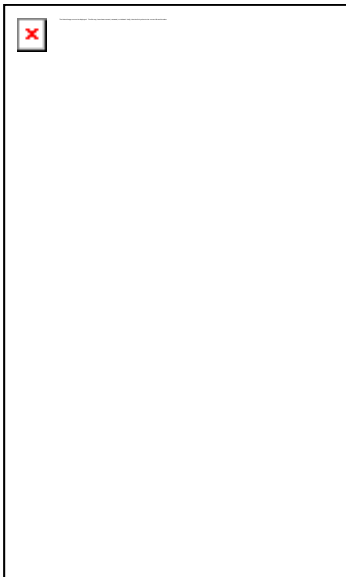
The following building types are allowed:

- 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.

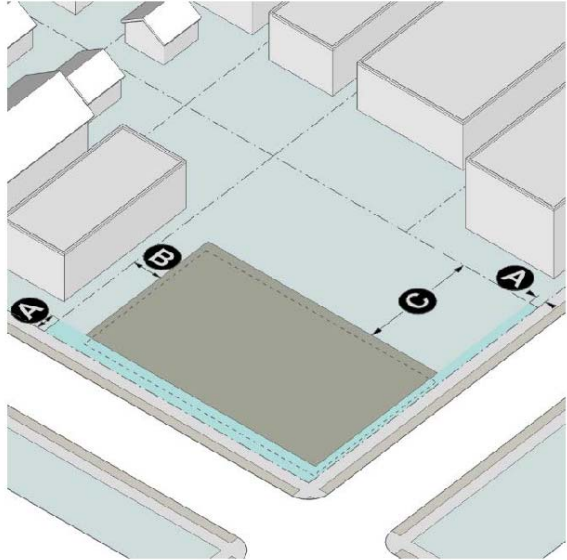


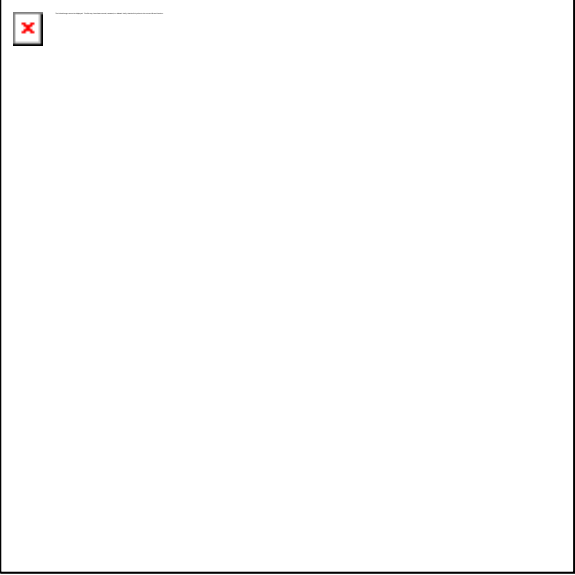
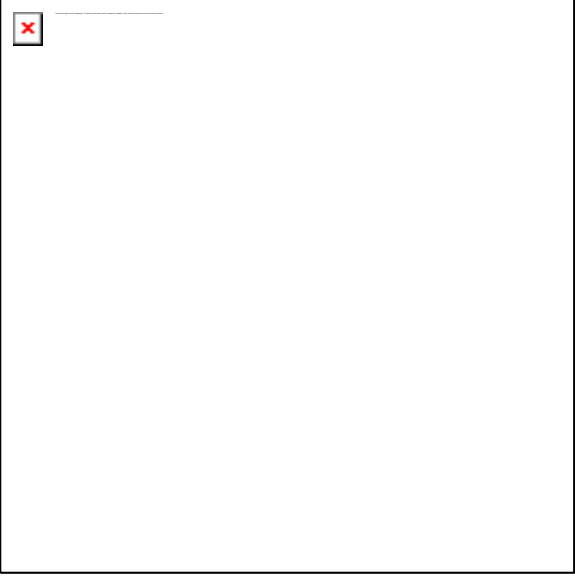
Site Standards	
Residential Density:	No Limit
Min. Amenity Space Requirement:	5% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

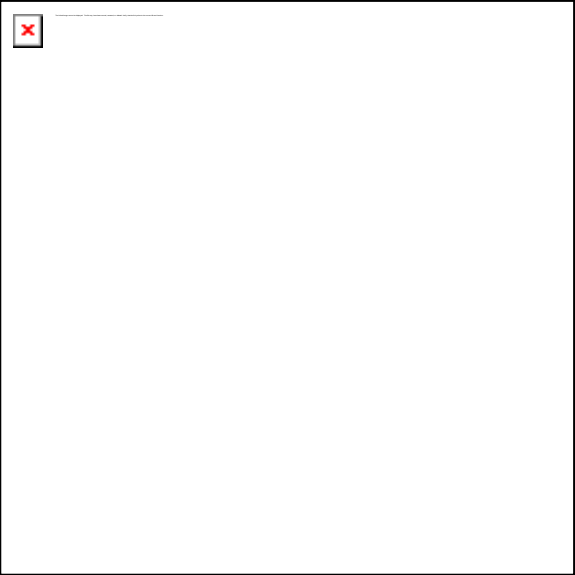
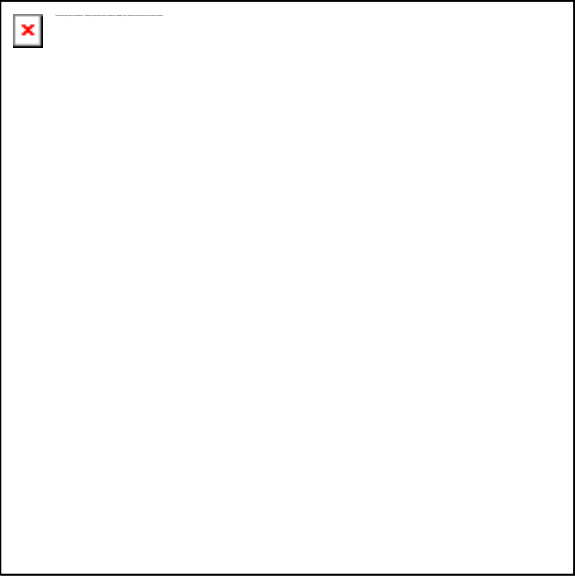
Lot Standards	 	Area	Width
Detached House:	2,500 sf min.		25 ft min.
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf min.		25 ft min.
Townhouse:	900 sf min.		20 ft min.
Cottage Court:	1,200 sf min.		20 ft min.
All other Building Types:	No min.		20 ft min.
Lot Coverage			

✖ ©	All Building Types:	90% max.
---	---------------------	----------

3.5.4. Building Placement.

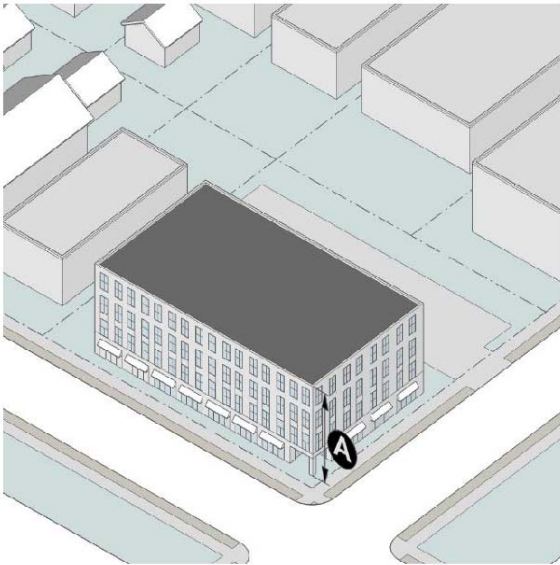
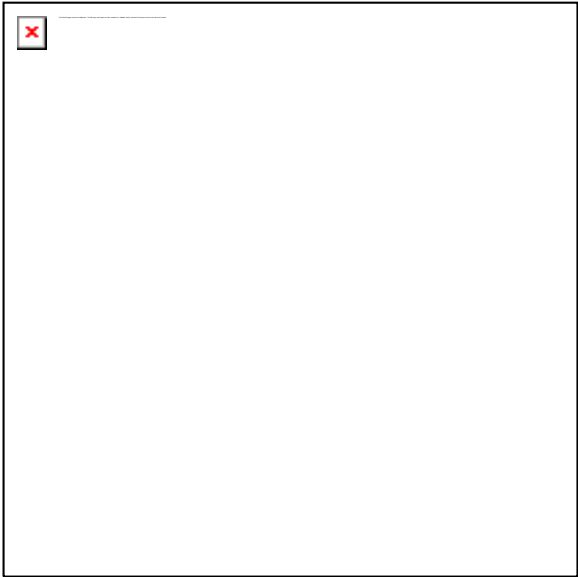
✖	 The diagram shows a 3D perspective of a building lot. A central rectangular area is shaded in dark grey, representing the building footprint. This footprint is surrounded by a light blue shaded area, which represents the required setbacks. Four circular callouts with letters A, B, C, and D are placed around the building footprint to indicate specific setback measurements: A is at the front-left corner, B is at the front-right corner, C is at the rear-right corner, and D is at the rear-left corner. The lot is bordered by other buildings and a street on the left and right sides.
Principal and Accessory Structure Setbacks	

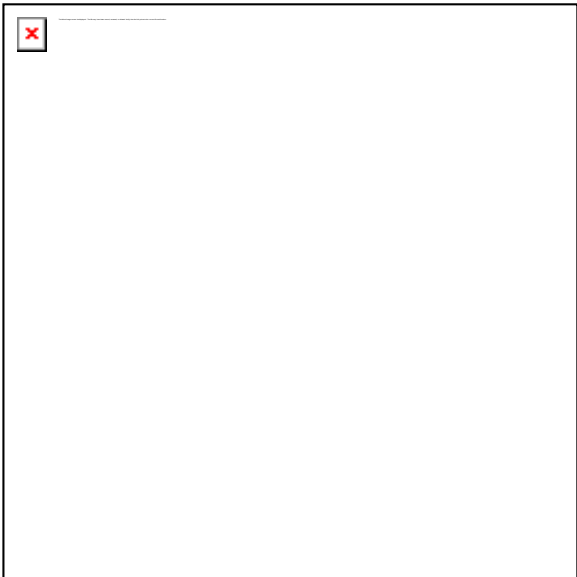
	Front Yard:	0 ft. min., 10 ft max.
	Side Yard:	0 ft. min.

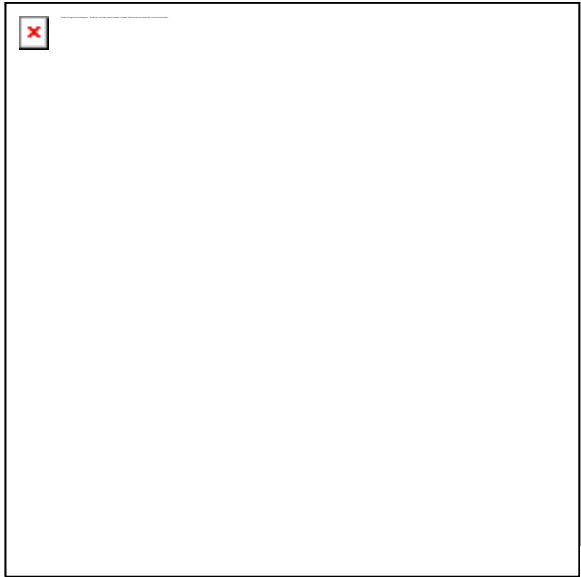
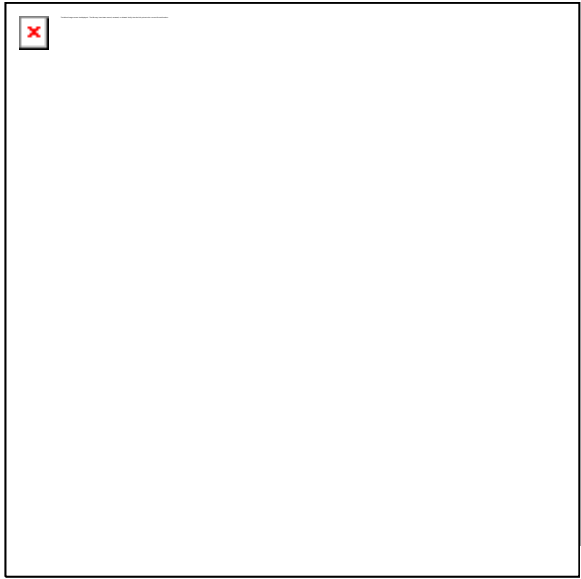
	Rear Yard (no alley):	6 ft. min.
	Rear Yard (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

3.5.5. Bulk and Mass.

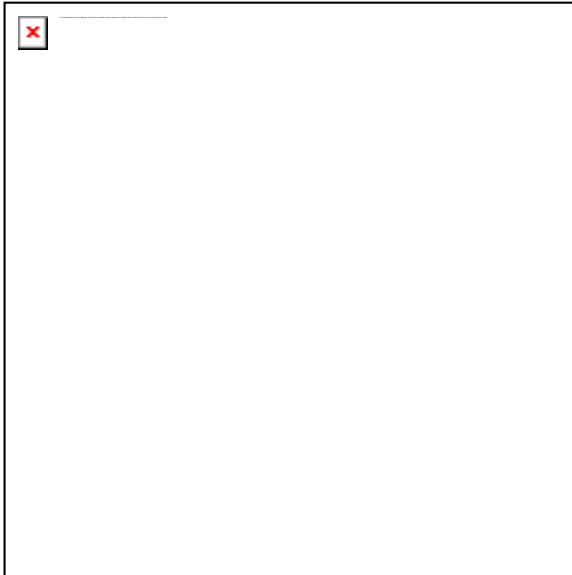


Building Height		
	Min. Street-Facing Façade Height in Feet:	18 ft

	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.



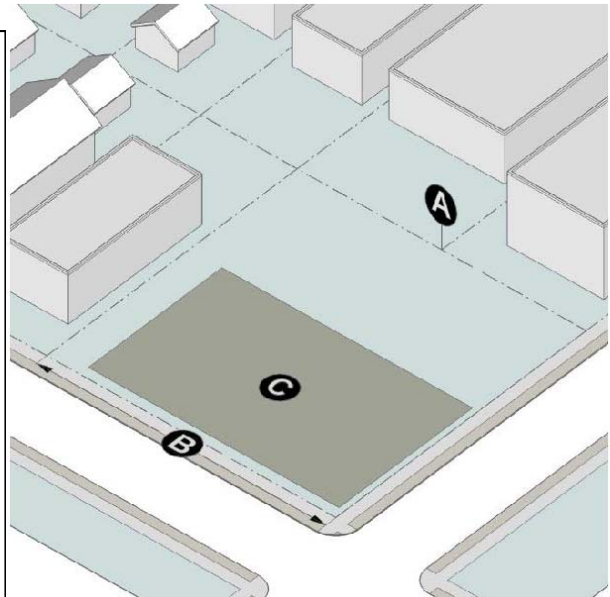
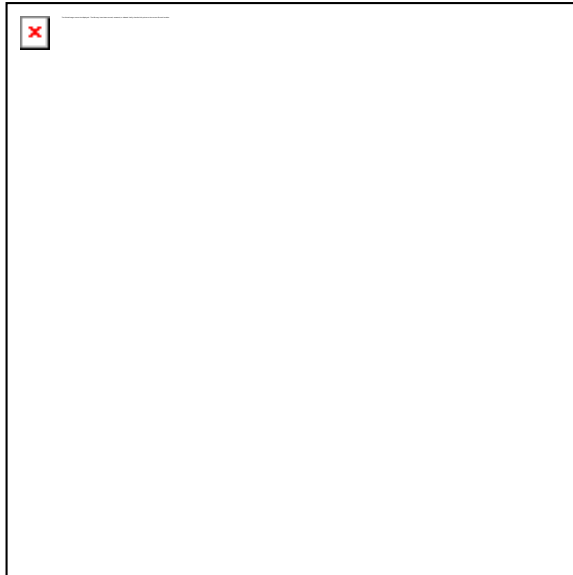
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major corridors leading to the Downtown Core.

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.

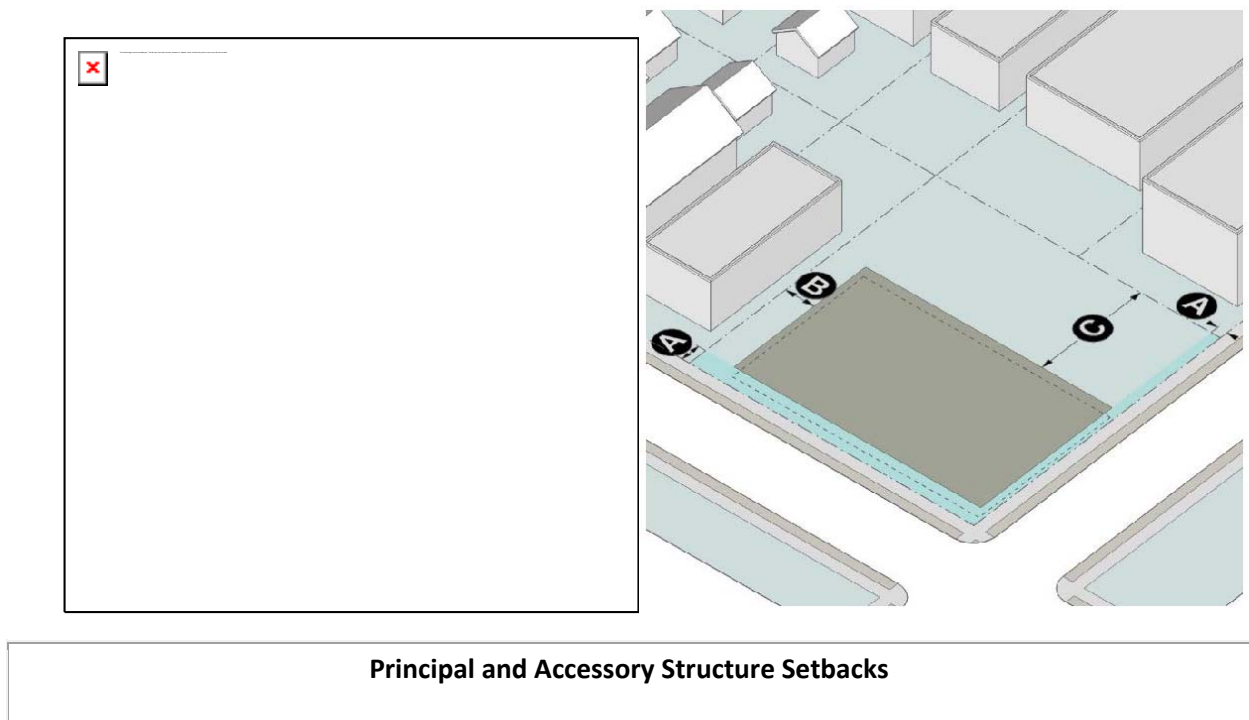


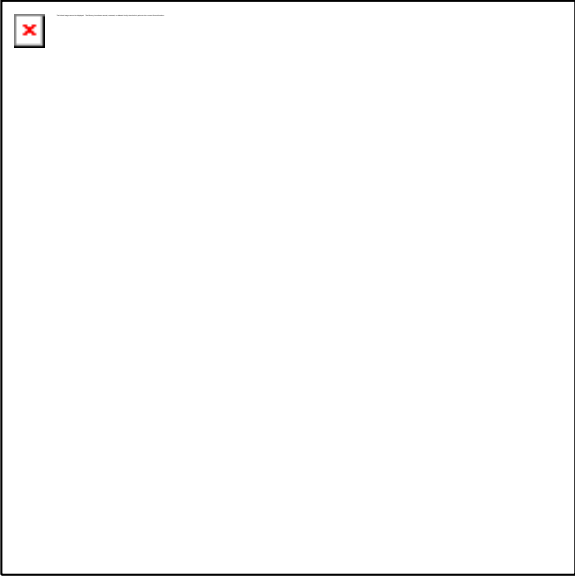
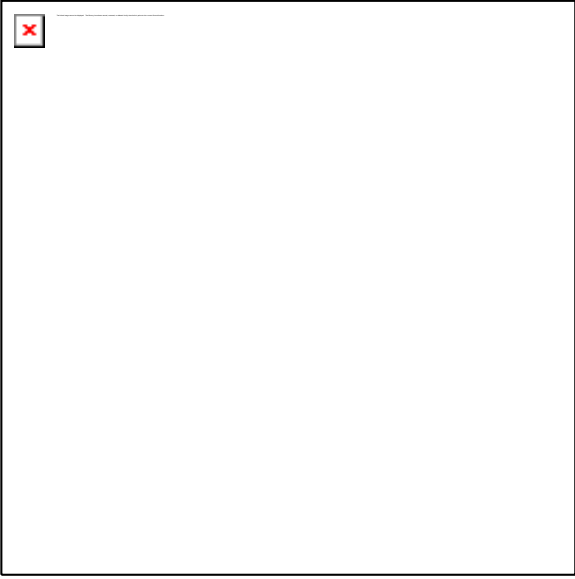
Site Standards for All Sites	
Residential Density (no Conditional Use Permit):	10 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site
Additional Standards for Sites Over 5 Acres	
Min. Civic Space Requirements:	10% of site

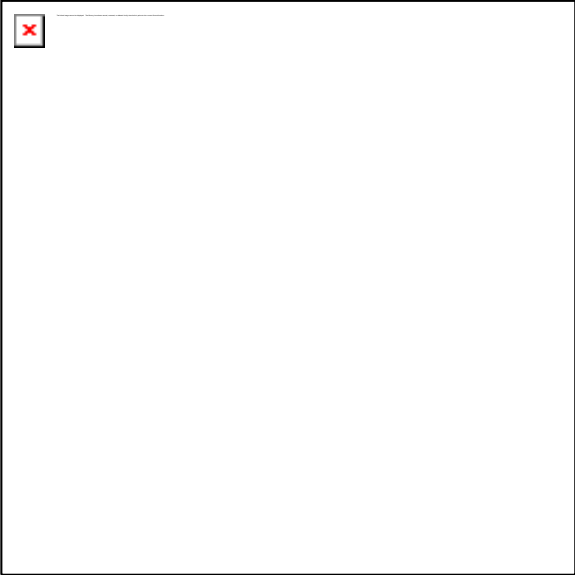
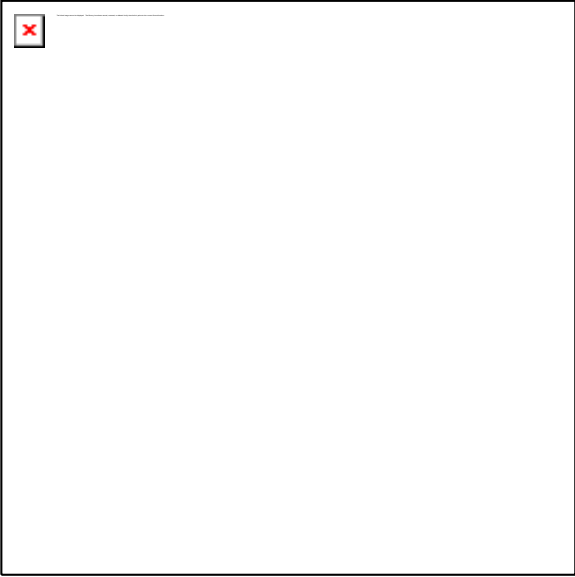
Lot Standards	 	Area	Width
Detached House:	2,500 sf min.		25 ft min.
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf min.		25 ft min.
Townhouse:	900 sf min.		20 ft min.
Cottage Court:	1,200 sf min.		20 ft min.
All other Building Types:	No min.		20 ft min.
Lot Coverage			

	All Building Types:	80% max.
---	---------------------	----------

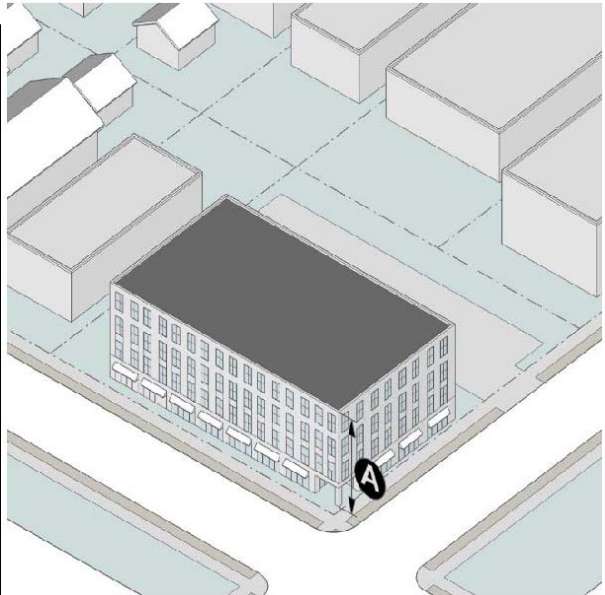
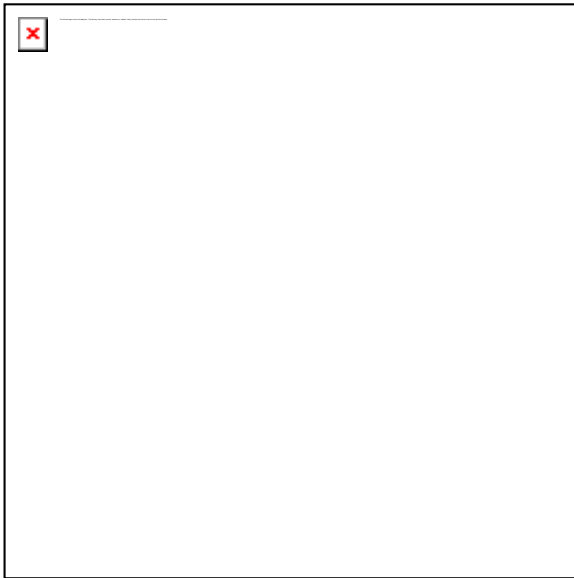
3.6.4. Building Placement.



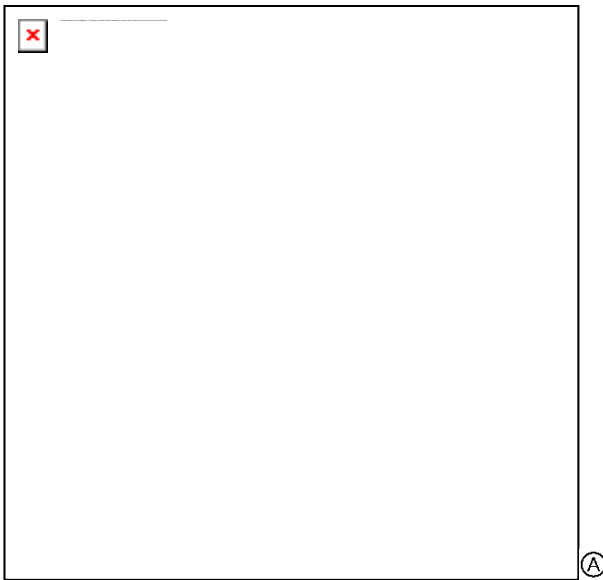
	Front Yard:	5 ft. min., 10 ft max.
	Side Yard:	0 ft. min.

