Chamblee Development 101

Zoning

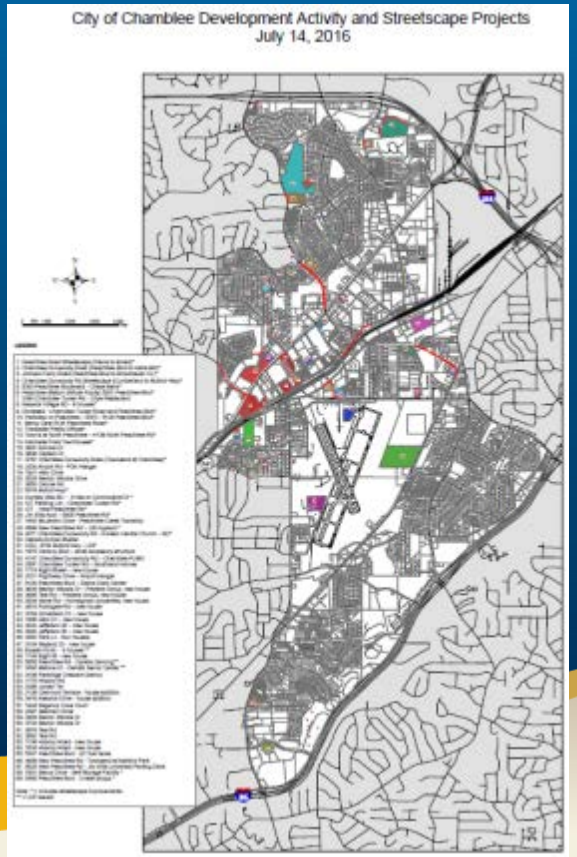
September 13, 2016

Agenda

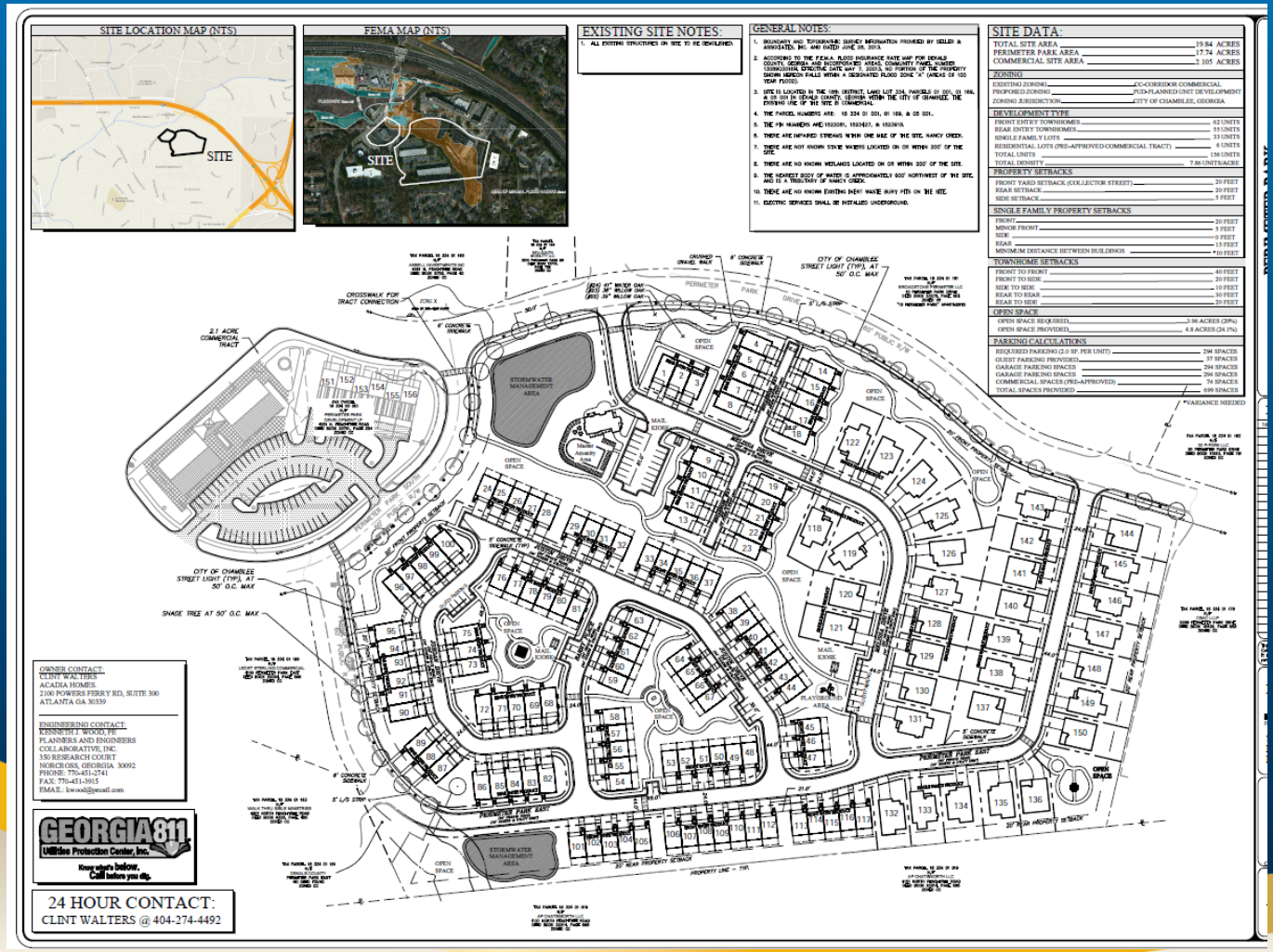
- *Development Department News*
- *Comprehensive Plan*
- *Title 2 of the UDO - Zoning*