	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. <u>In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.</u>		

3.6.5. Bulk and Mass.



Building Height



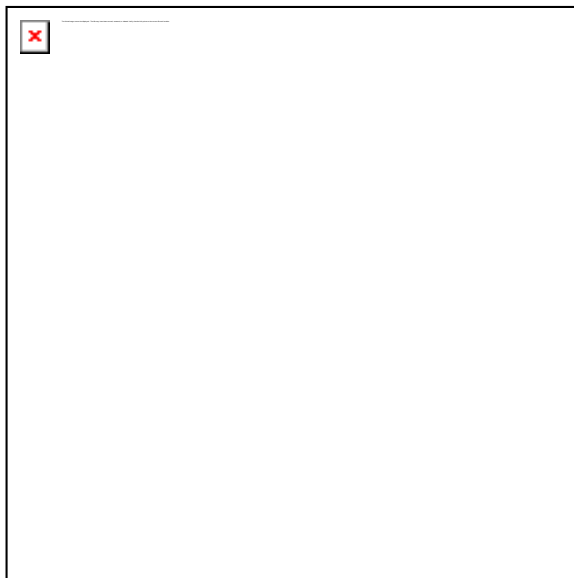
Max. Height in Stories:

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.



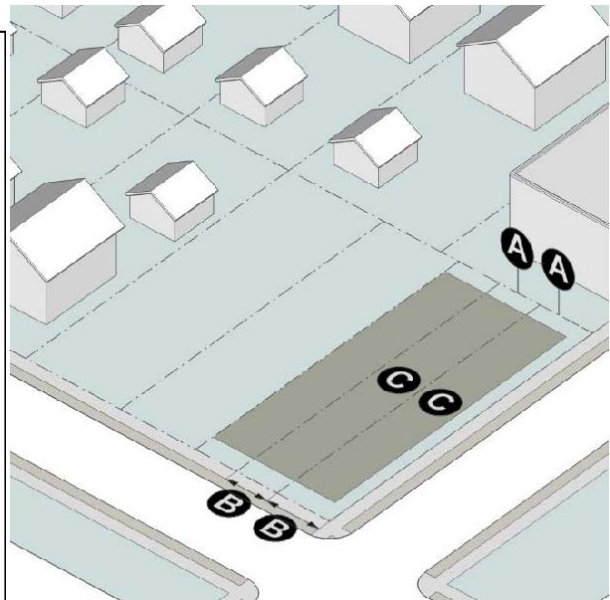
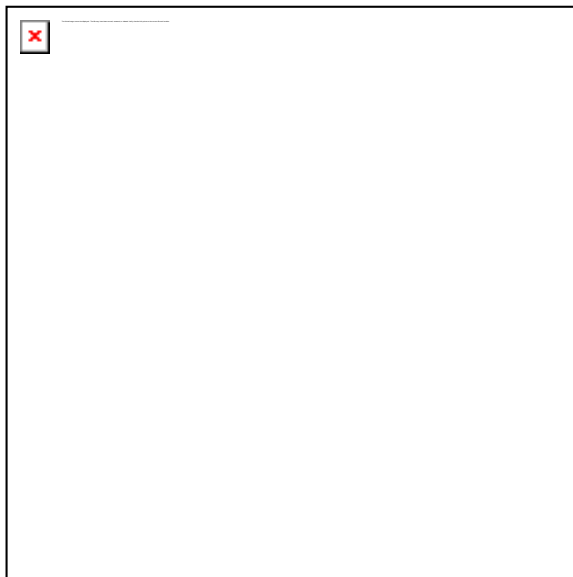
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

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.

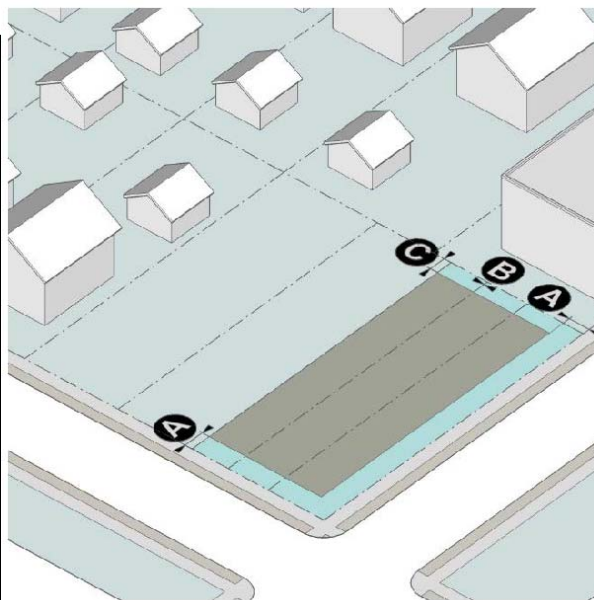


Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a

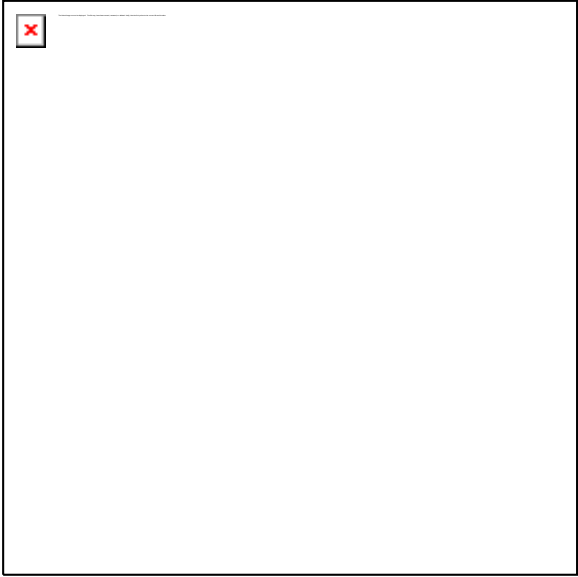
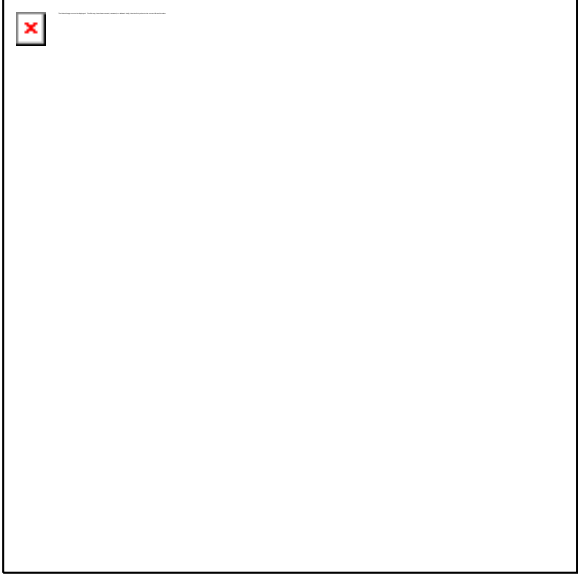
Residential Density (with Conditional Use Permit):	As approved by City Council	
Min. Amenity Space Requirement:	10% of site (all sites)	
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)	
Lot Standards		
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached 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		

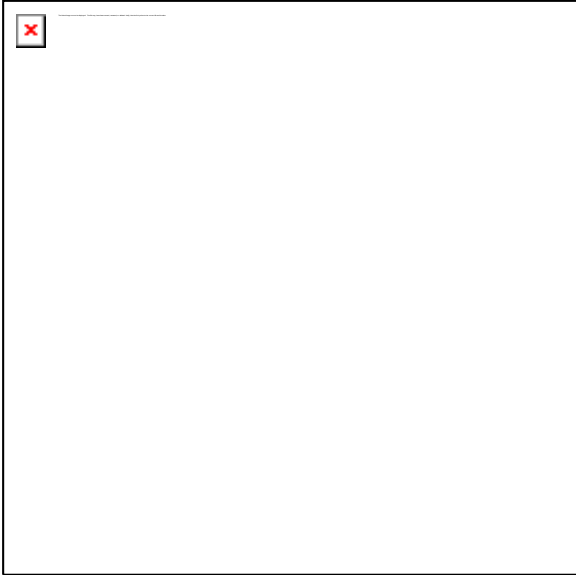
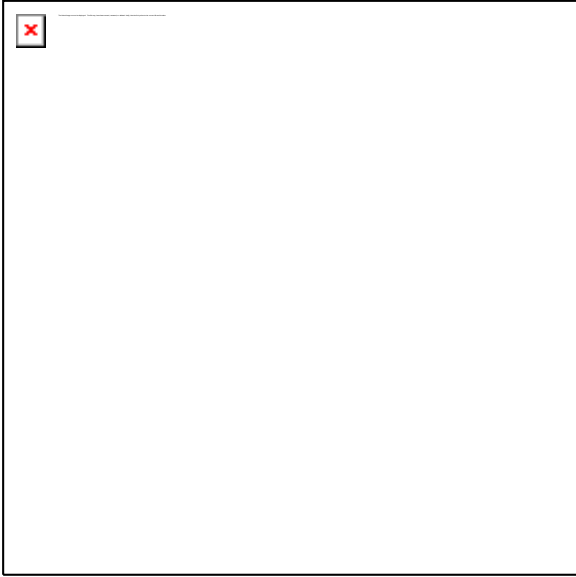
--	--

3.7.4. Building Placement.



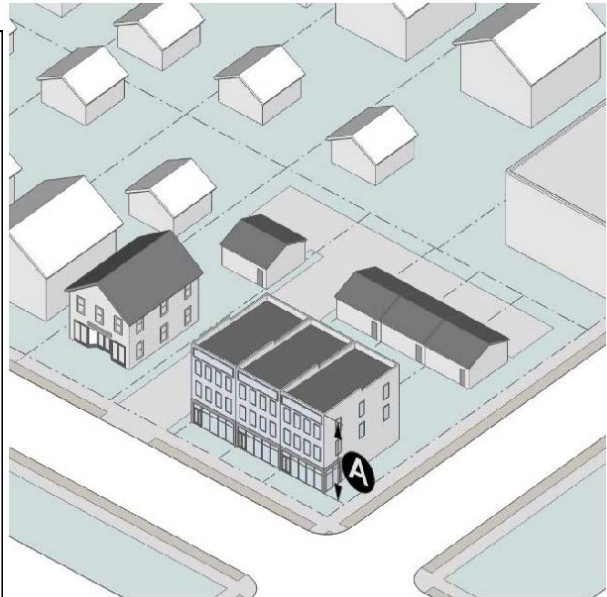
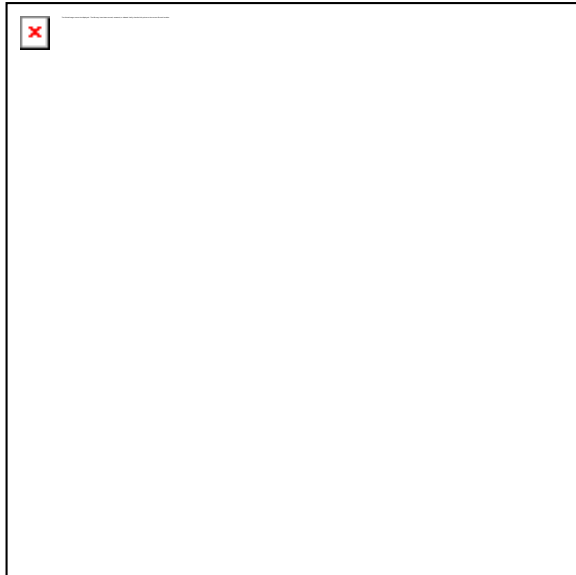
Principal and Accessory Structure Setbacks

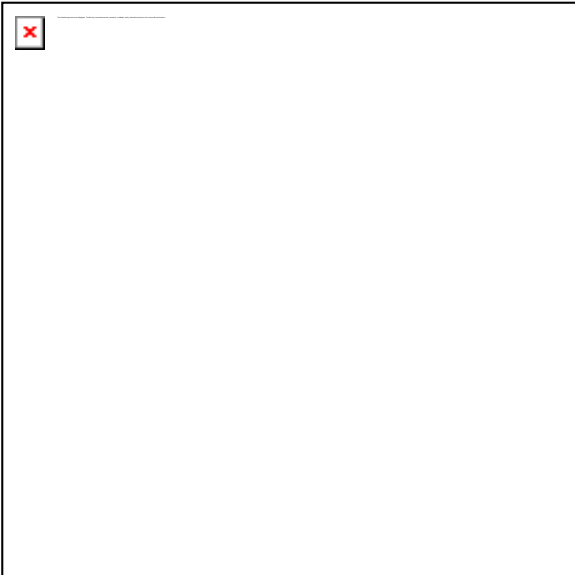
	Front Yard:	10 ft. min.
	Side Yard:	0 ft. min.

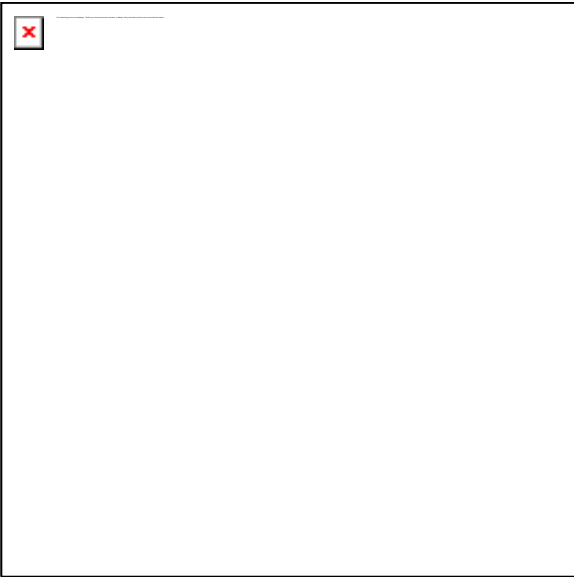
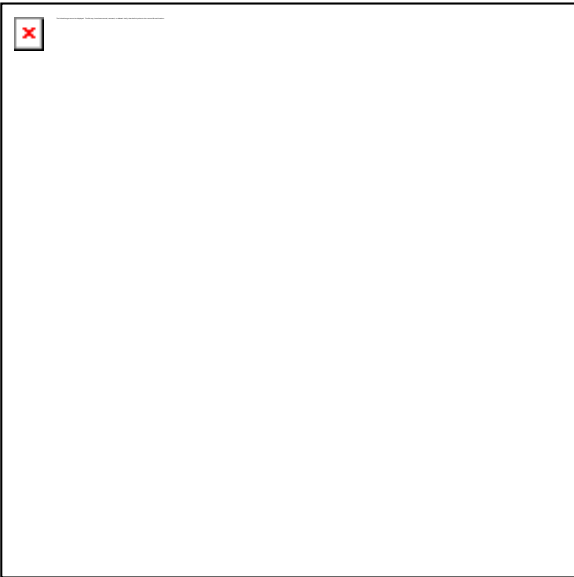
	Rear Yard (no alley)	3 ft. min.
	Rear Yard (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director.

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

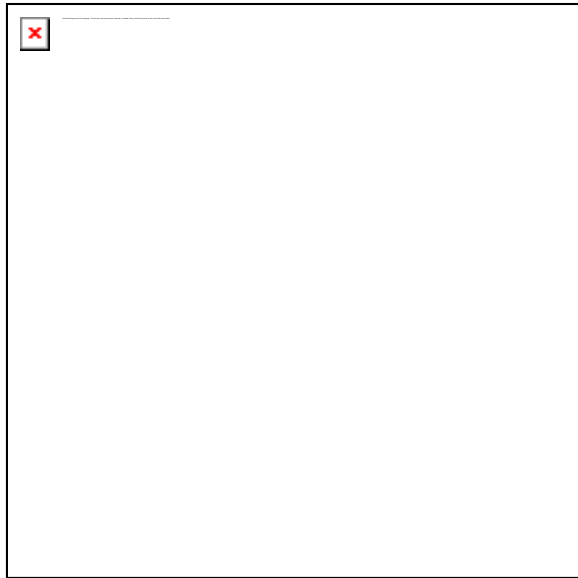
3.7.6. Commercial Parking Lot Requirements.

- 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.



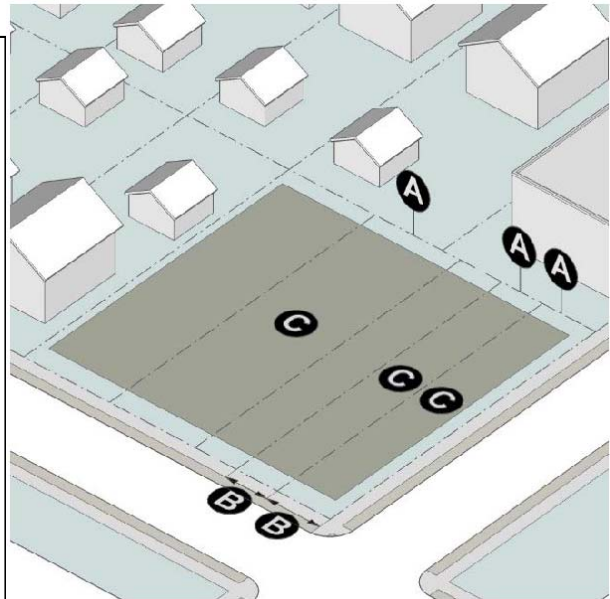
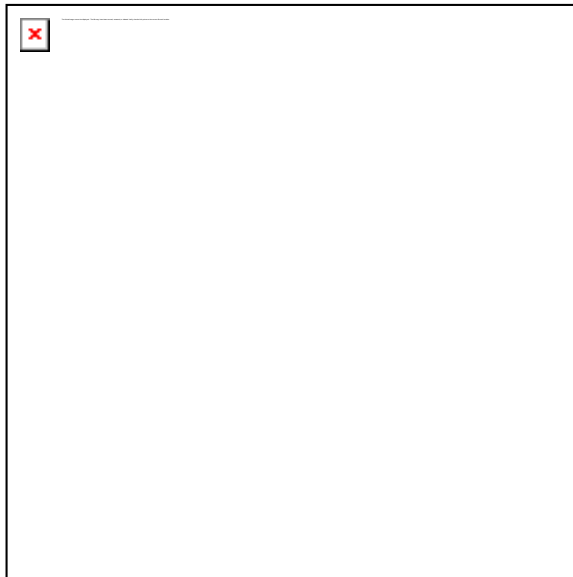
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed.

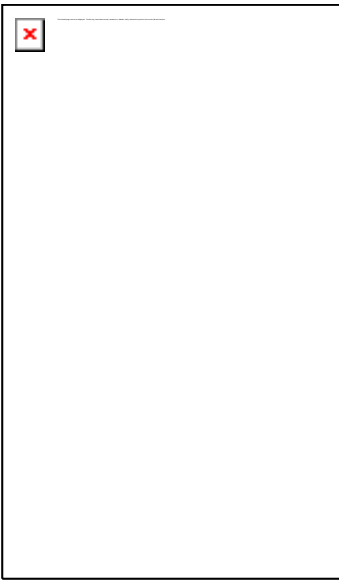
The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Semi-Detached House
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards.

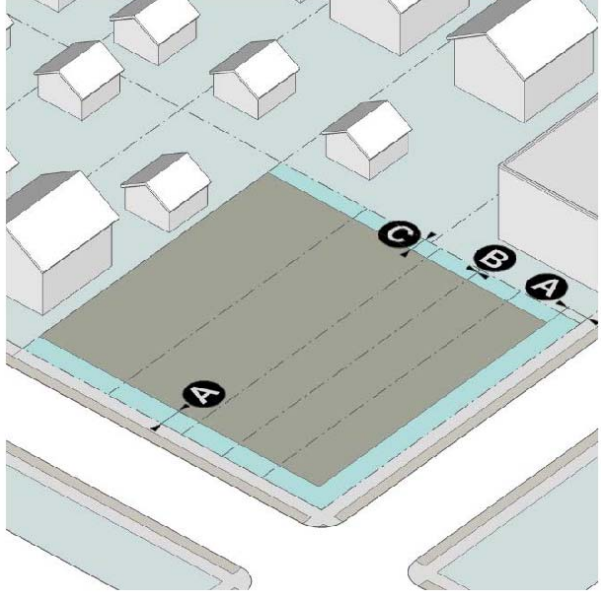


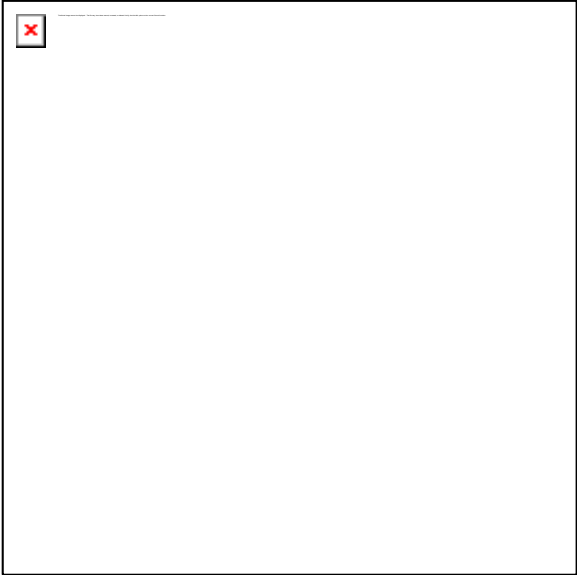
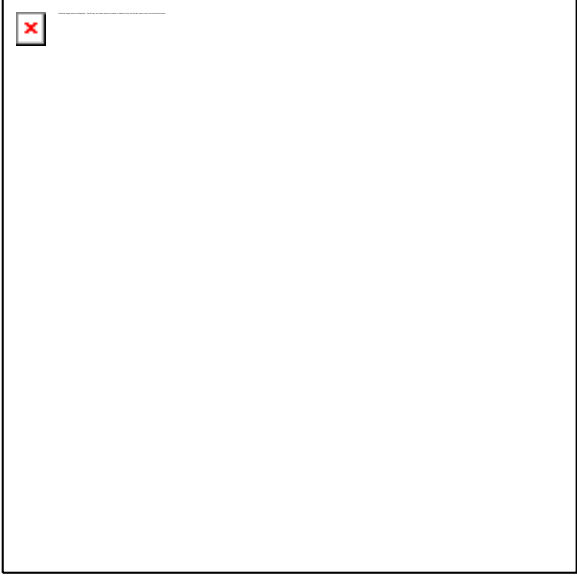
Site Standards	
Residential Density (without Conditional Use Permit):	8 u/a
Residential Density (with Conditional Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

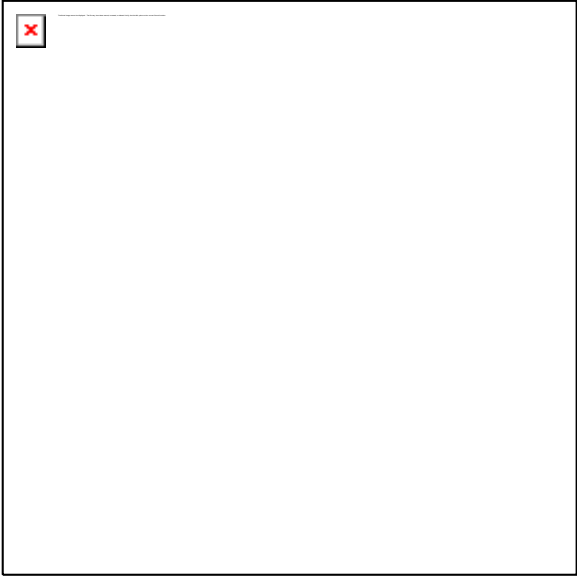
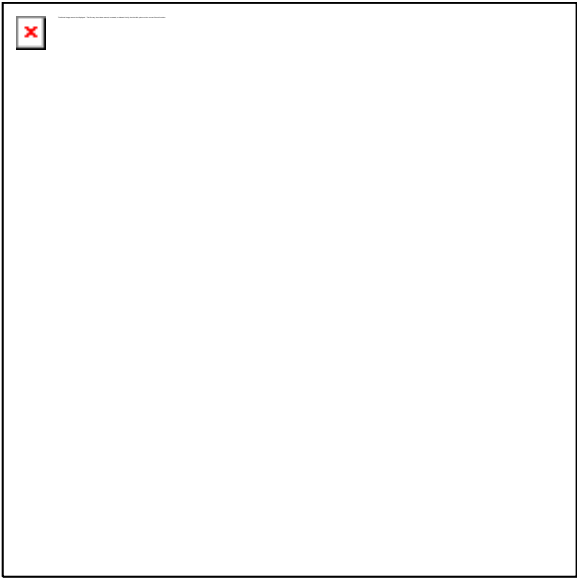
Lot Standards	  A	  B	Width
Detached House:	2,500 sf	25 ft	
Carriage House:	Same as principal structure		
Semi-Detached House:	2,500 sf	25 ft	
Townhouse:	900 sf	20 ft	
Cottage Court:	1,200 sf	20 ft	
Civic Building:	5,000 sf	50 ft	
Lot Coverage			

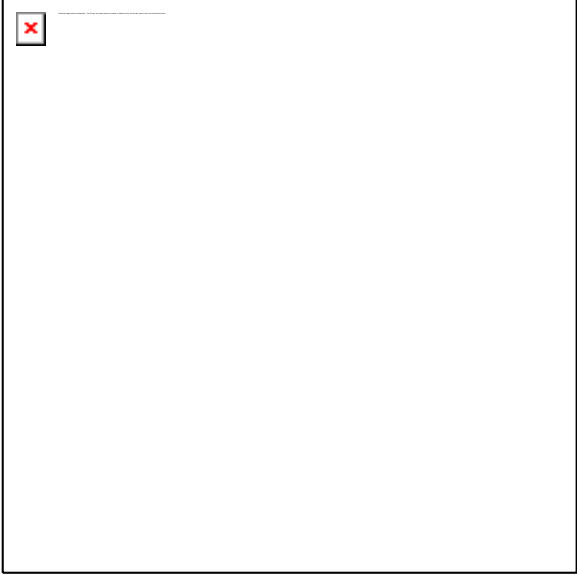
	All Building Types:	70% max.
---	----------------------------	-----------------

3.8.4. Building Placement.

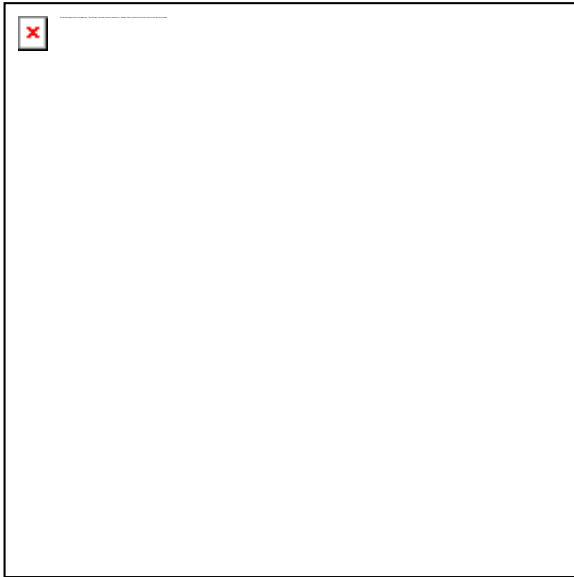
	
Principal and Accessory Structure Setbacks	

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

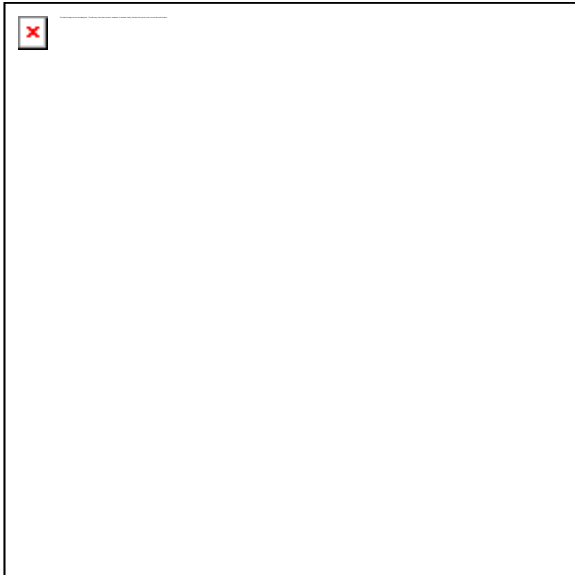
	Rear Yard (no alley):	3 ft. min.
	Rear Yard (alley):	10 ft. min.

	Front Yard:	3 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes. <u>In order to optimize smart stormwater design, required setbacks may accommodate runoff reduction measures such as bioretention areas, cisterns, and greenwalls, provided such setbacks meet fire code standards. The runoff reduction measures may not compromise public safety such as the sight distance triangles required by the City and must include a long-term maintenance agreement. Above-ground cisterns or other vertical runoff reduction measures shall require approval by the Community Development Director</u>		

3.8.5. Bulk and Mass.

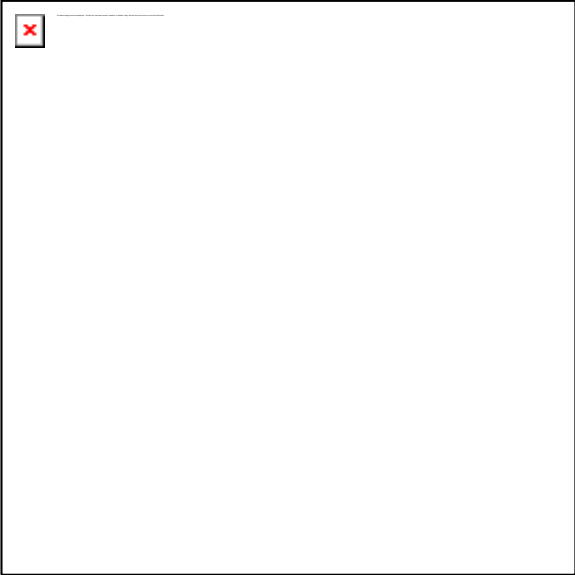


Building Height



Max. Height in Stories:

3 stories

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



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE COMPREHENSIVE PLAN 2035 UPDATE, THE SHORT TERM WORK PROGRAM AND THE 2016 CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE.

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan and Capital Improvements Element documents; and

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City Council approved the 2016 Capital Improvements Element Annual Update and authorized transmittal to the Department of Community Affairs and the Atlanta Regional Commission on May 16, 2016; and

WHEREAS, the City Council approved the Comprehensive Plan 2035 Update and authorized transmittal to the Department of Community Affairs and the Atlanta Regional Commission on June 20, 2016; and

WHEREAS, the City of Alpharetta Comprehensive Plan 2035 was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Georgia Department of Community Affairs and the Atlanta Regional Commission; and

WHEREAS, the City of Alpharetta 2016 Capital Improvements Element Annual Update was found to be in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Comprehensive Plan 2035 Update, the Short Term Work Program and the 2016 Capital Improvements Element Annual Update.

SO RESOLVED this ____ day of _____, 2017.

CITY OF ALPHARETTA

By:

David Belle Isle, Mayor

(SEAL)

COUNCIL MEMBERS

Attest:

City Clerk

City of Alpharetta
2035 Comprehensive Plan

Community Agenda

Prepared for:

City of Alpharetta
Alpharetta, Georgia

Updated/Amended June 2016

ACKNOWLEDGEMENTS

Mayor and City Council

David Bells Isle Mayor	Mike Kennedy City Council – Post 2	Jim Gilvin City Council – Post 4	Dan Merkel City Council – Post 6
---------------------------	---------------------------------------	-------------------------------------	-------------------------------------

Donald Mitchell City Council – Post 1 City Staff	Chris Owens City Council – Post 3	Jason Binder City Council – Post 5
--	--------------------------------------	---------------------------------------

Bob Regus City Administrator	Michael Woodman Senior Planner	Eric Graves Senior Engineer	Elicia Taylor Boards Assistant
---------------------------------	-----------------------------------	--------------------------------	-----------------------------------

Kathi Cook Community Development Department Director	Ben Kern GIS Specialist	Jill Bazinet Senior Engineer	Samir Abdullahi Economic Development Manager
---	----------------------------	---------------------------------	---

Steering Committee

Ray Appen Business/Property Owner	Jim Gilvin City Council	Richard Kramer Design Review Board	Chris Palmer Windward Subdivision
Larry Attig Downtown Property Owner/Planning Commission	John Hipes Business/Property Owner	Chad Koenig Private Sector Developer	Chris Scott Private Sector Developer
Georgia Barrow Development Authority	Penn Hodge Private Sector Developer	Eamon Keegan Youth Population	Dianna Smeal Property Owner
Lawson Finlayson Private Sector Developer	Mike Kennedy City Council	Richard Munger Private Sector Developer	

Planning Commission

Francis Kung'u Chairman	Larry Attig Fergal Brady Karen Cashion	Kyle Caswell Rob Partee Karen Richard	Alternates John Goss
----------------------------	--	---	-------------------------

Community Participants

City of Alpharetta stakeholders and more than 100 people from the community attended workshops and meetings over a 6 month period of time.

Kimley-Horn & Associates, Inc.

Eric Bosman, AICP Beth Tucker

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	II
ADOPTION RESOLUTION.....	III
INTRODUCTION I	
Purpose and Scope	1
Why We Plan	2
Community Participation and Plan Development	2
Document Summary.....	5
PART 1: CITYWIDE FOCUS	7
Vision Statement	8
Vision Themes.....	8
PART 2: CHARACTER AREA FOCUS	27
Character Area Based Planning Overview.....	27
Character Area Policy	30
Future Development Map.....	70
PART 3: IMPLEMENTATION.....	79
Implementation Tools	79
Short Term Work Program.....	80
Policy Statements	83
Plan Maintenance	85
APPENDIX.....	91

LIST OF MAPS AND TABLES

<i>Map 1: Future Development Map</i>	70
<i>Table 1: Character Area Design Principles Matrix</i>	72
<i>Table 2: Future Land Use and Zoning Matrix</i>	73
<i>Table 3: Quality Community Objectives/Character Area Analysis Matrix</i>	78
<i>Table 4: Short Term Work Program 2017-2021</i>	81
<i>Table 5: Report of Accomplishments</i>	87
<i>Table 6: Estimated Quantities of Land Area by Future Land Use Classification</i>	91

ADOPTION RESOLUTION



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE COMPREHENSIVE PLAN 2030

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan document; and

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Alpharetta Comprehensive Plan was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Georgia Department of Community Affairs and the Atlanta Regional Commission;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Comprehensive Plan 2030.

SO RESOLVED this 28th day of November, 2011.

CITY OF ALPHARETTA

By: 

Arthur G. Letchas, Mayor

COUNCIL MEMBERS



Attest:


 City Clerk


RESOLUTION NO. 1805

**A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA
TO APPROVAL AN UPDATE TO THE
2030 COMPREHENSIVE LAND USE PLAN**

WHEREAS, the Georgia Planning Act of 1989 requires local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions,

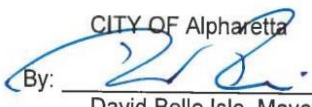
WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the public hearing was advertised in order to notify the public and provide the opportunity for public input;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the updated 2030 Comprehensive Land Use Plan process:

SO RESOLVED this 28th day of September 2015.

CITY OF Alpharetta

By: 

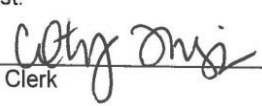
David Belle Isle, Mayor

COUNCIL MEMBERS





Attest:


City Clerk

2015 AMENDMENTS

The 2015 Downtown Master Plan is incorporated by reference and should be consulted for additional details and information related to the character areas identified below.

PART 2: CHARACTER AREA FOCUS

Central Neighborhoods.....	34
Old Milton Corridor	44
North Main Corridor	51
South Main Corridor	53
Downtown Activity Center	57
Kimball Bridge Activity Center	63
Future Development Matrices	73



RESOLUTION NO. 1848

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE COMPREHENSIVE PLAN 2035 AND THE SHORT TERM WORK PROGRAM.

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan document; and

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption and other requirements identified in the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Alpharetta Comprehensive Plan was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Georgia Department of Community Affairs and the Atlanta Regional Commission;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Comprehensive Plan 2035 and the Short Term Work Program.

SO RESOLVED this 20th day of June, 2016.

CITY OF ALPHARETTA

By: _____

David Belle Isle, Mayor

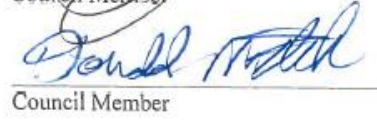

Council Member


Council Member


Council Member


Council Member


Council Member


Council Member

Attest: 
City Clerk



INTRODUCTION

Introduction to the Community Agenda for the City of Alpharetta, Georgia

Located in Fulton County within the Atlanta-Marietta-Sandy Springs-GA Metropolitan Statistical Area (MSA) and in close proximity to important regional cities and other job centers, Alpharetta is on track to become the premier community in Georgia. In an effort to meet the community's future needs, Alpharetta coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create a community vision for the future that will be guided by the City of Alpharetta 2035 Comprehensive Plan – Community Agenda.

PURPOSE AND SCOPE

The Community Agenda represents the community vision, goals, policies, primary issues and opportunities that the community has chosen to address, and a plan of action for implementation. In addition, it outlines desired development patterns and supporting land uses with a future development guide for the city.

The Community Agenda serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs.

The Comprehensive Plan also includes the Community Participation Program, Community Assessment and Analysis of Supporting Data. These two separate reports were prepared prior to the development of the Community Agenda. These documents provide a preliminary look at the issues and opportunities, areas requiring special attention and an analysis of existing development patterns that include recommended "Character Areas."

COMMUNITY SNAPSHOT

POPULATION TRENDS

Year	City of Alpharetta	Fulton County	Atlanta Region
1990	13,002	648,951	2,513,612
2000	34,854	816,006	3,429,379
2010	57,551	920,581	4,107,750

Source: U.S. Census Bureau

GROWTH RATES

2000-2010	City of Alpharetta	Fulton County	Atlanta Region
% Change	65.1%	12.8%	19.8%
Ave. Annual	5.1%	1.2%	1.8%

Source: U.S. Census Bureau

POPULATION PROJECTIONS

Year	City of Alpharetta
2015	62,577
2020	67,494
2025	72,638
2030	77,035
2035	82,427

Source: City of Alpharetta Community Development Department 2011

WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan provides a vision, clearly stated and shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan can be used to promote orderly and rational development so the city can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan provides the basis to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides a tool for the community to achieve the development pattern it desires, addressing factors such as traditional neighborhoods, infill development, creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and encouraging economic growth.

Planning also helps the city invest its money wisely in infrastructure such as roads, water and sewer service, parks and green space, and other facilities to maintain and improve the quality of life for the residents of the city.

The Community Agenda represents these and additional ideas discussed during the public participation process. The Community Agenda does not restate the data included in the Community Assessment. Instead, it lists prioritized issues and opportunities, a community vision that includes goals, policies and strategies organized by Vision Themes, a Future Development Guide that describes desired development with the Future Development Map, Character Area Policy, and Character Area Implementation Strategies, and an Implementation Program that prioritizes and assigns costs and responsible parties to the strategies presented throughout the plan.

COMMUNITY PARTICIPATION AND PLAN DEVELOPMENT

Creating a functional comprehensive plan begins by defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

Alpharetta residents, property owners, business owners and other stakeholders contributed to the production of the Community Agenda. Due to the participation involved in developing the plan, the Community Agenda should generate local pride and enthusiasm about the future of the city – encouraging citizens to remain engaged in the development process in order to ensure that each local government implements the plan.

WHY WE PLAN

- Maintain a high standard for protecting natural and cultural resources
- Promote desired patterns of development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life



Visioning Workshop February 2016



Visioning Workshop in March 2016

Visioning Process

The Visioning Process, or citizen participation process, for the City of Alpharetta 2035 Comprehensive Plan included multiple layers of participation from the residents and stakeholders. A Kick-Off Meeting, Visioning Workshops, Public Workshop, and Public Hearings at Mayor and City Council meetings provided opportunities for input. In addition, a Steering Committee added considerable input into the planning process.

Kickoff Meeting

The Kick-Off Meeting took place in January 2016 at City Hall. Information was given at the meeting and made available for wider distribution by posting the survey on the project website. Responses received by the consultant team helped supplement and expand the list of preliminary issues and opportunities presented in the Community Assessment.

Visioning Workshops

Participants provided their input on the future of Alpharetta during the four workshops held during February and March 2016 at two locations throughout the city. Workshop attendees participated in prioritization exercises, facilitated discussion and one-on-one conversations with the planning team.

Visioning Workshop participants prioritized and contributed to a list of preliminary issues and opportunities identified during preparation of the Community Assessment and discussions with the Steering Committee. The exercises organized information into the following categories: Economic Development; Natural, Historic and Cultural Resources; Housing; Transportation; Community Facilities and Services; Land Use; and Intergovernmental Coordination.

Participants also provided input during facilitated mapping exercises where they identified specific areas related to Issues, Assets, and Dreams in the community as well as provided input specifically related to the recommended character areas and the future development pattern.

Public Workshop

The Public Workshop was held in early June at Alpharetta City Hall. Participants had the opportunity to review the input from the four Visioning Workshops that included a preliminary list of Goals and Policies related to the Community Vision and the framework for the Future Development Guide. Presentation of the Future Development Guide included summaries of the proposed character areas and a conceptual Future Development Map. Feedback on the information presented was provided to the consultant team through one-on-one conversations, a facilitated group discussion, and comment forms provided to participants.

Public Hearings

The “final draft,” which included minor updates based on input received from the staff, and public in attendance at the Vision

VISIONING MILESTONES

Kickoff Meeting

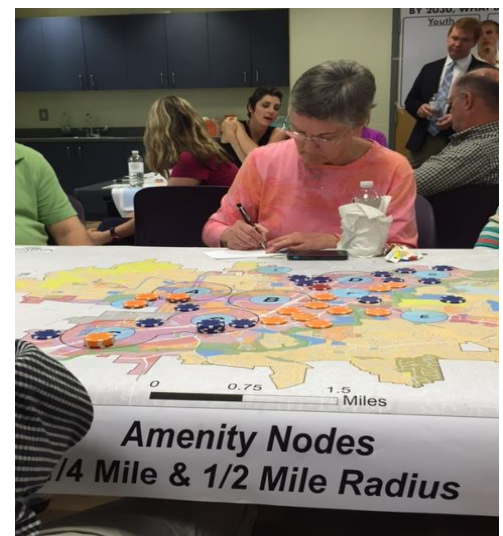
- City Hall
January 25, 2016

Visioning Workshops

- City Hall
February 16 (Evening)
- YMCA
February 25 (morning)
- YMCA
March 16 (morning)
- City Hall
March 24 (evening)

Public Workshop

- Alpharetta City Hall
June 2, 2016



Public Vision Workshop March 2016

Workshops along with input from the Steering Committee, was presented at regularly-scheduled meetings of the Mayor and City Council. The meetings included public hearings providing opportunities for stakeholders to offer additional input. Following the public hearings, the Mayor and City Council adopted a resolution authorizing the transmittal of the Community Agenda to ARC and DCA for review.

Steering Committee

In addition to meetings designed to solicit input from the general public, the planning team also organized the Steering Committee that provided important input and feedback into the planning process. The committee included residents from various parts of the city as well as local business and representatives of special populations. Meetings were facilitated by the planning consultant team and supported by City of Alpharetta staff.

The committee assisted in defining the prioritized issues and opportunities, defining Character Areas and preparing the Implementation Program. Committee members also reviewed drafts of plan components at various points during its development and provided critical feedback and insight based on their experience dealing with the important issues facing the cities on a daily basis. Involvement of staff members was crucial since these staff members will be coordinating the execution of many of the strategies identified in the Implementation Program or administering policies defined in the plan. The committee members held a total of three meetings during the planning process.



Steering Committee meeting held in March 2016

DOCUMENT SUMMARY

The sequence of chapters in the Community Agenda is structured to implement the vision, goals, policies and strategies contained within each section and to answer the questions “Where do we want to be in 20 years?” and “How do we get there?”. The Community Agenda is structured into the following parts:

- Part 1: Citywide Focus
- Part 2: Character Area Focus
- Part 3: Implementation

Part 1: Citywide Focus

The Citywide Focus reflects the community’s citywide vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes. The **Vision Themes** organize a series of primary issues/opportunities, goals, policies and strategies that address specific areas of focus. The Vision Themes are: Economic Development; Natural, Historic and Cultural Resources; Housing; Transportation; Community Facilities and Services; Land Use; and Intergovernmental Coordination. The primary issues/opportunities represent important topics discovered during the analysis of existing conditions (Community Assessment) and supplemented and prioritized during the Visioning Process. Included in each vision theme is a series of Goals, Policies and Strategies. The Strategies are used to create the Implementation Program chapter.

Part 2: Character Area Focus

A Comprehensive Plan is a general policy document used to guide the physical development of a community. Character Area Focus is the future development guide that defines the city’s desired development patterns and guides future decision-making related to the physical development of the city. It also includes the Quality Community Objectives pursued by each Character Area. Character Area Focus is comprised of two sections: Character Area Policy and Implementation Strategy and Future Development Map.

The **Future Development Map** section presents the Future Development Map. The Future Development Map identifies the location of Character Areas and clarifies where and what type of development should occur.

The **Character Area Policy and Implementation Strategy** section describes the intent, general characteristics, application, primary land uses, appropriate zoning districts and design principles for each Character Area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different. This section also identifies specific, actionable strategies intended to achieve the desired development patterns described by the Character Areas.

Part 3: Implementation

Implementation identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within Parts 1 and 2 into a plan of action. Implementation includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the comprehensive plan. The Short-Term Work Program prioritizes the strategies presented throughout the comprehensive plan to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Part 3 also details the specifics of maintaining the comprehensive plan. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the Community Agenda. Finally, Part 3 includes the Report of Accomplishments, which highlights actions completed by the city since submittal (to ARC/DCA) of its most recent STWP.

CITYWIDE FOCUS

Presenting the Community Vision Statement and Community Vision Themes for the City of Alpharetta

In order to implement the community's vision of the future, the comprehensive plan should be guided by a decision-making framework related to growth and development. This plan is based on the community's **VISION** for growth and development over the next 20 years. Developed with input from citizens, elected officials, and community stakeholders, the vision focuses attention on the future of the community and defines the ideal image of what the City should be in the future.

To achieve the community vision, **GOALS** are developed to help define the desired future state of the community. Goals also provide guidance related to the long-term decision making of the community.

Because goals are typically related to big picture ideas and a long-term view of development, **POLICIES** are used to guide everyday decisions related to achieving the community vision. Policies are more specific than goals and provide measurable actions. Policies are represented in this plan by the policy statements presented in this chapter, the Character Area Policy narrative, and the Future Development Map.

In order to accomplish the vision, goals and policies of the community, **STRATEGIES** are created. Strategies are specific action steps that when completed should implement the vision, goals, policies of the community. Strategies are represented in this plan by the Character Area implementation strategies and the strategies associated with goal and policy statements presented in the Community Vision chapter. They are further described in Part 3: Implementation.

Part 2: Citywide Focus, which was developed with an extensive public visioning process described in the Introduction section, uses the following sections to organize the community's overall vision for the future.

- The **Vision Statement** describes the overall idea of what the community desires to be in the future.
- The **Vision Themes** organize a series of goals, policies and strategies that address the community's issues and opportunities.

VISION STATEMENT

The Community Vision Statement is a formal description of what the community wants to become. Input from stakeholders gathered during the visioning process (see Introduction) forms the basis for the Community Vision Statement. Vision Themes presented along with the presentation of the Community Vision Statement in the following pages and Part 2: Character Area Focus tie these descriptions of a desired future to specific goals, policies and strategies.

Our Community Vision is to advance Alpharetta as a Signature City by...

- Offering the highest quality of environment for our residents of all ages - and businesses;
- Developing key nodes of the City to focus growth and create multiple scales of activity while preserving the character of established single-family neighborhoods;
- Encouraging an emphasis on arts and culture in our community;
- Fostering strong sense of community including dedicated greenspace, multimodal connectivity, safety and security; and
- Providing a business climate that attracts the top echelon companies.

VISION THEMES

The Vision Themes organize primary issues/opportunities, goals, policies and strategies. The goals, policies, and strategies were developed to address the primary issues and opportunities. Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. The themes presented are:

- Economic Development
- Land Use
- Transportation
- Housing
- Natural, Historic and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination

In addition to providing a structure to help achieve the community's vision, the vision themes are also used to support the Quality Community Objectives (QCO) as set forth by DCA (see Chapter 2 for the QCO list).

Economic Development

Primary Issues and Opportunities

Few attractions for residents and visitors – While Alpharetta attractions such as Big Creek Greenway, Verizon Wireless Amphitheatre at Encore Park, and the regional shopping destination anchored by North Point Mall provide opportunities for residents and visitors most choose to leave the city for a wider range of entertainment and cultural attractions offered in other parts of the metro area.

Proliferation of corporate chains and lack of “mom and pop” businesses – Residents enjoy the convenience offered by Alpharetta’s array of choices for shopping and dining, but they also desire more locally-owned, “mom and pop” businesses unique to Alpharetta that would add variety, charm and local flare and enhance the city’s economy and sense of community.

Life-cycle of retail space – Success as a regional retail center has brought Alpharetta great value over the last two decades. Although new retail space is still available, older centers are now facing the prospect of redevelopment. Opportunities exist to repurpose older centers or create second generation spaces within existing retail areas. In addition, vacant properties provide an opportunity for creative economic development efforts by serving as flex space for offices, artist studios, business incubators, etc.

Unappealing Main Street/GA-9 gateways – The development character of the underperforming commercial properties fronting South Main Street/GA-9 between Downtown Alpharetta and the Roswell city limits is not in keeping with the city’s otherwise nicely-maintained, clean, attractive streetscapes.

Demographics of economic importance – The professional workforce that is currently in the 20s to 30s age cohort is the key demographic for the future of economic growth in Alpharetta. To remain an attractive community for this demographic group, the city must accomplish key transformations such as creating a strong, active and viable downtown that provides desired local amenities and character.

Regional nature of infrastructure – Due to the nature of environmental systems and the level of development across north Fulton County, key infrastructure systems such as that for stormwater must be planned and developed in a regional fashion. The regional approach to water-related infrastructure such as supported by the Metropolitan North Georgia Water Planning District (MNGWPD) will result in major long term cost savings, opportunities for development of amenities as byproducts of infrastructure development, and an overall higher quality of life.

Desire to maintain high standard for quality of life – Alpharetta’s residents have expressed a strong desire to maintain a high quality of life in the city. This demonstrated commitment continues to make the city attractive to potential new residents, visitors, businesses and employers.

Regional corporate office leader – Despite some losses during the economic downturn, Alpharetta remains a solid regional employment center, with more than 19.3 million square feet devoted to office use; 37.5% of all office space in North Fulton County. Of that, 63% is considered “Class A” office space.

Regional retail center – Alpharetta has 29% of all retail space in North Fulton County, approximately 8.24 million square feet. This existing, established retail base provides a platform for economic growth.

Master plan to guide economic development underway – The City has an economic development plan that includes a proactive strategy to guide business recruitment and economic expansion.

College campuses – Georgia State University, Reinhardt College, DeVry Institute of Technology, and Georgia Perimeter College each have campuses in Alpharetta, providing area residents with convenient opportunities to pursue educational goals and improve job skills. Students travel to Alpharetta from throughout the region, which provides an economic impact to the city, as well.

Presence of local economic development advocates – There are several development agencies and authorities working on behalf of Alpharetta to support strategic economic development, including the City's Office of Economic Development, Alpharetta Development Authority, Greater North Fulton Chamber of Commerce and the Development Authority of Fulton County. Acting in a coordinated and proactive manner, these established economic development advocates give Alpharetta an advantage in the competitive field of corporate and business recruitment.

Goals, Policies and Strategies

ED Goal: Strengthen and sustain the economic base of Alpharetta.

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

- ☞ **ED Strategy 1.1:** Fully implement the Downtown Master Plan.
- ☞ **ED Strategy 1.2:** Complete annual updates to the Downtown Master Plan during regular public meetings to ensure consistency of the plan with community needs and goals.
- ☞ **ED Strategy 1.3:** Encourage continued investment in historic downtown through façade grants and other incentives.
- ☞ **ED Strategy 1.4:** Coordinate with the Downtown Alpharetta Business Association on downtown marketing efforts.
- ☞ **ED Strategy 1.5:** Maintain community-oriented foot patrol policing for Downtown Alpharetta.
- ☞ **ED Strategy 1.6:** Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

- ☞ **ED Strategy 2.1:** Continue to promote a technology forum to encourage an environment of innovation, build linkages between technology companies with a presence in the community, and attract new technology firms.
- ☞ **ED Strategy 2.2:** Continue to maintain the City's economic development action plan to ensure consistency with overall community objectives and needs.
- ☞ **ED Strategy 2.3:** Implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.
- ☞ **ED Strategy 2.4:** Research the critical employment age group of 20 to 40 years and establish planning and change strategies appropriate to make Alpharetta an attractive place to live.

ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.

- ☞ **ED Strategy 3.1:** Provide mobility options such as improved public and private transportation for the retail and service employees who work in commercial centers.
- ☞ **ED Strategy 3.2:** Support the development of locally-owned, unique shopping, dining and entertainment opportunities.

- ☞ **ED Strategy 3.3:** *Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.*
- ☞ **ED Strategy 3.4:** *Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.*

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

- ☞ **ED Strategy 4.1:** *Maintain and enforce high aesthetic standards and appropriate architectural guidelines.*

ED Policy 5: Participate in regional efforts that support economic development.

- ☞ **ED Strategy 5.1:** *Coordinate with regional economic development partners and marketing efforts to the benefit of North Fulton.*
- ☞ **ED Strategy 5.2:** *Support regional efforts to solve environmental and infrastructure problems.*

Land Use

Primary Issues and Opportunities

Citywide sense of place and distinguishable character – Alpharetta is not a new city, however most existing single-family residential, retail commercial and office development is modern and auto-oriented. Though this is mostly high-quality development, it generally lacks the character-defining pedestrian scale, architectural diversity and civic spaces found in cities that develop more slowly over many decades. Alpharetta’s commitment to a vibrant downtown area is highlighted by the City Center project which has infused \$45 million in investment to redevelop 22 acres in the heart of the downtown area. The City Center includes a new Fulton County Library, 5-acre public park, town square and 450- space parking garage. The City Center project will result in a Main Street-styled, village-scaled district that will activate the east side of Main Street and has served as a catalyst for revitalization of the entire historic downtown area.

Downtown Development – As The City recognizes the importance of Downtown as the social, cultural, economic, and emotional “heart of the city”, a Downtown Master Plan was adopted in 2015. The Master Plan seeks to leverage the City Center development and promote greater connectivity between major activity centers (City Center, Avalon, Wills Park, Thompson Street) while fostering greater economic sustainability. The Downtown Master Plan was developed to generate solutions to address Alpharetta’s contemporary social, cultural, economic, and livability needs.

South Main Street corridor/greyfield redevelopment – The character of land uses along South Main Street/GA-9 conflicts with the “Traditional Main Street” style desired for Downtown Alpharetta. The corridor’s fast-food restaurants and other freestanding businesses, each with separated parking lots and curb cuts, form a pattern that undermines the corridor’s vitality and pedestrian friendliness. Future Development should construct side or rear parking to allow for widened sidewalks.

These underutilized, under-performing structures generally lack the visual appeal necessary to seriously contend for tenants the community desires. A greyfield redevelopment approach, however, would provide an opportunity to create commercial and mixed-use centers that provide jobs. The section of South Main Street between Academy Street and Old Milton Parkway is part of the GA-9 corridor and falls within the review jurisdiction of the Design Review Board.

Shifting focus of growth away from annexation – Past comprehensive plans for Alpharetta assumed growth would continue via annexation into previously unincorporated areas of North Fulton County. However, no unincorporated areas remain in North Fulton County following the incorporation of Johns Creek and Milton. This change presents both a challenge and an opportunity to Alpharetta leaders. The city can now focus all of its long-range planning efforts on property within the existing city limits to plan for revitalization of aging commercial strips, creation of flex space for small business in underutilized shopping centers, and mixed use infill development or redevelopment in strategic areas.

Livable Center Initiative (LCI) study areas – The Community desire is to revise focus from a linear growth pattern to a cluster/nodal growth pattern that targets strategic development based on three node tiers: Tier 1) North Point; Tier 2) Old Milton/Avalon, Downtown, and Windward; and Tier 3) Brookside Station, Preston Ridge, Windward Plaza, Crabapple, Highway 9 at Windward, South Main Street, and Mansell Road. These tiers are presented in order of decreasing intensity, with North Point expected to receive the most intense and concentrated development in the future and the Tier 3 nodes to be developed as smaller scale, village-style hubs of activity that maintain the character of their surrounding area(s) and serve their adjacent residential communities.

The two most significant Alpharetta activity centers proposed for long range development and revitalization as mixed use centers are included in the Atlanta Regional Commission's Livable Centers Initiative program. The LCI program was established by ARC to encourage city and county governments in the Atlanta Region to plan and implement strategies that link transportation improvements with land use development strategies, with an overarching goal of creating sustainable and livable communities that complement regional development policies. North Point Activity Center LCI designation followed completion of the North Point Activity Center LCI Study in 2007. ARC designated Downtown Alpharetta as an LCI area by grandfathering the Downtown Master Plan as an LCI. Designation qualifies each area for grant money that the City can use to implement each plan (e.g. transportation infrastructure improvements, preparation of specific development regulations/guidelines, etc.). Alpharetta and Milton jointly applied for LCI funding for a GA-9/North Main Street/Alpharetta Highway Corridor study, and the planning study was adopted in April 2012 which resulted in an LCI designation for that corridor. It documents the community vision and identifies public improvements for the North Highway 9 corridor in Alpharetta and Milton.

Design guidelines and Design Review Board – Design guidelines are in place to ensure new and infill development appropriately complements the character of the community. As development occurs over time, the application of these guidelines will result in high quality, higher value development. The Design Review Board reviews site plans, landscape plans, exterior elevations and materials, and exterior signage for development proposed within designated Interchange Areas of Influence (i.e. areas within 1,000 feet of a GA-400 interchange), Corridors of Influence (portions of Windward Parkway, North Point Parkway, West Side Parkway, Main Street/GA-9, Old Milton Parkway, Haynes Bridge Road and Mansell Road), and in Downtown. The exceptions within these areas are single-family detached residential developments, which are not subject to review by the Design Review Board. In addition, the City has contracted a Downtown Architect to review residential and commercial development within the Downtown area.

Coordinate land use and transportation planning – Coordination of land use planning with transportation planning will remain a critical need in Alpharetta's future. Development should be planned to reduce daily vehicle use, improve air quality, promote a transit-supportive infrastructure, create a pedestrian-friendly environment, improve roadway connectivity, and integrate mixed-use development. Alpharetta can implement the North Fulton Comprehensive

Transportation Plan with recommended transportation improvements that are coordinated with past and projected development trends

Goals, Policies and Strategies

LU Goal: Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

- ☞ **LU Strategy 1.1:** Continue to implement the vision detailed in the Downtown Master Plan.
- ☞ **LU Strategy 1.2:** Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.
- ☞ **LU Strategy 1.3:** Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.
- ☞ **LU Strategy 1.4:** Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

- ☞ **LU Strategy 2.1:** Encourage and promote clean, high tech business activity that strengthens the economic base of the community and minimizes air and water pollution.
- ☞ **LU Strategy 2.2:** Promote development that is pedestrian-oriented and minimizes vehicular trips.
- ☞ **LU Strategy 2.3:** Encourage creative urban design solutions that improve physical character.

LU Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.

- ☞ **LU Strategy 3.1:** Use infrastructure as a tool to guide development into locations where the land is most cost effective to service (i.e., accessible to police, fire, sewer and the urban road network).
- ☞ **LU Strategy 3.2:** When decisions are made about development densities, give due consideration to investments in infrastructure that have been made by the City.
- ☞ **LU Strategy 3.3:** Monitor the impact of new development and projected infrastructure capacities.

LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.

- ☞ **LU Strategy 4.1:** Preserve residential estate properties in Northwest Alpharetta and the Big Creek Overlook community by maintaining development densities that are generally at much lower levels than that of the rest of the city (see Part 2: Character Area Focus Character Area

Policy for detailed policy for each area). In addition, investigate opportunities to provide incentives through zoning, services, taxes, etc. to preserve the estate land use densities.

- ☞ **LU Strategy 4.2:** Maintain code enforcement efforts to ensure that all residential, commercial and industrial properties are appropriately maintained in accordance with property maintenance codes.

LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.

- ☞ **LU Strategy 5.1:** Ensure that roads and sidewalks designed for new suburban neighborhood developments connect with adjacent established neighborhoods to provide connectivity to parks, greenspace, community amenities and commercial services.

LU Policy 6: Support the success and expansion of employment centers.

- ☞ **LU Strategy 6.1:** Support flexibility in employment centers that allows the potential for a corporate environment to include a mix of office uses and discreet warehouse/distribution facilities (typically accommodated to the rear of the buildings).
- ☞ **LU Strategy 6.2:** Designate major entranceways to the city, (the interchanges along GA-400) for office use in order to preserve the corporate business environment (as described in Part 2: Character-Area Focus for individual Character Areas).
- ☞ **LU Strategy 6.3:** Limit industrial land uses to light industry only.

LU Policy 7: Ensure context-sensitive infill and redevelopment.

- ☞ **LU Strategy 7.1:** Compile an inventory of vacant, tax delinquent, or government entity-owned properties that may be appropriate for infill development to enhance existing neighborhoods and encourage development in locations already served with supporting infrastructure.
- ☞ **LU Strategy 7.2:** Establish an Infill Development Guide and associated regulations to address appropriate site design standards for context sensitive infill development, allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.

LU Policy 8: Support mixed-use neighborhood and community centers.

- ☞ **LU Strategy 8.1:** Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.
- ☞ **LU Strategy 8.2:** Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.
- ☞ **LU Strategy 8.3:** Encourage owners/developers with large land holdings to plan for multiple land uses.
- ☞ **LU Strategy 8.4:** Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

- ☞ **LU Strategy 8.5:** Consider a Mixed Use Zoning classification for land areas less than 25 acres-

LU Policy 9: Promote redevelopment of highway corridors into pedestrian-friendly, mixed use environments.

- ☞ **LU Strategy 9.1:** Support a cohesive approach to providing retail sales and service nodes within the city, thereby avoiding strip commercial patterns along arterial routes; these nodes should be developed on a scale that is compatible with residential development and pedestrian access.
- ☞ **LU Strategy 9.2:** Define the boundaries of retail areas to avoid “retail creep” beyond designated retail areas.
- ☞ **LU Strategy 9.3:** Establish and maintain attractive gateway features at major entranceways into the city, including guidelines for future development.
- ☞ **LU Strategy 9.4:** Establish and maintain attractive gateway features at major entranceways into the city, including guidelines for future development.
- ☞ **LU Strategy 9.5:** Maintain the visual aesthetics of GA-400 by preserving and enhancing the tree buffer and prohibiting retail at the interchanges.

Transportation

Primary Issues and Opportunities

Traffic congestion – The most vocal complaint that Alpharetta residents have about their city concerns its traffic congestion. Increased regional traffic and peak-period congestion are reducing the level of service of many of the city’s arterial roadways. Congestion is aggravated by limited connectivity of secondary streets that increases the traffic burden on arterial roads, especially on the city’s west side. The city’s lack of cross-town routes also contributes to congestion.

GDOT plans for Main Street – Plans by GDOT to reduce congestion on GA-9 as it passes through Alpharetta currently include access management controls such as landscaped median, wider sidewalks, and fewer driveway entrances to individual properties. The plans also remove existing on-street parking.

Many residents and business owners in the area have expressed concern that these plans will do more harm than good. Most agree that improvements are needed for GA-9, but many prefer options that reduce the traffic volume rather than allow for a more continuous traffic flow. One option that has been discussed is that in the future GA-9 should be shifted from Main Street to Westside Parkway through the city, thus allowing for improvements on Main Street that would create a more walkable, vibrant town center.

Bicycle and pedestrian infrastructure – Alpharetta provides an expansive system of sidewalks and pedestrian paths that is a community asset. However, some areas of the city continue to lack sidewalks, or are crossed by wide roads that hamper pedestrian safety. As stated in the Alpharetta Recreation and Parks Master Plan, work is needed to connect the city’s greenway and pedestrian system to schools, parks, neighborhoods, activity centers, and other civic attractions. Notably absent is a connection between Big Creek Greenway and Downtown Alpharetta. In general, residents expressed a strong desire to expand the greenway and provide more bike and pedestrian connectivity citywide. Bike lanes are available in some locations, but cyclists must still share the road along most of the city’s corridors. Implementation of

bicycle/pedestrian recommendations from previous studies can enhance connectivity and transportation choice.

Public transit service – Though limited compared with many other employment centers of equal size in the Metro Atlanta region, MARTA provides bus service to retail and employment centers in Alpharetta, connecting workers and residents to the transit system via the North Springs MARTA Station in Sandy Springs. Expanded bus service and extension of MARTA transit to the North Point activity center would provide increased mobility and opportunities for mixed-use, transit-oriented development. Additional public transit access would provide those who live and work in Alpharetta with additional transportation choice while also reducing traffic on already-congested corridors.

Inter-parcel connectivity and access management – Recently improved corridors in the city are well-designed for access management and inter-parcel connectivity. The city's more mature corridors, however, have experienced increased peak-period traffic congestion, and sprawling unconnected development.

Comprehensive multi-modal transportation plan – ARC and North Fulton municipalities together prepared and adopted a comprehensive multi-modal transportation plan that addresses parking, traffic and transit, both at local and regional levels. Implementation of the projects recommended by this plan will provide some relief to the city's congestion problems and increase transportation mode choice.

Community Complete Streets –Alpharetta considers all modes of travel to accommodate all users of all ages and abilities as it maintains and enhances its transportation system. Policies adopted in the Alpharetta Green Community Ordinance; the Green City Resolution, the Comprehensive Plan 2025; the Comprehensive Transportation Plan, 2002; the Unified Development Code; as well as the LCI plans including the Downtown Development Plan, the Downtown Circulation Study, and the North Point Activity Center LCI Plan; all support and require augmenting the City's bicycle and pedestrian infrastructure, accommodating access to existing and future transit services while striving to facilitate safe and efficient passenger vehicle and freight movement. The City's engineering department requires private developers, City consultants, and City maintenance personnel to follow the latest state and national design guidelines and standards, promoting sustainable infrastructure in a context sensitive manner. Such guidelines and standards support vehicle and freight movement while accommodating alternative modes of travel. In addition, current standards require accommodating individuals with disabilities as well as the young and elderly. Furthermore, the City is actively working with the North Fulton CID as this business organization pursues Travel Demand Management programs and privately funded shuttle transit services.

Using CID to finance improvements – The NFCID supports the financing of much needed transportation infrastructure improvements within their designated boundaries, which in turn encourages private investment. Transportation projects needing state and federal funding become more competitive due to matching funds provided by the CID. The CID is positioned to continue to help solve transportation problems.

Goals, Policies and Strategies

T Goal: Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

T Policy 1: Increase transportation accessibility and mobility.

- ☞ **T Strategy 1.1:** Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.
- ☞ **T Strategy 1.2:** Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
- ☞ **T Strategy 1.3:** Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.

T Policy 2: Provide multi-modal transportation options.

- ☞ **T Strategy 2.1:** Develop “Complete Streets” guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.
- ☞ **T Strategy 2.2:** Continue to facilitate the City’s traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.
- ☞ **T Strategy 2.3:** Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.
- ☞ **T Strategy 2.4:** Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
- ☞ **T Strategy 2.5:** Investigate the feasibility of effective transit options to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.
- ☞ **T Strategy 2.6:** While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.
- ☞ **T Strategy 2.7:** Continue the development of an express bikeway on the west side of GA-400

T Policy 3: Improve transportation safety and neighborhood livability.

- ☞ **T Strategy 3.1:** Identify roads that need to be upgraded to City standards.
- ☞ **T Strategy 3.2:** Encourage greater levels of school bus ridership.
- ☞ **T Strategy 3.3:** Develop an interconnected system of sidewalks that extends citywide.
- ☞ **T Strategy 3.4:** Provide interparcel connectivity within commercial areas.
- ☞ **T Strategy 3.5:** Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.
- ☞ **T Strategy 3.6:** Continue development and operation of the city's Traffic Control Center.

T Policy 4: Improve the environment and air quality.

- ☞ **T Strategy 4.1:** Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.

- ☞ **T Strategy 4.2:** Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.
- ☞ **T Strategy 4.3:** Encourage accommodations for alternative fuel vehicles.
- ☞ **T Strategy 4.4:** For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure to allow impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.

T Policy 5: Maintain and preserve the existing transportation system.

- ☞ **T Strategy 5.1:** Maintain the City's transportation plan on a regular annual basis.
- ☞ **T Strategy 5.2:** Promote efficient use of the existing system, through improved operational and maintenance strategies, including access management along major corridors.
- ☞ **T Strategy 5.3:** Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

- ☞ **T Strategy 6.1:** Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

- ☞ **T Strategy 7.1:** Coordinate with North Fulton cities, North Fulton CID and ARC to implement the North Fulton Comprehensive Transportation Plan.

Housing

Primary Issues and Opportunities

Increased number of higher density residential – Alpharetta's housing stock throughout its history was primarily comprised of single-family, low-to-medium density suburban-scale development. In recent years, however demand in the city and throughout the Metro Atlanta area has grown rapidly for walkable, mixed-use centers and a wider range of housing types. Some residents see the increase of apartments and condos as a threat to the city's quality of life. Others see it as necessary to provide opportunities for those who work in the city to live in the city. The lack of consensus for this neighborhood concept highlights the need for the city's plans to be even more specific about the appropriate locations where this type of development is allowed and to establish a recommended balance of "for sale" to "for rent" housing.

Infill housing – Infill housing opportunities abound near Downtown Alpharetta. Infill housing development can contribute to an affordable housing stock as well as help to stabilize and enhance established neighborhoods. It allows the reuse of underutilized and neglected properties in areas with existing infrastructure such as roads, water and sewer. It can also improve

neighborhood housing options and create additional opportunities to enhance the neighborhood's visual character and function.

Senior Housing - Approximately 21.4% of the city's residents are at or near retirement age. This age group experienced considerable growth in the city from 2000 to 2008 at a time when there were few noticeable changes in development patterns that anticipate retired/elderly needs. At this time, only four assisted living centers operate within the city and there are few affordable senior housing opportunities. The City will continue to support active senior housing located near walkable, mixed use areas.

Aging in place – As the “Baby Boom” population ages, there is a need to find ways to encourage seniors to continue to live in Alpharetta. Retention of this demographic can help the social, cultural and economic well-being of the community.

Variety of Housing – Encourage a variety of housing types and sizes.

Goals, Policies and Strategies

H Goal: Capture the major market share of executive housing while providing opportunities for first-time home buyers and limited number of quality rental options.

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

- ☞ **H Strategy 1.1:** Encourage development, through a public/private venture, for the incorporation of housing in Downtown Alpharetta.
- ☞ **H Strategy 1.2:** Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.
- ☞ **H Strategy 1.3:** Review residential plans and master plans (existing and proposed) to determine their response to providing a variety of housing choices as to size and costs.
- ☞ **H Strategy 1.4:** Encourage large land holdings to plan for multiple land uses.
- ☞ **H Strategy 1.5:** Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Policy 2: Maintain a balance between ‘owner-occupied and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

- ☞ **H Strategy 2.1:** Use Census Data to track the number of ‘owner-occupied’ and ‘renter-occupied’ units located in Alpharetta.
- ☞ **H Strategy 2.2:** Maintain the computerized system for land development records, building permits and engineering plans.

H Policy 3: Preserve the character of distinct residential areas.

- ☞ **H Strategy 3.1:** Preserve Canton Street between Church Street and Vaughan Drive as residential and designate it as the ‘Garden District’ of Alpharetta.
- ☞ **H Strategy 3.2:** Protect all neighborhood character areas from urban development and incompatible land uses.

H Policy 4: Consider the balance of residential development on the east and west sides of the city.

H Policy 5: Design quality and long-term value into residential development to maintain appearance and property values.

- ☞ **H Strategy 5.1:** Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support a high quality residential product.

H Policy 6: Assure that people who work in Alpharetta have the opportunity to live in Alpharetta by maintaining a housing-to-jobs balance.

- ☞ **H Strategy 6.1:** Preserve existing neighborhoods as a source of affordable housing.
- ☞ **H Strategy 6.2:** Assess the need of providing additional affordable housing.

H Policy 7: Promote opportunities for “aging in place”.

- ☞ **H Strategy 7.1:** Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.
- ☞ **H Strategy 7.2:** Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.
- ☞ **H Strategy 7.3:** Encourage the location of senior-oriented and age-restricted housing developments near shopping and health-related services as well as centrally-located areas that provide goods and services such as downtown.
- ☞ **H Strategy 7.4:** Improve access to transit and sidewalks as transportation alternatives.

Natural, Historic and Cultural Resources

Primary Issues and Opportunities

Floodplain – With less undeveloped land remaining for new construction within the city limits, there is potential for increased development pressure within flood prone areas and within areas that could impact flooding on surrounding properties.

Water Quality in streams – Increased development in and around riparian buffers along creeks and streams degrades water quality in the streams.

Loss of trees and greenbelts to development – With less undeveloped land remaining for new construction within the city limits, there is potential for increased development pressure on remaining vacant properties, which in many cases feature old growth trees and riparian buffers along creeks and streams.

Green space for passive recreation – A growing population means the city will need to preserve more greenspace for both passive recreation and environmental sustainability.

Threat of remaining farms/estates converting to suburban residential – Suburban residential development has surrounded the remaining large estates and horse farms located on the city’s west side. These properties have defined the character of this area for much of the

community's history. Alpharetta residents continue to value history and character, and expressed concern that suburban-scale residential infill could eventually replace the farms/estates.

Threat of losing “small town charm” – Alpharetta's rapid growth during the last two decades has recast the city from a bedroom suburb to an economic hub with highly-valued executive residential housing. As change continues, The City will continue to focus on maintaining the architectural style and character in selected locations such as; Downtown, Crabapple and single family residential areas.

Regional air quality – Alpharetta is within the Atlanta region's air quality non-attainment zone for ozone and particulate matter. The City must continue to work with regional neighbors to improve air quality and public health.

Tree city – Alpharetta's arborist and Natural Resource Commission work together to maintain the city's urban forest, as required by the Tree Preservation Ordinance. The Arbor Day Foundation has designated Alpharetta as a “Tree City USA.” Protecting the city's tree canopy touches the lives of people within the community who benefit daily from the cleaner air, shadier streets, and natural beauty provided by healthy, well-managed urban forests. In addition, it helps present the kind of image that most citizens want to have for the place they live or conduct business.

Goals, Policies and Strategies

NHCR Goal: Protect and nurture natural, cultural and historic resources.

NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.

- ☞ **NHCR Strategy 1.1:** Encourage preservation and enhancement of historic structures and street tree canopies, especially in the downtown area.
- ☞ **NHCR Strategy 1.2:** Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.
- ☞ **NHCR Strategy 1.3:** Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.
- ☞ **NHCR Strategy 1.4:** Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.
- ☞ **NHCR Strategy 1.5:** Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.
- ☞ **NHCR Strategy 1.6:** Continue to enforce standards and enact ordinances for tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.
- ☞ **NHCR Strategy 1.7:** Continue to study, update, and enforce best available data for floodplains and future floodplains.
- ☞ **NHCR Strategy 1.8:** Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.

- ☞ **NHCR Strategy 1.9:** Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.
- ☞ **NHCR Strategy 1.10 :** Continue to work with Historic Preservation Commission (established in 2016) and other Arts organizations to preserve historic properties in the City of Alpharetta.

NHCR Policy 2: Promote environmental awareness through education.

- ☞ **NHCR Strategy 2.1:** Promote environmental awareness among the general public and the development community through educational programs.
- ☞ **NHCR Strategy 2.2:** Continue to utilize environmental education programs for both the general public and development through the City's stormwater group in the Engineering/Public Works Department.
- ☞ **NHCR Strategy 2.3:** Continue to emphasize education and current programs to reduce the solid waste stream even further.

NHCR Policy 3: Permanently protect existing greenspace and purchase or protect additional greenspace to meet a 20% open space objective.

- ☞ **NHCR Strategy 3.1:** Develop a pocket park plan and link greenspaces with linear multi-use paths in order to maximize greenspace.
- ☞ **NHCR Strategy 3.2:** Actively pursue methods to expand, enhance, and create more multi-use trail activity.

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

- ☞ **NHCR Strategy 4.1:** Utilize sustainable green design for new public buildings (and facilities) to create resource-efficient facilities that reduce cost of operation and maintenance, and address issues such as historic preservation, access to public transit and other community infrastructure systems.
- ☞ **NHCR Strategy 4.2:** Implement technologies, incentives and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of materials and resources etc.

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

- ☞ **NHCR Strategy 5.1:** Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.
- ☞ **NHCR Strategy 5.2:** Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of "green" materials, systems, and practices.
- ☞ **NHCR Strategy 5.3:** Develop a Sustainable Site Design Guide to describe sustainable site design best practices.
- ☞ **NHCR Strategy 5.4:** Continue to enforce water conservation measures in all new development in the City.

Community Services and Facilities

Primary Issues and Opportunities

Expanded recycling efforts desired – Residents have expressed a desire to place higher priority on recycling in Alpharetta. An example is the desire to provide a service similar to that provided by the recycling center operated by the City of Roswell.

Cultural arts facility desired – As noted under previous vision themes, cultural arts offerings in Alpharetta do not match the expectations of residents, to the point that many leave the city for offerings in Roswell, Atlanta and other areas. Residents expressed a desire to support more art galleries, theater, ballet performances, music, and other cultural offerings in Alpharetta.

Regional water supply – Water availability remains one of the Atlanta region's most important issues. Fulton County provides the City with water service. Alpharetta must continue to work with Fulton County and regional partners to ensure long-term access to a sufficient water supply for the existing population and new growth.

Maintaining quality city services – Surveys have revealed that residents are generally pleased with their local government's level of service. In the face of rapid residential and economic growth, the City has met the challenge of providing quality services to a growing population and expanded geography. Continued population growth, demographic shifts toward an older population and future development will continue to challenge the City to provide quality services to residents and businesses.

Greenspace, parks and trails – The need for parks expansion and greenspace preservation will increase as growth continues. The *Alpharetta Recreation and Parks Master Plan* addresses these needs.

Goals, Policies and Strategies

CSF Goal: Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

- ☞ **CSF Strategy 1.1:** Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments planned.
- ☞ **CSF Strategy 1.2:** Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.
- ☞ **CSF Strategy 1.3:** Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.
- ☞ **CSF Strategy 1.4:** Revise the Capital Improvements Plan annually as part of the budget process.
- ☞ **CSF Strategy 1.5:** Coordinate development activities with Fulton County to ensure that water and wastewater treatment capacities are sufficient to meet future demand and establish agreements with Fulton County concerning the volume of water the City can acquire and the reserve capacities for sewer effluent.

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

- ☞ **CSF Strategy 2.1:** Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.

CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.

- ☞ **CSF Strategy 3.1:** Create a public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.
- ☞ **CSF Strategy 3.2:** Continue expansion of the City's Greenway Program including the northernmost segment extending to the city limits.
- ☞ **CSF Strategy 3.3:** Construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park and the downtown core.
- ☞ **CSF Strategy 3.4:** Continue development of the Center for the Arts.
- ☞ **CSF Strategy 3.5:** Expand the Senior Activity Center and explore the need for a satellite facility.
- ☞ **CSF Strategy 3.6:** Maintain a regionally recognized equestrian center.
- ☞ **CSF Strategy 3.7:** Encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy.

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

- ☞ **CSF Strategy 4.1:** Communicate with the Fulton County Board of Education concerning future growth areas of the city and the school board's plans for provision of public schools to meet future capacities.
- ☞ **CSF Strategy 4.2:** Continue to promote local opportunities for education and related human resource development and employee training.

CSF Policy 5: Support the expansion of library facilities within Alpharetta to meet the growing population needs.

- ☞ **CSF Strategy 5.1:** Investigate the feasibility of developing a museum focused on local heritage and culture.
- ☞ **CSF Strategy 5.2:** Encourage the Atlanta-Fulton County Library Board to develop a library facility that will meet Alpharetta's needs through the year 2030 and beyond.

Intergovernmental Coordination

Primary Issues and Opportunities

Milton County – Efforts to create Milton County have thus far failed to gain support from the Georgia General Assembly; however, different results may come from future legislative sessions. The City must continue to weigh the potential opportunities and challenges that the establishment of Milton County might create for Alpharetta in order to prepare for the future.

Cooperation with neighbors and regional partners – Alpharetta officials will maintain active involvement in ongoing coordinated transportation planning activities with ARC and GRTA. Transportation issues affect everyone and are the foundation for many home purchases, employment selections and economic development decisions. The North Fulton Comprehensive Transportation Plan provided a tremendous opportunity for Alpharetta to collaborate with other North Fulton County communities to address regional transportation planning issues. The City of Alpharetta will continue these relationships to refine plans addressing regional challenges. In addition, the City of Alpharetta is actively pursuing funding options including State, Federal, and local sources. The current effort to enact a Fulton County Transportation Sales Tax (TSPLOST) is another collaborative effort addressing regional transportation challenges.

Regional Transit – Regional transit planning has been on the State agenda for many years. Current transit options, however, continue to be insufficient for most citizens and employers. MARTA's service area limitations and GRTA's Atlanta focus continue to miss the majority of the area's travel demand. The City continues to support efforts to develop a regional transit system which includes Cobb, Cherokee, Forsyth, and Gwinnett counties in addition to the existing Fulton and DeKalb system.

Also, working with North Fulton CID, in coordination with Roswell, to develop and now implement the Blueprint North Fulton was (and remains) an example of Alpharetta working in a proactive manner with its neighbors.

Goals, Policies and Strategies

IC Goal: Coordination with adjacent local governments as well as regional, state and federal agencies.

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state and federal agencies.

- ☞ **IC Strategy 1.1:** Continue to be actively involved in ongoing transportation planning activities with Atlanta Regional Commission and the North Fulton CID.
- ☞ **IC Strategy 1.2:** Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.
- ☞ **IC Strategy 1.3:** Work with state and federal agencies to identify funding opportunities to address community development and transportation needs.
- ☞ **IC Strategy 1.4:** Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.
- ☞ **IC Strategy 1.5:** Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.

CHARACTER AREA FOCUS

Character Area Policy, Implementation Strategies and Future Development Map for the City of Alpharetta

A key component of the comprehensive planning process is the creation of the Future Development Guide which is expressed by focusing on specific areas of the city. The guide uses Character Areas and future land use categories to describe in detail the vision for growth and development for the next 20 years. This vision, which was developed with a public planning process, is expressed by unique Character Areas.

The Future Development Guide presents the introduction to Character Area-based planning, policies and strategies associated with Character Areas, and the associated map within the four sections described below:

- Character Area-Based Planning Overview
- Character Area Policy and Implementation Strategy
- Future Development Map
- Quality Community Objectives

CHARACTER AREA BASED PLANNING OVERVIEW

Character Area based planning focuses on the way an area is used, how it looks and how it functions. A community is defined by more than the activity that happens on an individual property or what happens within public spaces. In the physical sense, a community is defined by the sum of its parts, both public and private, and how all of the parts function together. Character Areas are used to describe and capture this notion.

Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future. Character Areas define areas that presently have unique or special characteristics that need to be preserved, have potential to evolve into unique areas or that require special attention because of unique development issues. Additionally, Character Areas describe intent for future development.

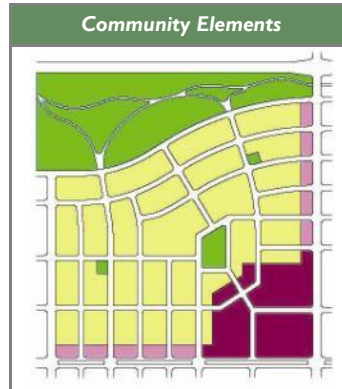
The Character Areas described in this plan are grouped based on four essential development patterns, or Community Elements, that when combined define a complete community. They provide a basic framework to describe how certain areas should function and develop. The Character Area names include a unique descriptor as well as a Community Element name to link the character area to a particular type of development pattern.

Community Elements

The **Community Elements** used in the Character Area Policy section of this chapter describe general development patterns that have unique characteristics. These elements are represented by the following:

- Open Space
- Neighborhoods
- Centers
- Corridors

Below is a summary diagram as well as a summary table of the general characteristics of each Community Element.



Summary of Community Elements

Community Element	Diagram	Summary
Open Space		- Limited or no development - Broadly includes natural areas, parks, recreation areas, etc.
Neighborhood		- Primary area of residence - Provide diversity of housing - Usually features housing located near corridors, activity centers and open spaces
Center		- General gathering places within neighborhoods or at the edges of neighborhoods - Provide access to wide range of retail and commercial services, civic functions, etc. - Typically represent highest level of activity and intensity of development within community
Corridor		- Primary link between neighborhoods, activity centers and other communities - Primarily includes transportation corridors connecting different neighborhoods and centers - Function either as throughways or destinations, depending on land uses

Relationship of Future Development Map to Zoning

City zoning consists of both a zoning map and a written ordinance that divides the city into zoning districts, including various residential, commercial, mixed-use and industrial districts. The

zoning regulations describe what types of land uses and specific activities are permitted in each district, and also regulate how buildings, signs, parking and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other applications.

The zoning map and zoning regulations provide property owners in Alpharetta with certain rights to development, while the Community Agenda's Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions.

How to Use the Future Development Map

The future development guide serves many functions and should be used to make decisions about public projects and private development. For public projects, the future development guide should be used to assess the context for a project and the desired character where a project will be located. Public projects should be designed to support the desired character for public space within the character area(s), serve adjacent private properties in an appropriate manner and support the larger vision and goals for the city.

For private projects, the future development guide should be used to identify the type and location of new development as well as make decisions about re-zoning applications. If a proposed project requires a rezoning to create the project, the character area policy and the future development map should be used to identify what other zoning categories are appropriate for the property.

Decisions about rezoning applications should be made using the character area policy and the future development map, which applies future land use classifications to properties. Each future land use classification includes a list of appropriate zoning districts that apply to that particular future land use classification.

City officials and private developers proposing public infrastructure/building projects and private sector development requiring an application for rezoning should follow the Future Development Guide decision-making process described below:

- Identify which character area(s) the proposed project is located in.
- Read the character area description to understand the desired context and character for the project.
 - For public projects, such as a park or transportation project, use the character area description to determine how to plan and design the project. Be sure that the project fits within the context of the character area while also meeting the vision and goals for the city as a whole.
 - For private development, read the character area description to understand the context and vision for the area where the project is located. Next identify the future land use classification for the project property using the future development map.
- For rezoning applications, make a decision for or against the rezoning based on the information within the character area policy and the future land use designation for the property.

CHARACTER AREA POLICY

The Future Development Guide Character Area Policy is presented in narrative and graphic form in this section, and is physically depicted in the Future Development Map. The policy represents and describes a unique strategy and development pattern that links intent with design strategies to help achieve the community vision.

The presentation of the Character Area Policy takes place in text sub-sections organized by Community Elements. Each sub-section begins with a general description of the Community Element and lists the Character Areas categorized under each element. Narratives for each Character Area follow the element description. Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to preserve, maintain, enhance or create a desired character.
- **General Characteristics** provides a summary of the desired development pattern in terms of land uses, site design, green space, transportation system and future development priorities.
- **Application** provides a general description of the location of the character area within Alpharetta, the general boundaries of the character area, the zoning nature of the area and the level/type of change envisioned for the area.
- **Design Principles** describes the form, function and character of physical features of development within the Character Area. This includes site design, density/intensity, green space (including appropriate park types described in the Recreation and Parks Master Plan), transportation, future land use and compatible zoning districts.
- **Future Land Use Categories with Compatible Zoning Districts** lists the future land uses within the character area and the zoning districts that apply to each future land use category (see Future Land Use category definitions on page 31).
- **Supporting Plans/Studies** list previously adopted planning initiatives that provide more detailed planning information about an area within the character area or that identify projects that will influence the character area.
- **Unique Issues and Opportunities** lists the priority issues and opportunities that apply specifically to the character area. They were identified and prioritized during the Community Assessment and public participation process.
- **Visual Character Description** provides illustrative descriptions of the desired development character specifically for development patterns, transportation and green space.
- **Character Area Map** provides a character area close-up of the Future Development Map.

FUTURE LAND USE CLASSIFICATION DESCRIPTIONS

The Future Land Use Classification descriptions below include a brief summary of the type, scale and intensity of development associated with the classification. Compatible zoning districts for each classification are presented within the description of each character area on the preceding pages.

Residential Estate — Personal Agricultural uses, such as farms and gardens, as well as single-family detached houses on lots that are 3 acres and greater in size.

Very Low Density Residential — “For sale” detached houses on lots of 1 acre and 22,000 sq. ft. with a max. development density of 1 to 2 units/acre.

Low Density Residential — “For sale” detached house on lots from 15,000 to 12,000 sq. ft. with a max. development density of 2 to 3 units/acre.

Medium Density Residential — “For sale” detached house with min. lot size of 10,000 sq. ft. as well as “for sale” attached houses with a max. density of 4 units/acre.

High Density Residential — “For sale” attached houses with a max. density of 10 units/acre as well as “for rent” apartments with a max. density of 10 units/acre.

Downtown Density Residential -attached and detached in the downtown master plan area with densities in compliance with the Downtown Master Plan.

Professional/Business Office — Office developments with businesses such as professional services, financial institutions and medical services.

Corporate Office — Corporate Office and business park development that primarily includes office buildings. Commercial uses are acceptable but they should be secondary to office uses and be oriented to serve the businesses in the immediate area.

Commercial — Businesses that provide goods and services such as shopping centers, grocery stores, retail stores, restaurants, entertainment, lodging and other general services to meet the daily needs of the community.

Central Business District — Mixed use development typical of a traditional downtown including offices, shops, residences and civic uses.

Mixed Use — Office, commercial and residential uses mixed vertically within a building and/or horizontally within a development.

Business/Manufacturing/Warehousing/Light Industrial — Businesses with a focus on research and development, low-impact distribution and warehousing as well as low impact manufacturing.

Public Institutional — Civic uses such as schools, places of worship, government buildings, public safety buildings, etc.

Parks/Recreation/Open Space — Public and private active and passive open space such as floodplains, nature preserves, golf courses, playgrounds, recreation centers, parks, etc.

Open Space

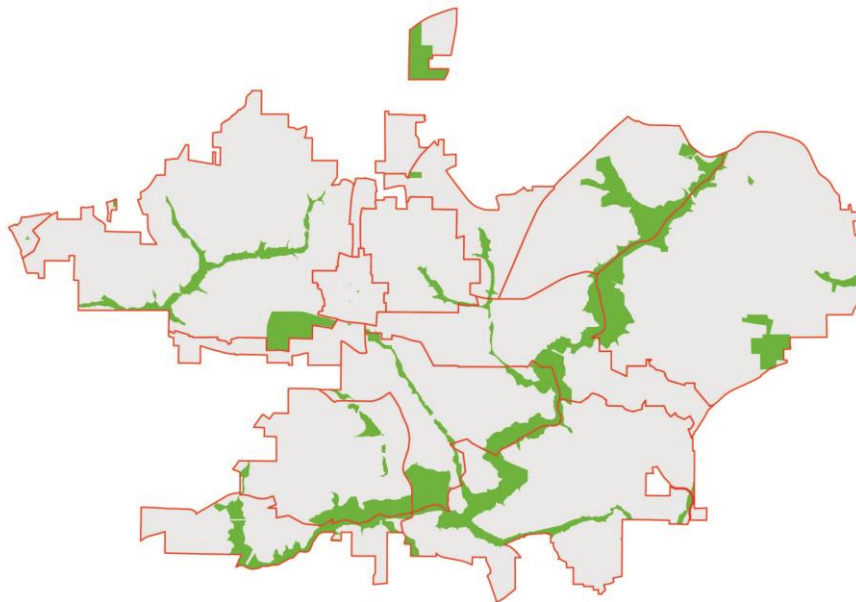
Open space is the least developed Community Element, but it is also an important component of a community's quality of life. Open space ranges from natural areas, such as nature preserves, as well as formal parks, such as neighborhood greens or recreation facilities.

Natural areas are important to preserve because they provide important environmental services as well as an opportunity for the community to connect with and enjoy nature. Emphasis should be placed on connecting natural features to support a healthy natural environment. When natural environments are interrupted or segregated by the built environment, their functional health is reduced. These special areas can be both public and private. Public natural areas can be in the form of parks or government owned land, such as Big Creek Greenway. Privately owned natural areas can be in the form of conservation easements or undesirable areas for development because of sensitive natural features, such as private property within the floodplain.

Formal open spaces provide opportunities for active recreation as well as places for a community to gather for leisure activities, special events and civic functions. They also help create an active, healthy community for all ages by providing opportunities to socialize and play. These open spaces range in size, context and function. Within neighborhoods, formal parks can be small passive parks, parks pocket, or larger neighborhood or community recreation areas. Within activity centers or along corridors, open space should serve as a focal point and compliment the adjacent higher intensity uses. Examples include plazas, courtyards and squares.

For existing parks, emphasis should be on maintenance of facilities, if any, as well as enhancements. Enhancements should include expansion of recreation facilities based on the needs of the community as well as accessibility to and from the park for pedestrians, bike riders and vehicles.

Because open spaces are located throughout Alpharetta, and in many cases cross character area boundaries, there are no open space character areas. Instead, open space policies are set within each character area using text descriptions and future land uses. Below is a graphic showing the general location of open space in Alpharetta.



Neighborhood Character Areas

Neighborhood Character Areas are the primary areas of residence for the community and they can range in development pattern, size, price point and style. In general terms, neighborhoods provide a diversity of housing to meet the needs of all residents in the community and the needs of residents at every point in the life cycle.

Neighborhood Character Areas range in character and development form. Factors influencing the character of a neighborhood include development intensity, the transportation network, green space, the balance of natural and built features, and proximity to activity centers and corridors.

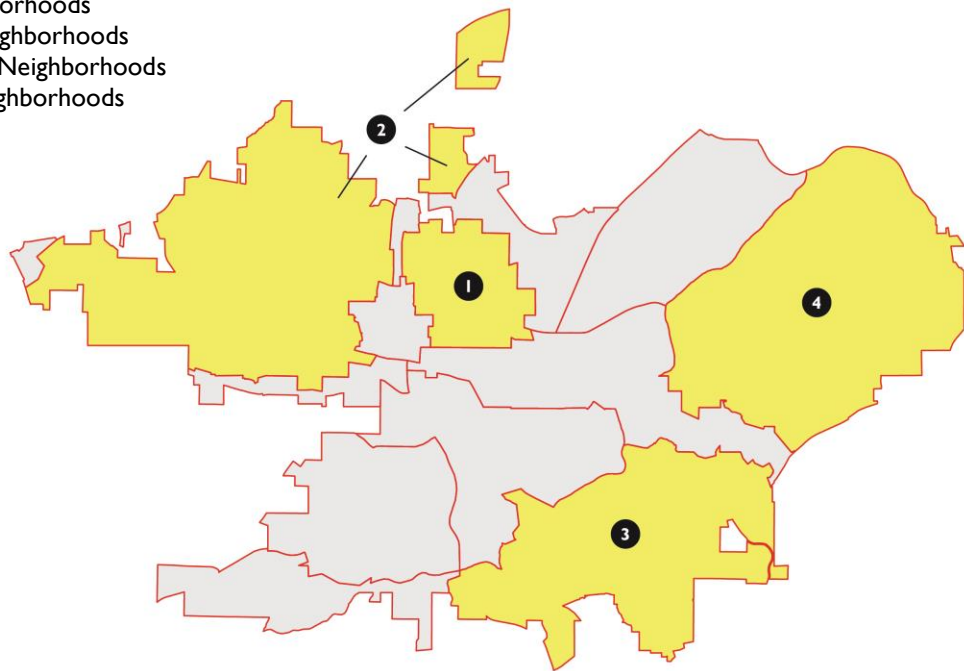
Residential land uses predominate in each of the Neighborhood Character Areas. Other major land uses include civic uses, such as places of worship, or green space, such as public parks. Commercial land uses that meet the immediate needs of the surrounding households can be appropriate, but these uses typically locate at the edge of a Neighborhood Character Area or within Activity Centers and Corridors character areas.

The intensity of residential development ranges throughout the community. Single-family detached homes generally define the character of Alpharetta neighborhoods with higher intensity residential uses located either at the edge or within activity centers and along corridors. Higher intensity residential uses, such as townhomes or multi-story apartments can also provide a transition from higher intensity non-residential development and established single-family.

Regardless of the type, scale and intensity of development, Neighborhood Character Areas generally should focus on maintenance of established communities, providing for appropriately-placed (per the Future Development Map) housing diversity and enhancing connectivity. Housing diversity refers to providing a range of housing options to meet the needs of the entire community.

The Neighborhood Character Areas in Alpharetta include the following:

1. Central Neighborhoods
2. Northwest Neighborhoods
3. Kimball Bridge Neighborhoods
4. Windward Neighborhoods



Central Neighborhoods

Intent: **MAINTAIN** and **ENHANCE** established neighborhoods, as well as connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements. **CREATE** opportunities for new, more intense residential development at the edge of the character area that provide a transition from a mix of uses in activity centers and corridors to single-family residential neighborhood uses.

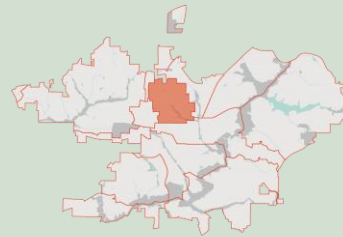
General Description: Central Neighborhoods Character Area is characterized by a mix of residential uses including single-family, detached residential subdivisions, townhomes and apartments. Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks in neighborhoods can enhance the quality of life. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and housing diversity. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, parks, commercial clusters, adjacent activity centers, corridors, etc.

Application: Central Neighborhoods is generally located in central Alpharetta and is bound by the Downtown Activity Center and the North Main, Windward and Old Milton Corridors. The area is primarily zoned residential and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys or side streets.
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size
- Reduced setbacks (min. 10 feet) and increased lot coverage in areas closer to Downtown

Density/Intensity

- Low to high density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks

Transportation

- Moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Very Low Density Residential: R and R-22
- Low Density Residential: R-15, R-12 and CUP¹
- Medium Density Residential: R-10, R-4A, CUP² and DT-R
- High Density Residential: R-8A/D, R-10M, CUP³ and DT-R
- Commercial: C-1, C-2, PSC and CUP⁴
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP⁵

Unique Issues and Opportunities

- Neighborhoods are transitioning from single-family subdivisions to higher density residential developments
- Remains an attractive place to live due to convenient access to main roadways
- Generally located within walking or biking distance of destinations such as Downtown or Wills Park
- Limited bike and pedestrian connectivity

Visual Character Description



¹ With single-family detached residential designation

² With single-family detached residential designation and single-family attached residential designation

³ With single-family attached residential designation and multi-family residential designation

⁴ With commercial designation

⁵ With open space designation

Northwest Neighborhoods

Intent: **MAINTAIN** and **ENHANCE** established neighborhoods, the character of residential estate properties as well as connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements.

General Description: Northwest Neighborhoods Character Area is defined largely by single-family, detached residential subdivisions with a lot sizes ranging from large residential estate to smaller-lot. Townhome and apartment clusters also are in the character area; however, the “horse-farm” and estate quality of area should be preserved.

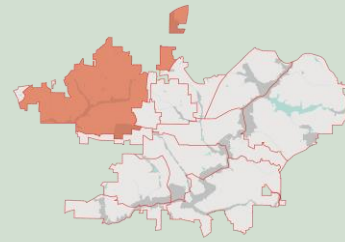
Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks. Building structures or landscaping frame the street.

Green space is largely incorporated on individual lots, but small neighborhood and community parks in neighborhoods enhance the quality of life. Wills Park and Alpharetta Park currently serve this area of the city. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections for all areas but those with residential estate character.

Future development should emphasize connectivity enhancement, maintenance of neighborhoods, maintenance of estate lot character while also creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, parks, downtown, commercial clusters, adjacent activity centers, corridors, etc.

Application: Northwest Neighborhoods is generally located in northwest Alpharetta and generally bound by the Downtown and Crabapple Activity Centers, the Windward, North Main and South Main Corridors as well as the cities of Milton and Roswell. The area is primarily zoned residential and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth as well as larger lots of 1.0+ acres in size with 100-foot setbacks.
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- Etowah Habitat Conservation Plan

Future Land Use Categories with Compatible Zoning Districts

- Residential Estate: AG, RE and R
- Very Low Density Residential: R and R-22
- Low Density Residential: R-15, R-12 and CUP⁶
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP⁷
-

Unique Issues and Opportunities

- Undeveloped estate properties exist that may remain as is or change to single family developments typical of the area
- Traffic congestion along major roads such as Rucker Road impacts residential quality of life
- Limit uses or expansion of uses that generate additional roadway trips
- Limited vehicular, bike and pedestrian connectivity

Visual Character Description



⁶ With single-family detached residential designation

⁷ With open space designation

Kimball Bridge Neighborhoods

Intent: **MAINTAIN** existing suburban-scale neighborhoods and **ENHANCE** connectivity to corridors and activity centers with vehicular, pedestrian and bicycle improvements.

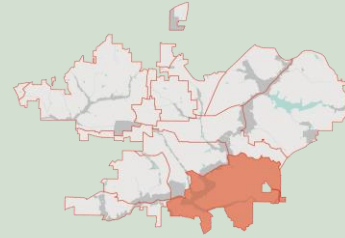
General Description: Kimball Bridge Neighborhoods Character Area is defined largely by single-family, detached residential subdivisions, many of which are part of planned neighborhood developments. While clusters of townhomes and apartments define the western edge of the character area, single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but neighborhood and community parks in neighborhoods enhance the quality of life. Streetscape elements such as street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity enhancement, creating a pedestrian-friendly environment by linking sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, Big Creek Greenway, parks, commercial clusters, adjacent activity centers, corridors, etc.

Application: Kimball Bridge Neighborhoods is generally located in southeast Alpharetta and generally bound by the Kimball Bridge Activity Center, Old Milton Corridor and the cities of Roswell and Johns Creek. The area is primarily zoned residential and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP⁸
- Medium Density Residential: R-10, R-4A and CUP⁹
- High Density Residential: R-8A, R-10M and CUP¹⁰
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP¹¹

Unique Issues and Opportunities

- Near Old Milton Parkway, Kimball Bridge Road and GA-400 as well as Big Creek Greenway
- Schools, parks and recreation areas are community assets
- Limited bike and pedestrian connectivity
- Traffic challenges associated with east-west traffic volumes on Kimball Bridge Road
- Prevent retail creep up North Point Parkway

Visual Character Description



⁸ With single-family detached residential designation

⁹ With single-family detached residential designation and single-family attached residential designation

¹⁰ With single-family attached residential designation and multi-family residential designation

¹¹ With open space designation

Windward Neighborhoods

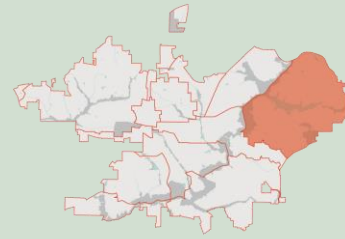
Intent: **MAINTAIN** existing planned, suburban-scale neighborhoods and **ENHANCE** connectivity to corridors and activity centers with pedestrian and bicycle improvements.

General Description: Most of Windward Neighborhoods was part of a large planned community characterized by suburban-scale residential neighborhoods. Single-use activity on individual lots defines the general development pattern. Street networks have curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks in neighborhoods enhance the quality of life. Windward Neighborhoods, however, also includes the existing Golf Club of Georgia and Lake Windward. Streetscape elements such as street trees and other plantings also enhance the character and appearance of streets.

Connectivity is moderate for vehicles and low to moderate for pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections. Future development should emphasize connectivity and maintenance of existing character by creating a more pedestrian-friendly environment by linking sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link residential areas to the broader community and major destinations such as schools, Big Creek Greenway, Webb Bridge Park, commercial clusters, adjacent activity centers, corridors, etc.

Application: Windward Neighborhoods is generally located in northeast Alpharetta, primarily zoned for suburban-scale residential, and is envisioned to remain residential.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with small to medium building footprint in relation to lot size

Density/Intensity

- Low to moderate density/intensity
- 1 to 3 story buildings

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Golf Course
- Neighborhood Parks
- Community Park — Webb Bridge Park

Transportation

- Low to moderate pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Low to moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Windward Master Plan
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Residential Estate: AG, RE and R
- Low Density Residential: R-15, R-12 and CUP¹²
- Medium Density Residential: R-10, R-4A and CUP¹³
- High Density Residential: R-8A, R-10M and CUP¹⁴
- Commercial: C-1, C-2, PSC and CUP¹⁵
- Professional/Business Office: O-P and CUP¹⁶
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP¹⁷

Unique Issues and Opportunities

- Primarily developed as a large planned community
- Near Windward Parkway, Old Milton Parkway and GA-400 as well as Big Creek Greenway
- Schools, parks and recreation areas are community assets
- Resist development pressure on remaining designated greenspace

Visual Character Description



¹² With single-family detached residential designation

¹³ With single-family detached residential designation and single-family attached residential designation

¹⁴ With single-family attached residential designation and multi-family residential designation

¹⁵ With commercial designation

¹⁶ With office and light industrial designation

¹⁷ With open space designation

This page was intentionally left blank for two-sided printing.

Corridor Character Areas

Corridors provide linkages between neighborhoods, activity centers and to other communities. They range in character depending on the design and function of the roadway and adjacent land uses. Additionally, corridors can function as throughways or destinations, depending on the land uses.

The general development pattern is linear along a major roadway. In suburban settings, lots are typically moderate to deep with building setbacks that are adequate to accommodate landscaping. Land uses are predominantly commercial and office uses, with the highest activity uses typically clustered around major intersections. Some higher-intensity residential uses, such as multi-story apartments, can be found along suburban corridors, usually located between major intersections.

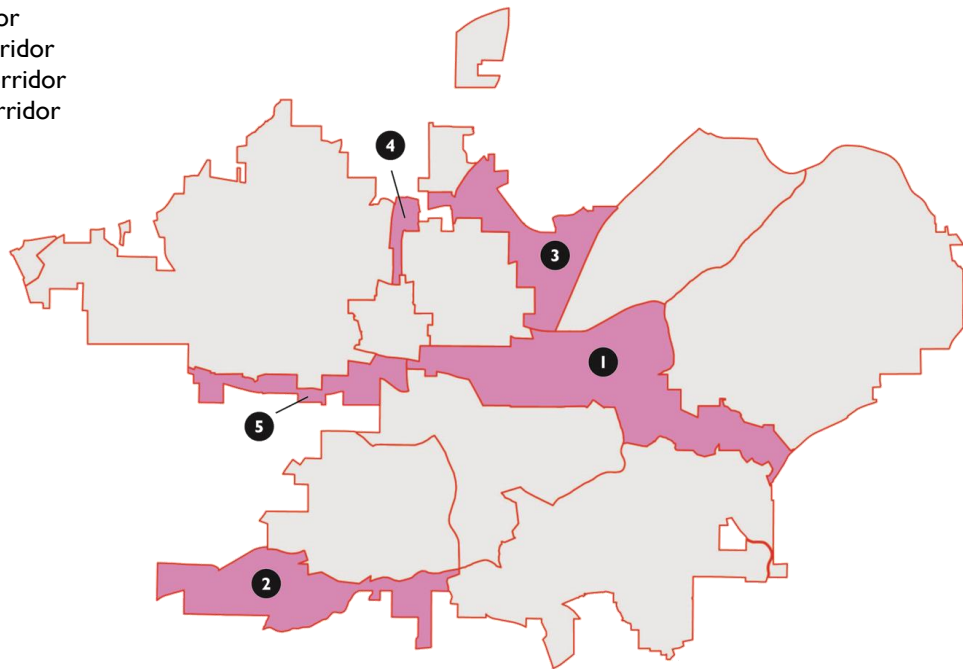
In urban settings, lots are more commonly shallow to moderate in depth. Buildings are located closer to the street with moderate to shallow setbacks. Land uses are mixed and can include residential and non-residential uses.

Corridors should be designed in context, both to the character and uses along the roadway as well as the neighborhoods and activity centers that connect to the corridor. The highest intensity uses should generally be clustered around major intersections with less intense uses, such as residential or offices, located between major intersections.

Additionally, corridor development and transportation improvements should focus on expanding transportation mode options including driving, walking, biking and public transportation. This effort also includes linking adjacent residential areas to major destinations along the corridor and creating a safe and convenient throughway to other destinations in the community.

The Corridor Character Areas in Alpharetta include the following:

1. Old Milton Corridor
2. Mansell Corridor
3. Windward Corridor
4. North Main Corridor
5. South Main Corridor



Old Milton Corridor

Intent: ENHANCE existing commercial and office character along the corridor with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods.

CREATE opportunities for mixed use, commercial, office and medium and high density residential developments.

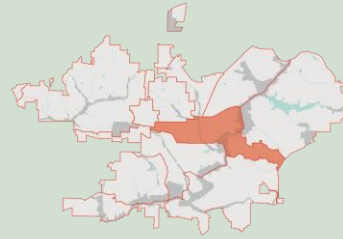
General Description: Old Milton Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Old Milton Parkway. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and diversity of land uses, while also expanding the street network and enhancing the pedestrian environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient thoroughway to other destinations in the community.

Application: Old Milton Corridor Character Area stretches east to west through the middle of Alpharetta as shown on the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use. West of GA-400, the corridor is envisioned to evolve into a mixed use corridor with reduced front setbacks along Old Milton Parkway. East of GA-400, the corridor is envisioned to evolve as an office/commercial corridor, although with a more compact, walkable development pattern.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to moderate setbacks are generally 40 feet or greater in depth, shallow setbacks 10 feet or greater near Downtown
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- Big Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP¹⁸
- Medium Density Residential: R-10, R-4A and CUP¹⁹
- High Density Residential: R-8A, R-10M, CUP²⁰ and DT-LW
- Commercial: C-1, C-2, PSC and CUP²¹
- Corporate Office: O-I and CUP²²
- Professional/Business Office: O-P, CUP²³ and DT-LW
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP²⁴

Unique Issues and Opportunities

- Primary east-west route— connecting to GA-400, downtown and to the east and west
- Traffic congestion along parkway
- Need to balance the corridor's role as transportation corridor with continued growth of the corridor as a major destination
- West of GA-400, development should transition to traditional Main Street
- Pedestrian/ bicycle connectivity and open space between Downtown Alpharetta and Avalon

Visual Character Description



¹⁸ With single-family detached residential designation

¹⁹ With single-family detached residential designation and single-family attached residential designation

²⁰ With single-family attached residential designation and multi-family residential designation

²¹ With commercial designation

²² With office and light industrial designation

²³ With office and light industrial designation

²⁴ With open space designation



Mansell Corridor

Intent: **ENHANCE** existing commercial and office character with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. **CREATE** opportunities for mixed use, commercial, office and medium and high density residential developments.

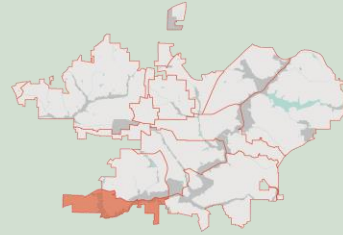
General Description: Mansell Corridor Character Area is characterized by a linear mix of commercial, light industrial, office professional and residential uses along Mansell Road. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees and other plantings may also enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and diversity of land uses, expanding the street network, and creating a pedestrian-friendly environment by adding sidewalks and streetscape. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor and also serve as a safe and convenient thoroughway to other destinations in the community.

Application: Mansell Corridor Character Area extends east to west along the southern edge of Alpharetta, as shown on the Future Development Map. The area is zoned a mix of residential, office and commercial. West of GA-400, the corridor is envisioned to evolve into a mixed use corridor. East of GA-400, the corridor is envisioned to evolve as an office/commercial corridor, although with a more compact, walkable development pattern.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Deep to moderate setbacks are generally 40 feet or greater in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Big Creek buffer areas

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- North Point Activity Center LCI Study
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP²⁵
- Medium Density Residential: R-10, R-4A and CUP²⁶
- High Density Residential: R-8A, R-10M and CUP²⁷
- Commercial: C-1, C-2, PSC and CUP²⁸
- Professional/Business Office: O-P and CUP²⁹
- Corporate Office: O-I and CUP³⁰ with 'Office and Light Industrial' designation
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP³¹

Unique Issues and Opportunities

- Gateway to city with access to Big Creek Greenway, GA-400, Alpharetta, Roswell, Johns Creek
- MARTA Park-and-Ride provides a public transit connection
- Limited bike and pedestrian connectivity

Visual Character Description



²⁵ With single-family detached residential designation

²⁶ With single-family detached residential designation and single-family attached residential designation

²⁷ With single-family attached residential designation and multi-family residential designation

²⁸ With commercial designation

²⁹ With office and light industrial designation

³⁰ With office and light industrial designation

³¹ With open space designation

Windward Corridor

Intent: **ENHANCE** existing commercial, office and residential character with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods. **CREATE** opportunities for mixed use, commercial, office and medium and high density residential developments.

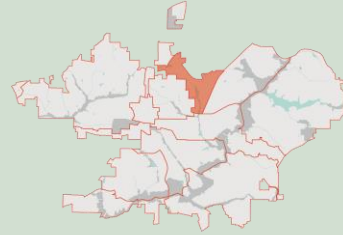
General Description: Windward Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Windward Parkway and the northern section of Westside Parkway. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood and community parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees and other plantings may also define and enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and diversity of land uses, expanding the street network, and creating a more pedestrian-friendly environment by adding and/or linking sidewalks. Bicycle use should also be encouraged with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient throughway to other destinations in the community.

Application: Windward Corridor extends west from GA-400 along the northern edge of Alpharetta, as shown on the Future Development Map. The area is zoned for a mix of residential, office and commercial. Windward Parkway is envisioned to evolve as a more compact, walkable office/commercial corridor, while Westside Parkway is envisioned to evolve an office, commercial and residential use mix.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to moderate setbacks are generally 40 feet or greater in depth
- Moderate to high lot coverage with medium to high building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study
- Upper Foe Killer Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Low Density Residential: R-15, R-12 and CUP³²
- Medium Density Residential: R-10, R-4A and CUP³³
- Commercial: C-1, C-2, PSC and CUP³⁴
- Corporate Office: O-1 and CUP³⁵
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP³⁶

Unique Issues and Opportunities

- Convenient proximity and access to GA-400
- Major transportation link between GA-400 and Milton
- Traffic congestion along major roads
- Connectivity is limited for people walking and biking

Visual Character Description



³² With single-family detached residential designation

³³ With single-family detached residential designation and single-family attached residential designation

³⁴ With commercial designation

³⁵ With office and light industrial designation

³⁶ With open space designation

North Main Corridor

Intent: **MAINTAIN** and **ENHANCE** established office/residential along Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian and bicycle connectivity to destinations along the corridor, activity centers and neighborhoods. **CREATE** opportunities for new, neighborhood-scaled office and residential development along the corridor.

General Description: North Main Corridor Character Area is characterized by a linear mix of commercial, office professional, residential uses and residential-to-commercial conversions along Main Street/GA-9. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but small neighborhood parks along the corridor can enhance the quality of life. Streetscape enhancements that include street trees, wide sidewalks and other plantings may also enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians and bicycle users and moderate for public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity, neighborhood scale and diversity of land uses. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations along the corridor or serve as a safe and convenient thoroughway to other destinations in the community.

Application: North Main Corridor extends north to south from Mayfield Road to Vaughn Road. The area is zoned for a mix of residential, office and commercial and is envisioned to evolve as a compact, walkable area with a mix of residential-scale office, commercial and residential uses.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks and bikeways
- Moderate to high vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Medium Density Residential: R-10, R-4A, R-8A-D, CUP³⁷ and DT-LW
- Commercial: C-1, C-2, PSC and CUP³⁸
- Professional/Business Office: O-P, CUP³⁹ and DT-LW

Unique Issues and Opportunities

- Residence transitioning to commercial/office businesses
- Shallow lot depth/lot size limits development options
- Traffic congestion
- GDOT plans for roadway expansion
- Near downtown
- Connectivity is limited for people walking and biking

Visual Character Description



³⁷ With single-family detached residential designation and single-family attached residential designation

³⁸ With commercial designation

³⁹ With office and light industrial designation

South Main Corridor

Intent: **ENHANCE** established commercial along Main Street/GA-9 with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers, neighborhoods, and Wills Park. **CREATE** opportunities for new mixed use, commercial, office and medium- and high-density residential development along the corridor.

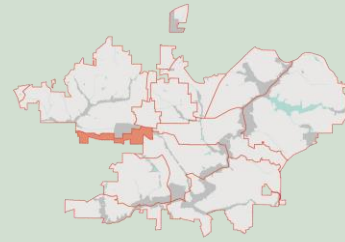
General Description: South Main Corridor Character Area is characterized by a linear mix of commercial, office professional and residential uses along Main Street/GA-9. Single-use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Green space is largely incorporated on individual lots, but siting small neighborhood pocket parks within new development along the corridor, as well as improved connectivity to Wills Park can enhance the quality of life. Streetscape enhancements that include wide sidewalks, street trees and other plantings may also enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians and bicycle users and moderate for public transit riders. Roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property typically define roadway cross sections.

Future development should emphasize connectivity and redevelopment with higher intensity mixed use and office/commercial uses fronting South Main Street backed by less intense residential. Wide sidewalks, a cohesive streetscape, and direct links to Wills Park will improve pedestrian safety while bicycle infrastructure will make biking safe and convenient. This complete transportation system should link adjacent residences and the park to activity along the corridor.

Application: South Main Corridor Character Area extends south from downtown to the Roswell city limit. The area is zoned for a mix of residential, office and commercial and is envisioned to evolve as a compact, walkable mixed use corridor with a mix of office, commercial and residential uses.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1 to 4 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Upper Foe Killer Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Commercial: C-1, C-2, PSC, CUP⁴⁰ and DT-MU
- Professional/Business Office: O-P, CUP⁴¹ and DT-MU
- Mixed Use: MU and DT-MU
- High Density Residential: DT-MU

Unique Issues and Opportunities

- Aging strip commercial and unappealing look/aesthetic quality
- Traffic congestion and limited bike/pedestrian connectivity
- Proximity to Downtown and Wills Park
- Investments/revitalization needed to improve visual quality and economic competitiveness of corridor
- Connectivity between Wills Park and Downtown
- Opportunities for redevelopment and the chance to promote unique, local businesses

Visual Character Description



⁴⁰ With commercial designation

⁴¹ With office and light industrial designation

This page was intentionally left blank for two-sided printing.

Activity Center Character Areas

Activity Center Character Areas tend to be located at the edge of neighborhoods or end of corridors and typically represent the highest level of activity and intensity of development within a community. Activity centers provide access to a wide range of retail and commercial services, employment opportunities, civic uses and sometimes housing options.

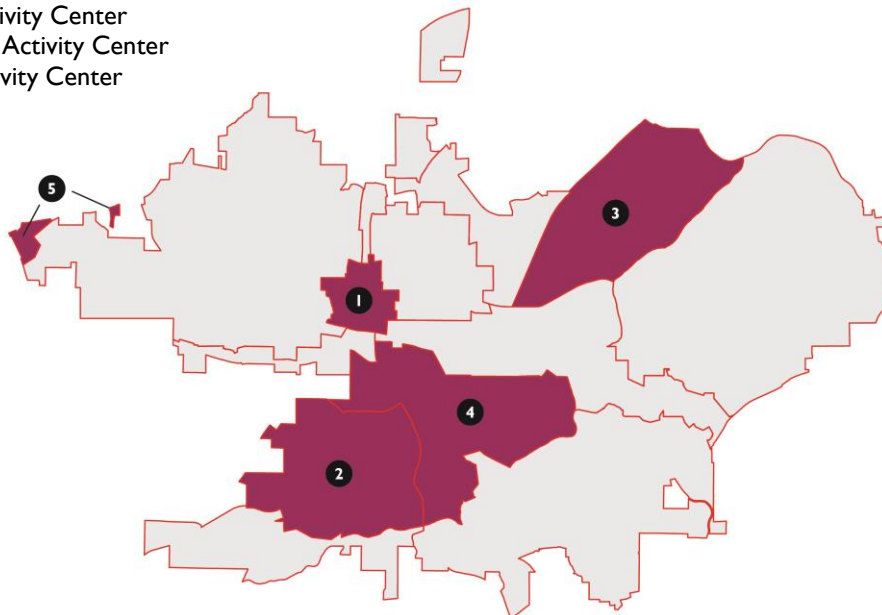
The Activity Center Character Areas in Alpharetta range in scale, size and function. They include the downtown area with mixed-use buildings, walkable streets and important civic functions such as City Hall; corporate office campus clusters that serve as business and job clusters; and regional entertainment destinations for shopping and dining.

Development within Activity Center Character Areas should be designed in accordance with the unique needs and function of uses within each center. Land uses that generate a high level of activity should be located within Activity Centers and should be supported by a complete transportation system. This system should include a well-defined and compact street network, enhanced public transportation service, a well-defined pedestrian environment and bicycle infrastructure that makes biking safe and convenient.

Activity Centers should be linked to adjacent neighborhoods and corridors to make access to major destinations within the activity centers safe and convenient. Where Activity Centers share an edge with a neighborhood, slightly higher-density residential development should be permitted to provide a transition between higher intensity uses within the activity center and the residential areas. This transition allows for higher-density residential uses that support commercial and office uses within the activity center while also providing a natural transition in development character, building type and form.

The Activity Center Character Areas in Alpharetta include the following:

1. Downtown Activity Center
2. North Point Activity Center
3. Windward Activity Center
4. Kimball Bridge Activity Center
5. Crabapple Activity Center



Downtown Activity Center

Intent: **PRESERVE** and **ENHANCE** historic features and small-town character. **CREATE** a central “heart” of the city and a community destination for civic activities, shopping, businesses and residences. It is the intent to encourage a true mixed use destination that creates a walkable and vibrant community center.

General Description: Downtown Activity Center Character Area is the historic center of Alpharetta and includes a mix of commercial, office, residential and civic uses. Mixed-use, “traditional main street” buildings along with single-use activity on individual lots defines the general development pattern. The street network is composed of linear streets with short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

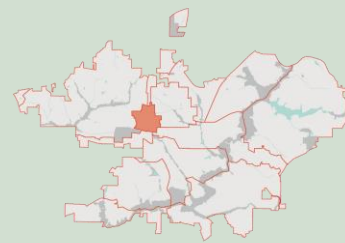
Green space is limited on individual lots and is instead primarily located in shared spaces such as along street edges or in public parks. Neighborhood and community parks take the form of pocket parks, plazas and greens which provide recreation and community gathering opportunities. Streetscape enhancements that include wide sidewalks, street furniture, street trees and other plantings are necessary to define and enhance the character of streets.

Connectivity is high for vehicles, pedestrians, bicycle users and public transit riders. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks and a well-defined pedestrian environment.

Future development should emphasize a strong concentration of activity along Main Street, Milton Avenue, and Academy Street surrounded by a mix of residential and commercial uses generating a high level of activity and reinforcing a walkable, downtown development pattern. The vision for the downtown district is to preserve and strengthen the historic core of Alpharetta through the strategic protection of historic resources and integration of complementary new development. Central to this strategy is expanding the mix of retail, restaurant, and professional uses in downtown while providing new distinct housing opportunities.

The downtown district is intended to be the most walkable area within Alpharetta. A generous network of sidewalk and bicycle facilities should be integrated with existing and new green spaces and streetscapes creating a safe and pleasant walking environment that makes the area a destination. Significant historic buildings and sites should be enhanced with appropriate maintenance and rehabilitation while adding vertical mixed-use buildings that make downtown a vibrant town center.

Application: Downtown Activity Center Character Area is centrally located within Alpharetta with Main Street/GA-9 passing north to south through the center of the character area, as shown in the Future Development Map. It is primarily zoned for a mix of residential, office, commercial and mixed use and is envisioned to evolve as a compact, walkable mixed-use town center with a mix of office, commercial, residential and civic uses.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Shallow setbacks are generally 10 feet or less in depth
- High lot coverage with large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1 to 4 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- High pedestrian and bicycle connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- 2015 Downtown Master Plan
- Downtown Circulation Plan
- Downtown Zoning/Incentive Package
- Upper Foxe Creek Watershed Study
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- See Alpharetta Downtown Code for development guidance.
- Low Density Residential: R-15, R-12 and CUP⁴²
- High Density Residential: R-8A, R-10M, CUP⁴³ and DT-R
- Central Business District: C-2, MU, DT-C, DT-MU and DT-R
- Commercial: C-1, C-2, PSC, CUP⁴⁴, DT-C and DT-MU
- Professional/Business Office: O-P, CUP⁴⁵, DT-C and DT-MU
- Public/Institutional/Education: SU, DT-C, DT-MU and DT-R
- Parks/Recreation/Open Space: OSR, SU, CUP⁴⁶

Unique Issues and Opportunities

- Find/maintain balance between preservation of historic qualities and need for new investment and activity
- Traffic congestion
- Enhancement needed to facilitate walking, biking and transit
- Civic spaces and enhanced connections to Wills Park and Avalon needed
- Medium to high density residential development to support retail, restaurant, and entertainment
- Develop special design standards to accommodate unique signage, murals, street furniture and outdoor art

Visual Character Description



⁴² With single-family detached residential designation

⁴³ With single-family attached residential designation and multi-family residential designation

⁴⁴ With commercial designation

⁴⁵ With office and light industrial designation

⁴⁶ With open space designation

North Point Activity Center

Intent: **PRESERVE** the North Point area as a regional destination for shopping, jobs and entertainment, and **ENHANCE** the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live.

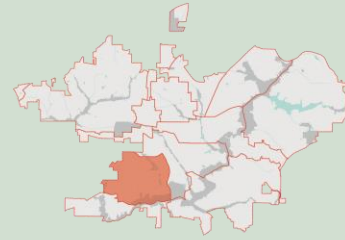
General Description: North Point Activity Center is a regional shopping and entertainment destination with a mix of commercial, office, residential and entertainment uses. Single-use activity on individual lots as well as mixed-use development defines the general development pattern. The street network has curvilinear streets and linear streets with moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure and streetscape features to frame the street.

Green space is incorporated on individual lots as well as shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways and should be used for recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks, and a well-defined pedestrian environment define roadway cross sections.

Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location.

Application: North Point Activity Center is located in the southern portion of Alpharetta with Westside Parkway, GA-400 and North Point Parkway passing south to north through the character area, as shown in the Future Development Map. The area is zoned for a mix of residential, office, commercial and industrial and is envisioned to evolve as a compact, walkable mixed-use center with a mix of office, commercial, residential and mixed use uses.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- North Point Activity Center LCI Study
- Downtown Circulation Plan
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- High Density Residential: R-8A, R-10M and CUP⁴⁷
- Commercial: C-1, C-2, PSC and CUP⁴⁸
- Professional/Business Office: O-P and CUP⁴⁹
- Mixed Use: MU
- Business/Manufacturing/Warehousing/Light Industrial: LI and CUP⁵⁰
- Public/Institutional/Education: SU or other districts where specific civic uses are permitted
- Parks/Recreation/Open Space: OSR, SU, CUP⁵¹ and other districts where specific conservation or recreation uses are permitted

Unique Issues and Opportunities

- Potential for redevelopment of commercial or under-utilized properties into mixed use developments
- Potential to extend MARTA transit service to North Point area
- GA-400 offers access from many areas of North Fulton
- Verizon Wireless Amphitheater at Encore Park and North Point Mall are unique, large-scale assets

Visual Character Description



⁴⁷ With single-family attached residential designation and multi-family residential designation

⁴⁸ With commercial designation

⁴⁹ With office and light industrial designation

⁵⁰ With office and light industrial designation

⁵¹ With open space designation

Windward Activity Center

Intent: **PRESERVE** and **ENHANCE** corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, activity centers and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** development and redevelopment that supports the office character of the area and also includes complimentary uses, such as daily convenience retail, restaurants, health clubs and medium and high density residential, to provide convenient access to daily goods and services as well as jobs and living opportunities.

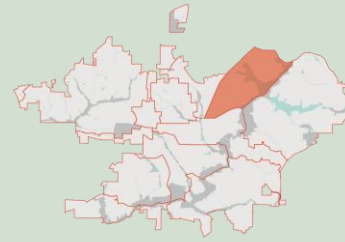
General Description: Windward Activity Center is a regional employment hub with a significant corporate presence. Corporate campuses, business parks, and single use activity on individual lots defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections define the street networks. Buildings have deep to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is provided within corporate campus properties, on individual lots, and in shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways and provide recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings may also define and enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transit riders. Roadway, curb and gutter, sidewalks and a well-defined pedestrian environment typically define roadway cross sections.

Future development should emphasize connectivity and accommodate the unique needs of corporate campuses, business parks and the overall mixed use environment. It should balance and enhance transportation options and take advantage of the MARTA Park-and-Ride service that connects the area to the larger metro region. Key focus areas include expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center and also serve as a safe and convenient connection to other destinations in the community.

Application: Windward Activity Center is located along the east side of GA-400 in northeast Alpharetta, as shown in the Future Development Map. The area is zoned for a mix of office, residential or is part of a planned community development. The area is envisioned to continue to evolve as a business center, with commercial, mixed use and residential clustered at the intersection of GA-400 interchange along Windward Parkway.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys, side streets and frontage roads
- Deep to shallow setbacks are generally 20 feet or greater in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Big Creek Watershed Study

Future Land Use Categories with Compatible Zoning Districts

- Very Low Density Residential: R, R-22
- High Density Residential: R-8A, R-10M and CUP⁵²
- Corporate Campus Office: O-I and CUP⁵³
- Commercial: C-1, C-2, PSC and CUP⁵⁴
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP⁵⁵

Unique Issues and Opportunities

- Near GA-400 and residential areas
- Significant corporate presence
- Traffic congestion along major roads
- MARTA Park-and-Ride provides a public transit connection to other areas of Metro Atlanta

Visual Character Description



⁵² With single-family attached residential designation and multi-family residential designation

⁵³ With office and light industrial designation

⁵⁴ With commercial designation

⁵⁵ With open space designation

Kimball Bridge Activity Center

Intent: **PRESERVE** and **ENHANCE** corporate campuses, businesses, parks and shopping areas as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** development and redevelopment that incorporates a variety of businesses, employment opportunities, retail and commercial services as well as residential options, particularly near Downtown

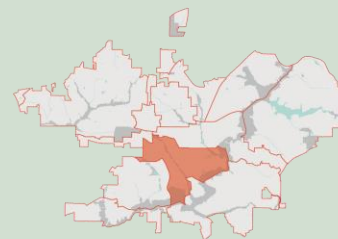
General Description: Kimball Bridge Activity Center includes a mix of commercial, office, residential and civic uses. The general development pattern is defined by corporate campuses, business parks and single use activity on individual lots. The street network has curvilinear streets and moderate to short distances between intersections. Buildings have moderate to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is accommodated within corporate campuses, on individual lots as well as shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas, greens and greenways that provide recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings are appropriate to define and enhance the character of streets.

Connectivity is moderate to high for vehicles, pedestrians, bicycle users and public transportation riders. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks and a well-defined pedestrian environment.

Future development should emphasize connectivity and accommodate the unique needs of corporate campuses and business parks, as well as commercial and residential areas. Focus should be on expanding the street network, enhancing public transportation service, creating a pedestrian-friendly environment by adding sidewalks, and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community.

Application: Kimball Bridge Activity Center is located along GA-400 in central Alpharetta. It is generally bound by the Kimball Bridge Neighborhoods, the South Main and Old Milton Corridors, and the North Point Activity Center. The area is zoned for a mix of office, commercial, residential or is part of a planned community development. The area is envisioned to continue to evolve as a job center and hub for major businesses. Commercial, mixed use and residential development should be clustered west of GA-400 or between North Point Parkway and the Big Creek Greenway.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1 to 10 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks, bikeways and greenways
- Moderate to high vehicular connectivity with curvilinear streets and moderate to short distance between intersections
- Moderate to high access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- North Point Activity Center LCI Study
- Downtown Circulation Plan
- Big Creek Watershed Study
- 2015 Downtown Master Plan

Future Land Use Categories with Compatible Zoning Districts

- Medium Density Residential: R-10, R-4A, CUP⁵⁶ and DT-R
- High Density Residential: R-8A, R-10M, CUP⁵⁷ and DT-R
- Corporate Campus Office: O-I and CUP⁵⁸
- Professional/Business Office: O-P and CUP⁵⁹
- Commercial: C-1, C-2, PSC and CUP⁶⁰
- Mixed Use: MU
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP⁶¹

Unique Issues and Opportunities

- Centrally located within Alpharetta
- Near GA-400 and residential areas
- Growing issue with traffic congestion along major roads at the edge of the character area as well as those that pass through the area

Visual Character Description



⁵⁶ With single-family detached residential designation and single-family attached residential designation

⁵⁷ With single-family attached residential designation and multi-family residential designation

⁵⁸ With office and light industrial designation

⁵⁹ With office and light industrial designation

⁶⁰ With commercial designation

⁶¹ With open space designation

Crabapple Activity Center

Intent: **PRESERVE** and **ENHANCE** established shopping and business destinations at a major crossroads intersection as well as connectivity to neighborhoods, corridors and other communities with vehicular, pedestrian, bicycle and public transportation improvements. **CREATE** new shopping and business opportunities that support the surrounding neighborhoods.

General Description: Crabapple Activity Center is the commercial center of the Crabapple community and includes a mix of commercial and office/professional uses.

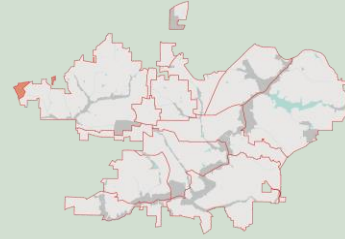
Single-use activity on individual lots located around a major cross-roads intersection defines the general development pattern. The street network has curvilinear streets with moderate distances between intersections define the street networks. Buildings have moderate to shallow setbacks and use the building structure or streetscape features to frame the street.

Green space is largely incorporated on individual lots as in shared spaces such as along streets or in public parks. Neighborhood and community parks take the form of pocket parks, plazas and greens and should be used to enhance recreation and community gathering opportunities. Streetscape enhancements that include street trees and other plantings enhance the character of streets.

Connectivity is moderate for vehicles and public transit riders and moderate to high for pedestrians and bicycle users. Roadway, curb and gutter, sidewalks, and a well-defined pedestrian environment typically define roadway cross sections.

Future development should emphasize connectivity, neighborhood scale and uses that serve the surrounding neighborhoods. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and encouraging bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential areas to major destinations within the character area or serve as a safe and convenient thoroughway to other destinations in the community.

Application: Crabapple Activity Center is located at the western edge of Alpharetta at the intersection of Crabapple Road/GA-372 and Houze Road/GA-140, as shown on the Future Development Map. It is primarily zoned for a mix of office and commercial and is envisioned to remain non-residential. This area also includes City Court Services and some of the City's Recreation Services.



DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways, alleys and side streets
- Moderate to shallow setbacks are generally 40 feet or less in depth
- Moderate to lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1 to 3 story buildings

Green Space

- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Moderate to high pedestrian and bicycle connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear streets and moderate distance between intersections
- Moderate access to public transportation

Supporting Plans/Studies

- N. Fulton Comp. Transportation Plan
- 2008-13 Recreation & Parks Master Plan
- Crabapple Overlay/Northwest Overlay
- Etowah Habitat Conservation Plan

Future Land Use Categories with Compatible Zoning Districts

- Professional/Business Office: O-P and CUP⁶²
- Commercial: C-1, C-2, PSC and CUP⁶³
- Public/Institutional/Education: SU
- Parks/Recreation/Open Space: OSR, SU, CUP⁶⁴

Unique Issues and Opportunities

- Neighborhood shopping and business cluster at major crossroads intersection that serves many Roswell, Milton and Alpharetta residents

Visual Character Description



⁶² With office and light industrial designation

⁶³ With commercial designation

⁶⁴ With open space designation

This page was intentionally left blank for two-sided printing.

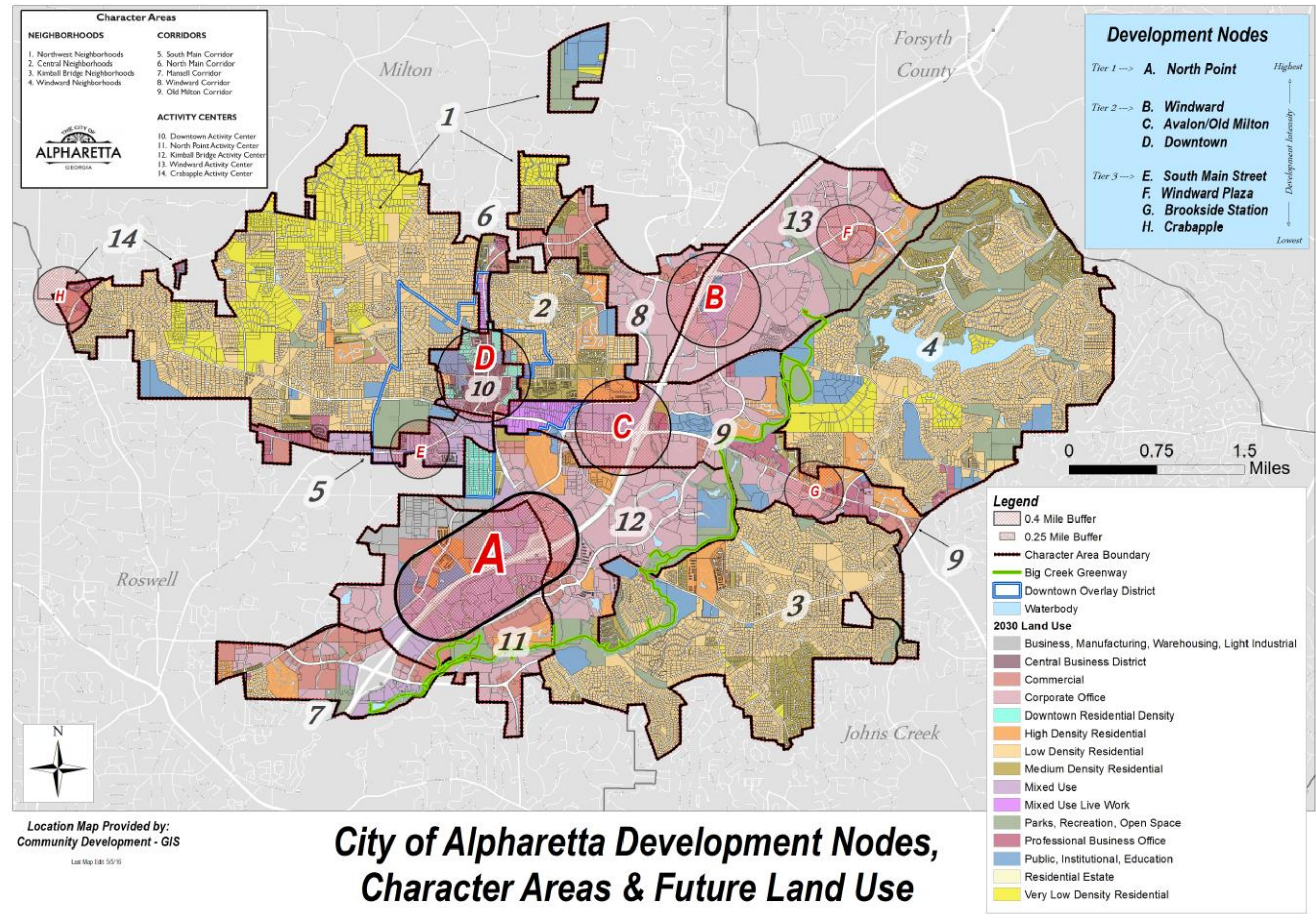
FUTURE DEVELOPMENT MAP

The Future Development Map identifies the geographic location of the Character Areas within the City of Alpharetta (Map 1). This map is intended to guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. Specifically, the Future Development Map is used to guide future rezoning of property. Proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map. While the Future Development Maps recommend land uses and development patterns for a 20-year planning horizon, it is important that they be reviewed on a regular basis to determine if amendments are needed based on changing market and demographic trends.

A table indicating the estimated quantities of land area associated with each Future Land Use classification is included in the appendix to this document.

This page was intentionally left blank for two-sided printing.

Map I: Future Development Map



This page was intentionally left blank for two-sided printing

Future Development Matrices

Table 1: Character Area Design Principles Matrix presents the design policies shown for each character area and previously individually presented within the character area narratives' "Design Principles" sidebar. The matrix allows one to compare principles defined for each character area. Table 2: Future Land Use and Zoning Matrix presents the appropriate zoning districts for future land use categories defined for each character area as previously individually presented within the character area narratives.

Table 1: Character Area Design Principles Matrix

Character Area Design Principles			Neighborhoods				Corridors					Activity Centers				
			Northwest	Central	Kimball	Windward	Old Milton	Mansell	North Main	South Main	Windward	Kimball Bridge	Crabapple	North Point	Downtown	Windward
Side Design	Vehicular Access	Private Driveways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Alleys		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Side Streets		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Frontage Roads					✓				✓			✓		✓
	Building Setback	Deep	✓				✓	✓			✓					✓
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
		Shallow	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓
	Lot Coverage	Low	✓	✓	✓	✓										
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
		High		✓			✓	✓	✓	✓	✓	✓		✓	✓	✓
Density/Intensity	Density/Intensity	Low	✓	✓	✓	✓										
		Moderate	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓		✓
		High		✓			✓	✓	✓	✓				✓	✓	
	Building Height	1 to 3 stories	✓	✓	✓	✓		✓	✓		✓		✓			
		1 to 5 stories								✓					✓	
		1 to 10 stories					✓					✓		✓		✓
Green Space	Landscaping	Informal	✓	✓	✓	✓										
		Formal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Park Types	Neighborhood	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
		Community	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
		Golf Course				✓										
Transportation	Connectivity (Bike/Ped)	Low	✓		✓	✓					✓					
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
		High					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Connectivity (Vehicular)	Low														
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
		High							✓	✓		✓		✓	✓	✓
	Connectivity (Public Transit)	Low	✓	✓	✓	✓										
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		High						✓				✓		✓	✓	✓
	Block Length (distance b/n intersections)	Short							✓	✓		✓		✓	✓	✓
		Moderate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Generous			✓	✓					✓					

Table 2: Future Land Use and Zoning Matrix

Character Area	Future Land Use	Zoning																									
		AG	RE	R-1	R-22	R-15	R-12	R-10	R-4A	R-8A	R-8A-D	R-10M	CUP	O-P	O-I	C-1	C-2	PSC	L-1	OSR	SU	MU	DT-C	DT-MU	DT-LW	DT-R	
Central Neighborhoods	VLDR			✓	✓																						
	LDR					✓	✓					✓ ¹															
	MDR							✓	✓			✓ ²														✓	
	HDR									✓		✓	✓ ³													✓	
	C											✓ ⁴				✓	✓	✓									
	PIE																			✓	✓						
	PROS												✓ ⁵							✓	✓						
Northwest Neighborhoods	RE	✓	✓	✓																							
	VLDR			✓	✓																						
	LDR					✓	✓					✓ ¹															
	MDR							✓	✓			✓ ²															
	HDR									✓		✓	✓ ³														
	C											✓ ⁴				✓	✓	✓									
	PIE																			✓	✓						
PROS												✓ ⁵							✓	✓							
Kimball Bridge Neighborhoods	LDR					✓	✓					✓ ¹															
	MDR							✓	✓			✓ ²															
	HDR									✓		✓	✓ ³														
	PBO											✓ ⁶	✓														
	PIE																			✓	✓						
	PROS												✓ ⁵							✓	✓						
Windward Neighborhoods	LDR					✓	✓					✓ ¹															
	MDR							✓	✓			✓ ²															
	HDR									✓		✓	✓ ³														
	C											✓ ⁴				✓	✓	✓									
	PBO											✓ ⁴	✓														
	BMWLI											✓ ⁶							✓								
	PIE																			✓	✓						
PROS												✓ ⁵							✓	✓							
Old Milton Corridor	LDR					✓	✓					✓ ¹															
	MDR							✓	✓			✓ ²															
	HDR									✓		✓	✓ ³												✓		
	C											✓ ⁴				✓	✓	✓									
	PBO											✓ ⁶	✓												✓		
	CCO											✓ ⁶	✓														
	MU											✓ ⁷										✓					
	PIE																			✓	✓						
	PROS												✓ ⁵							✓	✓						

¹ With single-family detached residential designation² With single-family detached residential and single-family attached residential designation³ With single-family attached residential designation and multi-family residential designation⁴ With commercial designation⁵ With open space designation⁶ With office and light industrial designation⁷ With vertical mixed use designation (proposed)

Character Area	Future Land Use		Zoning																							
		AG	RE	R-1	R-22	R-15	R-12	R-10	R-4A	R-8A	R-8A-D	R-10M	CUP	O-P	O-I	C-1	C-2	PSC	L-1	OSR	SU	MU	DT-C	DT-MU	DT-LW	DT-R
Mansell Corridor	LDR					✓	✓						✓ ¹													
	MDR							✓	✓				✓ ²													
	HDR									✓		✓	✓ ³													
	C												✓ ⁴			✓	✓	✓								
	PBO												✓ ⁶	✓												
	CCO												✓ ⁶		✓											
	MU												✓ ⁷									✓				
	PIE																			✓	✓					
	PROS												✓ ⁵							✓	✓					
Windward Corridor	LDR					✓	✓						✓ ¹													
	MDR							✓	✓				✓ ²													
	C												✓ ⁴			✓	✓	✓								
	CCO												✓ ⁶		✓											
	PBO												✓ ⁶	✓												
	PIE																			✓	✓					
	PROS												✓ ⁵							✓	✓					
North Main Corridor	MDR							✓	✓		✓		✓ ²													✓
	C												✓ ⁴			✓	✓	✓								
	PBO												✓ ⁶	✓											✓	
South Main Corridor	C												✓ ⁴			✓	✓	✓						✓		
	MU												✓ ⁷									✓		✓		
	PBO												✓ ⁶	✓										✓		
	HDR																							✓		
Downtown Activity Center	LDR					✓	✓						✓ ¹													
	HDR									✓		✓	✓ ³													✓
	CBD																✓					✓	✓			✓
	C												✓ ⁴			✓	✓	✓					✓	✓		
	PBO												✓ ⁶	✓									✓	✓		
	PIE																			✓	✓		✓	✓		✓
	PROS												✓ ⁵							✓	✓					
North Point Activity Center	HDR									✓		✓	✓ ³													
	C												✓ ⁴			✓	✓	✓								
	PBO												✓ ⁶	✓												
	MU												7									✓				
	BMWLI												✓ ⁶						✓							
	PIE																			✓	✓					
	PROS												✓ ⁵							✓	✓					

¹ With single-family detached residential designation² With single-family detached residential and single-family attached residential designation³ With single-family attached residential designation and multi-family residential designation⁴ With commercial designation⁵ With open space designation⁶ With office and light industrial designation⁷ With vertical mixed use designation (proposed)

Character Area	Future Land Use	Zoning																									
		AG	RE	R-1	R-22	R-15	R-12	R-10	R-4A	R-8A	R-8A-D	R-10M	CUP	O-P	O-I	C-1	C-2	PSC	L-1	OSR	SU	MU	DT-C	DT-MU	DT-LW	DT-R	
Windward Activity Center	VLDR			✓	✓																						
	HDR									✓		✓	✓ ³														
	C												✓ ⁴			✓	✓	✓									
	PBO												✓ ⁶	✓													
	MU												✓ ⁷									✓					
	CCO												✓ ⁶						✓								
	PIE												✓							✓	✓						
	PROS												✓ ⁵							✓	✓						
Kimball Bridge Activity Center	MDR							✓	✓				✓ ²													✓	
	HDR									✓		✓	✓ ³													✓	
	CCO												✓ ⁶		✓												
	PBO												✓ ⁶	✓													
	C												✓ ⁴			✓	✓	✓									
	MU												✓ ⁷									✓					
	PIE																			✓	✓						
	PROS												✓ ⁵							✓	✓						
Crabapple Activity Center	PBO												✓ ⁶	✓													
	C												✓ ⁴			✓	✓	✓									
	PIE																			✓	✓						
	PROS												✓ ⁵							✓	✓						

¹ With single-family detached residential designation

² With single-family detached residential and single-family attached residential designation

³ With single-family attached residential designation and multi-family residential designation

⁴ With commercial designation

⁵ With open space designation

⁶ With office and light industrial designation

⁷ With vertical mixed use designation (proposed)

Quality Community Objectives

The Quality Community Objectives (QCO) analysis presented in Table 3 identifies the QCOs pursued by each character area. The Georgia Department of Community Affairs (DCA) adopted QCOs to measure how communities preserve their unique resources while accommodating future development. The QCOs are as follows:

Traditional Neighborhood – Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development – Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place – Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Transportation Alternatives – Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Regional Identity – Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Heritage Preservation – The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Open Space Preservation – New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection – Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Growth Preparedness – Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses – The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Employment Options – A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Housing Choices – Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Educational Opportunities – Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Regional Cooperation – Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

Regional Solutions – Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Table 3: Quality Community Objectives/Character Area Analysis Matrix

Quality Community Objective	Open Space	Neighborhoods				Corridors					Activity Centers				
		Northwest	Central	Kimball Bridge	Windward	Old Milton	Mansell	North Main	South Main	Windward	Kimball Bridge	Crabapple	North Point	Downtown	Windward
Traditional Neighborhoods			✓			✓					✓	✓	✓	✓	✓
Infill Development			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sense of Place						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Transportation Alternatives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Regional Identity	✓												✓	✓	
Heritage Preservation	✓	✓	✓					✓	✓	✓		✓	✓	✓	
Open Space Preservation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Environmental Protection	✓														
Growth Preparedness		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appropriate Businesses						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Employment Options						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housing Choices			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Educational Opportunities							✓	✓	✓	✓		✓	✓	✓	✓
Regional Cooperation	✓					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

IMPLEMENTATION

Presents the short-term work program, long range project list and plan maintenance outline designed to implement the Community Vision

The Implementation Program outlines the overall strategy for achieving the Community Vision for Future Development and for implementing the future development guide. This section identifies the specific measures to be undertaken by each jurisdiction to implement the Community Agenda. The Implementation Program includes the following elements:

- Implementation Tools
- 2017 -2021 STWP
- Policy Statements
- Plan Maintenance
- Report of Accomplishments

IMPLEMENTATION TOOLS

The city has several tools that are or that can be used to manage and shape the development of the city. A summary of these tools is below and includes the Unified Development Code, detailed planning studies, Capital Improvements Program, and inducements

Unified Development Code

The Unified Development Code (UDC) is a valuable and necessary tool for the implementation of the Comprehensive Plan and for the creation of quality developments within Alpharetta. It combines the land use regulatory aspects of a zoning ordinance with the land development aspects of subdivision regulations. The UDC regulates the use of the lot, lot size, building bulk and height, and setbacks. In addition, the UDC regulates the manner in which land may be subdivided to ensure that each subdivision meets standards as to minimum block and lot sizes, streets, relationship to existing streets, and provisions for open space, schools, and other public facilities.

Detailed Planning Studies

Detailed plans, such as the Downtown Master Plan, Livable Centers Initiative plans, Solid Waste Management Plan, Park and Recreation Plan, Major Thoroughfare Plan, streetscape plans, small area studies and design guidelines may be adopted as implementing measures of the Comprehensive Plan. These are more detailed planning studies for specific goals and policies described within the plan. The facility improvements recommended by these plans will conform to the overall Comprehensive Plan.

Capital Improvements Program

The Alpharetta Capital Improvements Program (CIP) provides the link between the planning effort and the operational budget of the City. Capital improvement programming is the scheduling of selected physical plans and facilities over a five-year period. These improvements are based on a series of priorities, according to the need for such improvements and the present and expected financial capabilities. The CIP also provides the basis for substantiating impact fees in the community. Currently, the City charges an impact fee for road improvement projects, parks and recreation projects, and public safety projects.

Inducements

The City can implement inducements to encourage certain types of private development that will contribute significantly to the public good. Several development options, such as point systems that promote good design and protection of natural resources, a performance based system and an overall streamlining of the regulatory process, have been the focus of the development regulations. Typically these inducements relate to the creation of favorable financial arrangements, including:

- Low-interest loans
- Tax exemptions
- Fee waivers
- Aids in land acquisition, or
- Direct subsidy payments.

At times land use controls may provide positive inducements to develop in a more favorable manner. For example, in community unit plans where large parcels may be developed with more latitude as to site development, there is much more attention to common areas and open space than would be possible through traditional zoning controls on residential densities.

SHORT TERM WORK PROGRAM

The Short-Term Work Program (STWP), shown in Table 4, identifies specific implementation actions the city or other entities intend to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda. The subsection titled “Description of Specific Actions” provides additional detail for the major actions presented in the STWP. For each action the STWP outlines the following information:

- Brief description
- Timeframe for undertaking the activity (2017-2021)
- Responsible party for implementing the activity
- Cost estimate
- Funding source

Table 4 Short Term Work Program 2017-2021

Activity	Year	Responsible Party	Cost Estimate	Funding Source
Community Facilities				
Parking Garage (west side of Main Street) — Planning, construction drawings, and construction	2017	Public Works Dept.	\$7,200,000	City, GO Bond Funds
Construct of Surface Parking Lot (west side of Main Street)	2017	Public Works Dept.	\$1,125,771	City
Downtown Enhancements	2017-2021	Public Works Dept.	\$182,000	City
Public Safety Headquarters Expansion	2017	Public Safety	\$2,700,000	E911, DEA, City, Impact Fees
Eastside Community Center/YMCA Partnership	2017	Rec. & Parks Dept.	\$2,500,000	City, GO Bond Funds
Synthetic Turf Fields (replacement)	2018,2020	Rec & Parks	\$1,000,000	City
Economic Development				
Economic Development Toolbox — Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	2017-2021	Admin.	\$520,300	City
Transportation				
Intersection Improvements:				
Pedestrian Intersection Improvements (design)	2017	Public Works Dept.	\$60,000	City
Rucker Rd Corridor Improvements	2017	Public Works Dept.	\$16,000,000	GO Bonds, Impact Fees, City
Kimball Bridge Rd Congestion Mitigation (North Point to Waters Rd)	2017	Public Works Dept.	\$9,000,000	GO Bonds, City
Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	Public Works Dept.	\$2,000,000	GO Bonds, City
Lily Garden Terrace (Trailer St) Extension (Construction)	2017	Public Works Dept.	\$1,500,000	GO Bonds, City
Sidewalks:				
Unallocated Improvements	2017, 2020-2021	Public Works Dept.	\$7,060,500	GO Bonds, City
Land Use				
Planning Updates — Updates to the City's master plans, LCI's, and other planning documents	2017-2021	Comm. Dev. Dept.	\$260,000	City, Grants
Natural, Historic and Cultural Resources				

Activity	Year	Responsible Party	Cost Estimate	Funding Source
Alpharetta History Room	2017	Admin	\$250,000	City
Parkland Acquisition	2017	Rec & Parks	\$7,000,000	GO Bonds, Impact Fees
Stormwater Studies	2017-2021	Public Works Dept.	\$780,700	City
Stormwater Enhancement Projects	2018-2021	Public Works Dept.	\$812,080	City
Alpharetta Arts Center Development	2017	Rec & Parks	\$1,500,000	GO Bonds, City
Wills Park Pool Renovation	2017	Rec & Parks	\$4,000,000	GO Bonds, City
Greenway Extension to Forsyth County	2017	Rec & Parks	\$6,500,000	GO Bonds, City
Senior Citizen History Project	2017-2021	Admin	\$130,000	City
Downtown Sculpture Program	2017	Admin	\$75,000	City
Downtown Beautification/Façade Improvement Program	2019	Admin	\$100,000	City
Northwinds Parkway Street Lights	2017	Public Works Dept.	\$210,000	City

POLICY STATEMENTS

Vision Theme: Economic Development (ED)

ED Goal: Strengthen and sustain the economic base of Alpharetta.

- ED Policy 1: Maintain a highly viable, growing and attractive downtown.
- ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.
- ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.
- ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.
- ED Policy 5: Participate in regional efforts that support economic development.

Vision Theme: Land Use (LU)

LU Goal: Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

- LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.
- LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.
- LU Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.
- LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.
- LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.
- LU Policy 6: Support the success and expansion of employment centers.
- LU Policy 7: Ensure context-sensitive infill and redevelopment.
- LU Policy 8: Support mixed-use neighborhood and community centers.
- LU Policy 9: Promote redevelopment of highway corridors into pedestrian-friendly, mixed use environments.

Vision Theme: Transportation (T)

T Goal: Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

- T Policy 1: Increase transportation accessibility and mobility.
- T Policy 2: Provide multi-modal transportation options.
- T Policy 3: Improve transportation safety and neighborhood livability.
- T Policy 4: Improve the environment and air quality.

- T Policy 5: Maintain and preserve the existing transportation system.
- T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.
- T Policy 7: Maintain active involvement in state and regional transportation planning activities.

Vision Theme: Housing (H)

H Goal: Capture the major market share of executive housing while providing opportunities for first-time home buyers and quality rental options

- H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- H Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.
- H Policy 3: Preserve the character of distinct residential areas.
- H Policy 4: Consider the balance of residential development on the east and west sides of the city.
- H Policy 5: Design quality and long-term value into residential development to maintain appearance and property values.
- H Policy 6: Assure that people who work in Alpharetta have the opportunity to live in Alpharetta by maintaining a housing-to-jobs balance.
- H Policy 7: Promote opportunities for “aging in place”.

Vision Theme: Natural, Cultural and Historic Resources (NHCR)

NHCR Goal: Protect and nurture natural, cultural and historic resources.

- NHCR Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.
- NHCR Policy 2: Promote environmental awareness through education.
- NHCR Policy 3: Permanently protect existing greenspace and purchase or protect additional greenspace to meet a 20% open space objective.
- NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City’s day-to-day operations.
- NHCR Policy 5: Encourage green building design, technology and sustainable site design.

Vision Theme: Community Services and Facilities (CSF)

CSF Goal: Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

- CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.
- CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.
- CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- CSF Policy 5: Support the expansion of library facilities within Alpharetta to meet the growing population needs.

Vision Theme: Intergovernmental Coordination (IC)

IC Goal: Coordinate with adjacent local governments as well as regional, state and federal agencies.

- IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.
- IC Policy 2: Promote partnerships between the City and county Board of Education.
- IC Policy 3: Coordinate efforts with regional, state and federal agencies.

PLAN MAINTENANCE

The Alpharetta City Council is responsible for maintaining the *2035 Comprehensive Plan* to accurately reflect current community conditions and the community's vision and priorities for the future. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the *Community Agenda*. Each is discussed in below.

Plan Review and Update

To be a useful and influential tool in guiding growth and development in the future and in ultimately realizing Alpharetta's community Vision for the future, the Comprehensive Plan must be kept current. Over time, changes will occur in the community that may not have been anticipated and over which the community may have no control—changing lifestyles, national or regional economic shifts, the impact of telecommuting or internet access on working and shopping patterns, etc. Annually monitoring these shifts against progress in plan implementation may lead to the need for amendments to the plan. At a minimum, a substantial Update will have to be undertaken five years from adoption, and a 10th year Major Update will be required after ten years, as per State requirements.

Updates to the STWP

At a minimum, the City Council must prepare and submit annual updates or five-year updates to the STWP portion of the Community Agenda. The STWP is presented in Part 3: Implementation of this plan. These updates must be submitted to ARC for review in order to maintain Quality Local Government status.

Annual Plan Review

The annual review is to be accomplished in coordination with the annual budgeting and CIE/STWP update process. At a minimum, the annual review should review:

- Pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year as a score card of the Comprehensive Plan's Vision.
- Zoning approvals over the past year in relation to the Future Development Map.
- Future Development Plan Map changes.
- Planned Short Term Work Program activities compared to actual accomplishments.

Plan Amendments

Minor Plan Amendments

As a result of the annual plan review, amendments to the Comprehensive Plan may be appropriate. If the needed changes are strictly local and not considered to have an effect on another local government, the changes may be adopted as a minor amendment to the Plan at any time during the year by action of the City Council. At the end of each year, along with the annual update to the STWP, a summary of all minor amendments is to be sent to ARC with a statement that the individual and cumulative effects of the minor amendments do not significantly alter the basic tenets of the approved Plan.

Major Plan Amendments

If, as a result of the annual plan review process, conditions or policies on which the Plan is based have changed significantly so as to alter the basic tenets of the Plan, the City will initiate a major Plan amendment. The public will be involved in preparation of the Plan amendment to the extent warranted by the degree of change that has occurred. Following State procedural guidelines, a public hearing will be held to inform the public of the community's intent to amend the Plan, and to seek public participation.

Report of Accomplishments

The Report of Accomplishments (ROA), shown in Table 5, provides a status of each work item identified in the 2010 Short Term Work Program. The ROA identifies whether each activity was completed, postponed, or dropped, or if it is underway and provides brief explanations for dropped or postponed activities. Activities labeled "underway" include projected completion dates.

Table 5: Report of Accomplishments

Activity	Status				
	Complete	Underway	Postponed	Dropped	Notes/Reason Postponed or Dropped
Community Facilities					
Expand the Community Policing Program to continue meeting the City's level of service of 2.6 sworn officers per 1,000 residents	✓				
Develop a veterans and public safety personnel memorial park at the corner of Westside Pkwy. and Old Milton Pkwy. on the grounds of Police Headquarters	✓				
Continue expansion of the City's Greenway Program including the northernmost segment to Windward Parkway		✓			
Develop the Center for the Arts to include a 12,000 seat amphitheater, a 2,000 seat multi-use performance hall, and a 500 seat black box theater		✓			
Construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway Wills Park and the Downtown core		✓			
Expand the Senior Activity Center		✓			
Alpharetta Community Center Phase III		✓			
Brooke Street Park design and construction	✓				
Install synthetic turf at North Park	✓				
Install synthetic turf at Wills Park		✓			
Expand the City's internal fiber optic and wireless networks		✓			
Construction and Implementation of Data Center / Network		✓			
Telephony Voice Over IP (VOIP)		✓			
Economic Development					
Through regular public meetings, complete annual updates to the Downtown Development Plan to ensure consistency of the plan with community needs and goals		✓			
Update the City's economic development action plan to ensure consistency with overall community objectives and needs		✓			
Coordinate a technology forum to encourage an environment of innovation, build linkages between technology companies with a presence in the community, and attract new technology firms		✓			
Encourage continued investment in historic downtown through façade grants and other incentives.		✓			
Transportation					
Intersection Improvements					
Mayfield Road @ Canton Street	✓				
Hembree Road and Maxwell Road	✓				

Activity	Status					Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Dropped		
Kimball Bridge Road @ Waters Road		✓				
Webb Bridge Road @Park Bridge/Shirley Bridge		✓				
Old Milton Pkwy. @ North Point Pkwy.		✓				
Kimball Bridge Road @ North Point Pkwy.	✓					
GA-9 @ Vaughn				✓	Working with GDOT operational for improvement	
Roads / Bike Lanes and Right-of-Way						
Kimball Bridge Road, bike lane and Bridge over Big Creek		✓				
Downtown connector road and bike lane between Old Milton Pkwy. and Milton Avenue		✓				
Downtown alley project	✓					
Sidewalks						
Bethany Road	✓					
Devore Road		✓				
Mid-Broadwell Road	✓					
Other						
Traffic Signal Interconnect		✓				
Traffic Control Center		✓				
Housing						
Encourage development, through a public / private venture, for the incorporation of housing in the Downtown Area		✓				
Encourage the development of a wide variety of housing types to accommodate diverse ages and income levels.		✓				
Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.		✓				
Encourage and promote higher density residential development along transportation corridors.		✓				
Land Use						
Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the City		✓				
Continue integration of the City's land use and transportation plans		✓				
Pursue annexation of the remaining unincorporated islands that currently exist within the main boundaries of the City of Alpharetta and between the boundaries of the City and surrounding jurisdictions, to which we currently provide services	✓					
Natural and Cultural Resources						

Activity	Status				
	Complete	Underway	Postponed	Dropped	Notes/Reason Postponed or Dropped
Promote environmental awareness among the general public and the development community through educational programs		✓			
Study applicability of incentives such as the transfer of development rights or tax abatements to encourage preservation of greenspace		✓			
Park land acquisition		✓			
Other Considerations					
Install tornado alert sirens in newly annexed portions of the City	✓				
To enhance public safety and improve traffic movement through the City, install red light cameras at "high incident" intersections	✓				
Expand the City's Geographic Information System (GIS) capabilities and systems		✓			
General Planning					
Update and expand the computerized system for maintaining land development records, building permits, and engineering plans		✓			
Update and expand the City's GIS capabilities and systems		✓			
Revise the Capital Improvements Plan annually as part of the budget process		✓			
Develop a records management system for city-wide document storage		✓			

This page was intentionally left blank for two-sided printing.

APPENDIX

Table 6: Estimated Quantities of Land Area by Future Land Use Classification

Future Land Use Classification (as shown on Future Development Map)	Acreage	Percentage
<i>Residential</i>		
Residential Estate	0.9	0.0%
Very Low Density Residential	1,083.1	6.2%
Low Density Residential	4,891.2	28.0%
Medium Density Residential	803.9	4.6%
High Density Residential	607.5	3.5%
<i>Non-Residential</i>		
Commercial	662.2	3.8%
Professional Business Office	308.2	1.8%
Corporate Office	2,459.3	14.1%
Central Business District	106.0	0.6%
Mixed Use	726.8	4.2%
Business, Manufacturing, Warehousing, Light Industrial	219.3	1.3%
<i>Civic</i>		
Public, Institutional, Education	692.6	4.0%
Parks, Recreation, Open Space*	2,682.2	15.3%
Transportation, Communications, Utilities**	2,241.6	12.8%

* includes floodplains and lakes

** includes road rights-of-way



CITY OF ALPHARETTA, GA

ANNUAL IMPACT FEE FINANCIAL REPORT

FISCAL YEAR 2015

	Roads	Public Safety	Recreation and Parks	Total
Impact Fee Fund Balance on July 1, 2014	\$ 636,013.67	\$ 273,959.83	\$ 209,436.26	\$ 1,119,409.76
Fiscal Year 2015 Activity				
Sources:				
Impact Fees Collected	\$ 311,403.71	\$ 96,688.19	\$ 122,851.99	\$ 530,943.89
Impact Fee Refunds	(1,131.00)	(264.00)	(545.00)	\$ (1,940.00)
Accrued Interest	1,265.35	495.27	443.60	\$ 2,204.22
Total Sources	\$ 311,538.06	\$ 96,919.46	\$ 122,750.59	\$ 531,208.11
(Uses):				
Project Expenditures/Debt Service	\$ (29,224.99)	\$ (13,046.88)	\$ (9,915.63)	\$ (52,187.50)
Administrative Costs	(9,308.18)	(2,892.73)	(3,669.21)	\$ (15,870.12)
Total Uses	\$ (38,533.17)	\$ (15,939.61)	\$ (13,584.84)	\$ (68,057.62)
Impact Fee Fund Balance on June 30, 2015	\$ 909,018.56	\$ 354,939.68	\$ 318,602.01	\$ 1,582,560.25
Impact Fees Encumbered at June 30, 2015	\$ 2,274.99	\$ 1,015.63	\$ 771.88	\$ 4,062.50



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2015-2019)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2015	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2015	Funding Sources	Status/ Comment
Roads												
	Impact Fee Ordinance Update	2014	2016	\$ 34,999.98	100.00%	\$ 34,999.98	\$ 29,224.99	\$ 3,500.00	\$ 32,724.99	\$ 2,274.99	Impact Fees	Project completed during 2016
	Lily Garden Terrace (Trailer St) Extension (Construction)	2017	2019	1,500,000.00	75.90%	1,138,500.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Rucker Rd Corridor Improvements	2017	2019	16,000,000.00	24.10%	3,856,000.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2019	9,000,000.00	24.10%	2,169,000.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2019	2,000,000.00	24.10%	482,000.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Haynes Bridge Rd Extension to Cumming St	2017	2021	3,125,000.00	75.90%	2,371,875.00	-	-	-	-	TBD	
	Old Milton Pkwy Widening (GA400 to State Bridge Rd)	2018	2024	11,000,000.00	24.10%	2,651,000.00	-	-	-	-	TBD	
	Canton Street Improvements	2025	2027	2,500,000.00	24.10%	602,500.00	-	-	-	-	TBD	
	Alpharetta Downtown Streets	2025	2027	1,500,000.00	24.10%	361,500.00	-	-	-	-	TBD	
	Major Intersection Improvements	2017	2028	2,500,000.00	24.10%	602,500.00	-	-	-	-	TBD	
	Adaptive Traffic Signal Control Citywide	2018	2021	2,000,000.00	24.10%	482,000.00	-	-	-	-	TBD	
	Fiber Interconnect Signalization Citywide	2017	2027	2,900,000.00	24.10%	698,900.00	-	-	-	-	TBD	
	Traffic Camera Expansion	2017	2020	500,000.00	24.10%	120,500.00	-	-	-	-	TBD	
	Webb Bridge Rd Corridor (design)	2017	2019	100,000.00	24.10%	24,100.00	-	-	-	-	TBD	
	Webb Bridge Rd Widening (Westside Pkwy to NP Pkwy)	2018	2021	7,000,000.00	24.10%	1,687,000.00	-	-	-	-	TBD	
	Kimball Bridge Rd Widening (Westside Pkwy to North Point Pkwy)	2018	2022	11,800,000.00	24.10%	2,843,800.00	-	-	-	-	TBD	
	Davis Road Extension to Westside Parkway	2018	2020	1,750,000.00	75.90%	1,328,250.00	-	-	-	-	TBD	
	Morris Road Widening/Expansion	2017	2020	1,050,000.00	24.10%	253,050.00	-	-	-	-	TBD	
	Connector Rd (North Point Pkwy to Edison Dr)	2017	2020	900,000.00	75.90%	683,100.00	-	-	-	-	TBD	
	Downtown West (Old Roswell St)	2017	2019	250,000.00	24.10%	60,250.00	-	-	-	-	TBD	
	Windward Pkwy Widening (GA400 to Union Hill Rd)	2018	2022	12,000,000.00	24.10%	2,892,000.00	-	-	-	-	TBD	
	Union Hill Rd Widening (Windward Pkwy to McGinnis Ferry Rd)	2017	2020	2,000,000.00	24.10%	482,000.00	-	-	-	-	TBD	
	Hembree Road Turn Lanes	2017	2020	625,000.00	24.10%	150,625.00	-	-	-	-	TBD	
	Haynes Bridge Rd Widening (Mansell Rd to Jones Bridge Rd)	2018	2021	8,500,000.00	24.10%	2,048,500.00	-	-	-	-	TBD	
	Bethany Rd at Mayfield Rd/Mid-Broadwell Rd Intersection Improvements	2018	2021	1,500,000.00	24.10%	361,500.00	-	-	-	-	TBD	
	Westside/Morrison Parkway Improvements	2021	2023	2,300,000.00	24.10%	554,300.00	-	-	-	-	TBD	
	Old Milton Parkway Intersection Improvements	2019	2022	495,000.00	24.10%	119,295.00	-	-	-	-	TBD	
	Southlake Drive Intersection Improvements	2020	2026	1,700,000.00	24.10%	409,700.00	-	-	-	-	TBD	
	North Point Drive Corridor Improvements	2017	2020	900,000.00	24.10%	216,900.00	-	-	-	-	TBD	
	Park Plaza Signalization Upgrade	2017	2019	250,000.00	24.10%	60,250.00	-	-	-	-	TBD	
	Mayfield Rd Bike Route (Mayfield Cir to Upshaw Dr)	2017	2019	450,000.00	24.10%	108,450.00	-	-	-	-	TBD	
	Webb Bridge Rd Pedestrian Bridge over GA 400 and Greenway Connection	2017	2020	3,000,000.00	24.10%	723,000.00	-	-	-	-	TBD	
	Windward Pkwy over Big Creek/Tributary Pedestrian Bridges	2018	2022	2,300,000.00	24.10%	554,300.00	-	-	-	-	TBD	
	Windward Pkwy over Camp Creek Pedestrian Bridges	2021	2024	2,700,000.00	24.10%	650,700.00	-	-	-	-	TBD	
				<u>\$ 116,129,999.98</u>		<u>\$ 31,782,344.98</u>	<u>\$ 29,224.99</u>	<u>\$ 3,500.00</u>	<u>\$ 32,724.99</u>	<u>\$ 2,274.99</u>		
Public Safety												
	Impact Fee Ordinance Update	2014	2016	\$ 15,625.01	100.00%	\$ 15,625.01	\$ 13,046.88	\$ 1,562.50	\$ 14,609.38	\$ 1,015.63	Impact Fees	Project completed during 2016
	Public Safety Headquarters Expansion	2017	2019	3,000,000.00	100.00%	3,000,000.00	-	-	-	-	City; DEA	
	Public Safety Headquarters Parking Lot Expansion	2017	2019	300,000.00	100.00%	300,000.00	-	-	-	-	TBD	
				<u>\$ 3,315,625.01</u>		<u>\$ 3,315,625.01</u>	<u>\$ 13,046.88</u>	<u>\$ 1,562.50</u>	<u>\$ 14,609.38</u>	<u>\$ 1,015.63</u>		



CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY's 2015-2019)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2015	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2015	Funding Sources	Status/ Comment
Recreation and Parks												
	Impact Fee Ordinance Update	2014	2016	\$ 11,875.01	100.00%	\$ 11,875.01	\$ 9,915.63	\$ 1,187.50	\$ 11,103.13	\$ 771.88	Impact Fees	Project completed during 2016
	Sidewalk Improvements	2017	2028	9,902,800.00	24.00%	2,376,672.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Eastside Community Center/YMCA Partnership	2017	2019	2,500,000.00	30.96%	774,000.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Alpharetta Arts Center Development	2017	2019	1,500,000.00	54.17%	812,550.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Wills Park Pool Renovation	2017	2019	4,000,000.00	0.00%	-	-	-	-	-	Proposed GO Bond; City	May 24, 2016 Bond Referendum
	Parkland Acquisition	2017	2019	7,000,000.00	100.00%	7,000,000.00	-	-	-	-	Proposed GO Bond; Developer Contribution	May 24, 2016 Bond Referendum
	Greenway Extension to Forsyth County	2017	2019	6,500,000.00	25.63%	1,665,950.00	-	-	-	-	Proposed GO Bond	May 24, 2016 Bond Referendum
	Audible Pedestrian Systems	2017	2019	40,000.00	0.00%	-	-	-	-	-	TBD	
	Alpharetta Community Center Interior Makeover	2017	2022	1,230,000.00	0.00%	-	-	-	-	-	TBD	
	Wills Park Restroom Renovation/Replacement	2017	2019	250,000.00	91.91%	229,775.00	-	-	-	-	TBD	
	Wills Park Maintenance Barn (replacement)	2018	2021	550,000.00	0.00%	-	-	-	-	-	TBD	
	Alpharetta Community Ctr Expansion Ph. III	2018	2021	4,815,000.00	54.17%	2,608,285.50	-	-	-	-	TBD	
	North Park Concession/Restroom Buildings	2017	2021	600,000.00	86.16%	516,960.00	-	-	-	-	TBD	
	Wills Park Baseball Fence (replacements)	2017	2020	200,000.00	0.00%	-	-	-	-	-	TBD	
	Wills Park Batting Pavilion	2017	2019	225,000.00	96.96%	218,160.00	-	-	-	-	TBD	
	Wills Park Equestrian Center Improvements	2017	2022	1,061,250.00	68.93%	731,519.63	-	-	-	-	TBD	
	North Park Trail System	2019	2021	250,000.00	100.00%	250,000.00	-	-	-	-	TBD	
	North Park Softball Turf Fields	2021	2024	375,500.00	0.00%	-	-	-	-	-	TBD	
	North Park Field 5 Re-Design	2019	2022	485,000.00	69.69%	337,996.50	-	-	-	-	TBD	
	Webb Bridge Park Community Center	2019	2022	17,750,000.00	54.17%	9,615,175.00	-	-	-	-	TBD	
	Webb Bridge Park Synthetic Turf (baseball field 4)	2019	2022	550,000.00	0.00%	-	-	-	-	-	TBD	
	Webb Bridge Park Soccer Master Plan	2018	2020	25,000.00	0.00%	-	-	-	-	-	TBD	
	Webb Bridge Park Spectator Seating	2017	2019	135,000.00	0.00%	-	-	-	-	-	TBD	
	Playground Equipment Replacement	2021	2024	300,000.00	0.00%	-	-	-	-	-	TBD	
	Union Hill Park - Demolition of Outdoor Rink	2017	2019	108,000.00	0.00%	-	-	-	-	-	TBD	
	Windward Soccer Complex Conversion	2017	2020	525,000.00	36.12%	189,630.00	-	-	-	-	TBD	
	Expand Westside Parkway Pocket Park	2021	2024	100,000.00	36.12%	36,120.00	-	-	-	-	TBD	
	Park Master Plan Projects	2017	2019	50,000.00	0.00%	-	-	-	-	-	TBD	
	Pocket Park Development	2018	2028	1,250,000.00	36.12%	451,500.00	-	-	-	-	TBD	
	Botanical Garden	2023	2026	2,000,000.00	26.26%	525,200.00	-	-	-	-	TBD	
	Eastside Dog Park	2022	2025	300,000.00	39.39%	118,170.00	-	-	-	-	TBD	
	Ballfield Repairs	2017	2022	174,000.00	0.00%	-	-	-	-	-	TBD	
	Linear Park (Avalon to City Center connectivity)	2018	2021	5,000,000.00	36.12%	1,806,000.00	-	-	-	-	TBD	
	Synthetic Turf Field Replacement	2018	2022	1,000,000.00	0.00%	-	-	-	-	-	TBD	
	Major Park Improvements	2017	2028	1,000,000.00	0.00%	-	-	-	-	-	TBD	
	Observation Deck at Big Creek Greenway	2017	2020	60,000.00	25.63%	15,378.00	-	-	-	-	TBD	
	Greenway Linkages	2021	2024	500,000.00	25.63%	128,150.00	-	-	-	-	TBD	
	Big Creek Stream Bank Restoration	2017	2020	475,000.00	0.00%	-	-	-	-	-	TBD	
	Georgia 400 Bicycle Expressway and Greenway	2020	2024	16,000,000.00	0.00%	-	-	-	-	-	TBD	
				<u>\$ 88,798,425.01</u>		<u>\$ 30,419,066.64</u>	<u>\$ 9,915.63</u>	<u>\$ 1,187.50</u>	<u>\$ 11,103.13</u>	<u>\$ 771.88</u>		

September 21, 2016

Mayor David Belle Isle
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: 2016 Comprehensive Plan Update

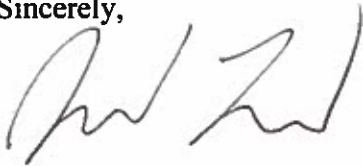
Dear Mayor Belle Isle,

ARC has completed the regional review of the 2016 Comprehensive Plan Update for the City of Alpharetta. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on local adoption of the plan update. The update may be adopted at any time. Please review and consider the attached advisory comments from DCA prior to adoption. Once adopted, please send ARC digital copies of the adoption resolution and the final, "as adopted" update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Alpharetta for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard, AICP
Senior Principal Planner

Enclosure

Cc: Kathi Cook, Community Development Director

Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Tuesday, September 20, 2016 5:09 PM
To: Dan Reuter; Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Alpharetta Plan Update Approval w Advisories

Dan, Jared, Andrew and Jon,

Our staff has reviewed the comprehensive plan update for the City of Alpharetta and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making its plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government.

Advisory Comments on the Plan Update

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

Community Work Program & Report of Accomplishments

- As currently worded, it is somewhat unclear exactly what projects are being planned in the Community Work Program. It is likely that the steering committee, city staff, and/or the city council understand the intent behind the words, intuitively. However, for a city resident, a person unfamiliar with the community thinking about establishing a home or business there, or simply an uninformed lay person, the intent is not always apparent. Revising some of these items to better show exactly what is being planned will provide more clarity. For each activity, we recommend considering whether the current description of the activity would answer "how?" or "by doing what?" for an uninformed reader. Several of the vague projects may benefit from a slightly expanded description, but most of them simply need a verb (i.e. "assess", "build", "fund", "study", "acquire", "expand", "demolish", "establish", "purchase", "install", "create", etc.). For instance:
 - *"Downtown Enhancements"*
 - *"Eastside Community Center/YMCA Partnership"*
 - *"Economic Development Toolbox..."*
 - *"Assess the need of providing additional affordable housing"*
 - *"Compile an inventory of vacant properties"*
 - *All of the projects under the "Natural, Historic, and Cultural Resources" header*
- In revising the Community Work Program, it appears several specific, high-quality projects which could have substantial benefits to the community were removed. Please review the document to ensure that all of the specific projects the community intends to undertake are reflected. Items that may have been inadvertently removed include:
 - *"Develop complete streets guidelines"*
 - *"Develop sustainable site design guide..."*

Thanks,

Jon West



Learn more about our commitment to [fair housing](#).

Jon A. West, AICP

Senior Planner: Local & Intergovernmental Programs

Georgia Department of Community Affairs

60 Executive Park South, NE

Atlanta, Georgia 30329

Direct 404-327-6872

Fax 770-302-9703

Jon.West@dca.ga.gov

June 16, 2016

Mayor David Belle Isle
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: 2016 Capital Improvements Element Annual Update

Dear Mayor Belle Isle,

ARC has completed the regional review of the 2016 Capital Improvements Element (CIE) Annual Update for the City of Alpharetta. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent on adoption of the update as an amendment to the City's Comprehensive Plan. Please review the enclosed advisory comments from DCA that should be considered prior to adoption. The update may then be adopted at any time. Please send ARC digital copies of the adoption resolution and the final, "as-adopted" update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Alpharetta for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Dan Reuter, FAICP
Manager, Community Development Division

Enclosure

Cc: Kathi Cook, Community Development Director



Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Friday, May 27, 2016 9:32 AM
To: Dan Reuter; Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Alpharetta.CIE Annual Update Approval.w.Advisories

Dan, Jared, Andrew and Jon,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Alpharetta and finds that it adequately addresses applicable requirements. We do, however, have advisory comments, below. Please review the advisory comments with the local government before they move forward. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Advisory Comments on the Annual CIE Update

Annual Financial Report

- Administrative costs cannot exceed 3% of total impact fees collected in the reported year. Your reported administrative costs were \$15,870.12, which exceeds the 3% cap by \$58.20. Please adjust the report or provide an explanation for the excessive administrative costs. If the administrative costs exceed 3% in next year's financial report, that Annual CIE Update will not be approved. The excess administrative allocation, while small, is sizable enough to indicate that it may not be a simple mathematical error (e.g. a rounding error). To ensure that no systemic issue is responsible for generating the excess administrative allocation, it would be worthwhile to review the methodology the City is using to calculate it and to revise it, if necessary.

Schedule of Improvements

- The party responsible for overseeing development of each planned project must be identified in the Schedule of Improvements Funded by Impact Fees (or CWP Update if your community opts for annual updates of that document). Because we have not noted this issue in previous review cycles (though it appears to have been present for some time) we do not believe it would be fair to the community to reject this year's submittal on these grounds. However, please note that future submittals will not be able to be approved if this issue is not corrected.

Thanks,



Learn more about our commitment to [fair housing](#).

Jon A. West, AICP

Senior Planner: Local & Intergovernmental Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404-327-6872

Fax 770-302-9703
Jon.West@dca.ga.gov

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA PROVIDING FOR CERTAIN AMENDMENTS TO CHAPTER 3 (ALCOHOLIC
BEVERAGES) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA
PERTAINING TO CIGAR SHOPS; TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

WHEREAS, Chapter 3 of the Code of Ordinances of the City of Alpharetta, Georgia (the "Code") contains an ordinance regulating the sale of alcoholic beverages within the City; and

WHEREAS, the Mayor and Council also have determined that it is appropriate from time to time to modify alcoholic beverage ordinance requirements to comport with current conditions;

NOW, THEREFORE, BE IT ORDAINED that it is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the Code of the City (the "Code"), and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate; and it is

FURTHER ORDAINED:

Section 1 of Amendment. Chapter 3, Article II, Section 3-1 is hereby amended by adding the following definition:

"Sec. 3-1. Cigar Shop. A retail establishment deriving not less than forty percent (40%) of its total annual gross sales from the sale of cigars and cigar-related products for consumption on or off the premises. A cigar shop desiring to sell alcoholic beverages for consumption on the premises shall meet the requirements of Section 3-40."

Section 2 of Amendment. Chapter 3, Article II, Section 3-40 shall be amended by adding the following sentence immediately after the fifth (5th) sentence in the current Section 3-40:

"A cigar shop establishment offering the sale of alcoholic beverages for on-premises consumption shall derive a minimum of twenty percent (20%) of its total annual gross revenues from the sale of prepared meals or food and a maximum of twenty percent (20%) of its total annual gross revenues from the sale of alcoholic beverages."

Section 3 of Amendment. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4 of Amendment. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5 of Amendment. This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this _____ day of _____, 2017.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCIL MEMBERS

Jason Binder

Jim Gilvin

Mike Kennedy

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE OF
ORDINANCE AMENDING ALCOHOLIC BEVERAGE ORDINANCE
PERTAINING TO CIGAR SHOPS]

Dan Merkel

Donald Mitchell

Chris Owens

(SEAL)

Attest:

Coty Thigpen, City Clerk

First Reading_____

Second Reading_____

Adopted_____



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: January 9, 2017

I. AGENDA ITEM TITLE:

DEFERRAL REQUEST - SHARP RESIDENTIAL, LLC - MP-16-11/CLUP-16-07/Z-16-09

II. RECOMMENDATION:

III. REPORT IN BRIEF:

The UDC requires Council approval of a 3rd deferral request. The applicant's request for deferral related to the Sharp Townhomes Windward public hearing request is attached.

IV. ALTERNATIVES:

V. ATTACHMENTS:

deferral request



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood
eunderwood@mhtlegal.com

January 6, 2017

VIA EMAIL: mwoodman@alpharetta.ga.us

City of Alpharetta
Department of Community Development
Attn: Mr. Michael Woodman
2 Park Plaza
Alpharetta, GA 30009

Re: Sharp Residential, LLC - MP-16-11/CLUP-16-07/Z-16-09

Dear Mr. Woodman:

On behalf of Sharp Residential, LLC, we request a deferral of the above-referenced matter, scheduled for the January 23, 2017 City Council Meeting, until the City Council hearing date on February 27, 2017. This request is to allow the Applicant additional time to contact and address the concerns of neighboring property owners and occupants.

Please let us know if you have any questions.

Sincerely,

Ethan Underwood

cc: Kathi Cook