Development News

- *Permit and Development Activity*
- *Changes in the UDO*



Perimeter Park



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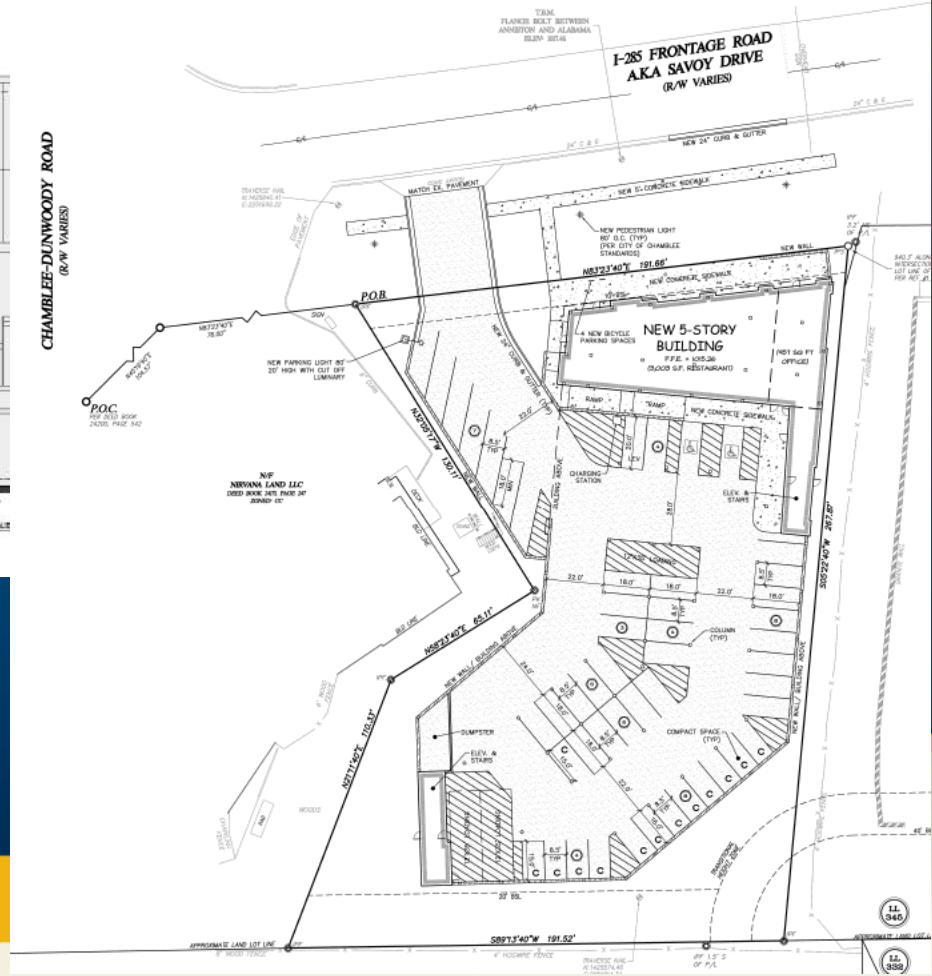
Savoy Drive Self-Storage



Proposed Hotel

Townhomes

Dering Circle

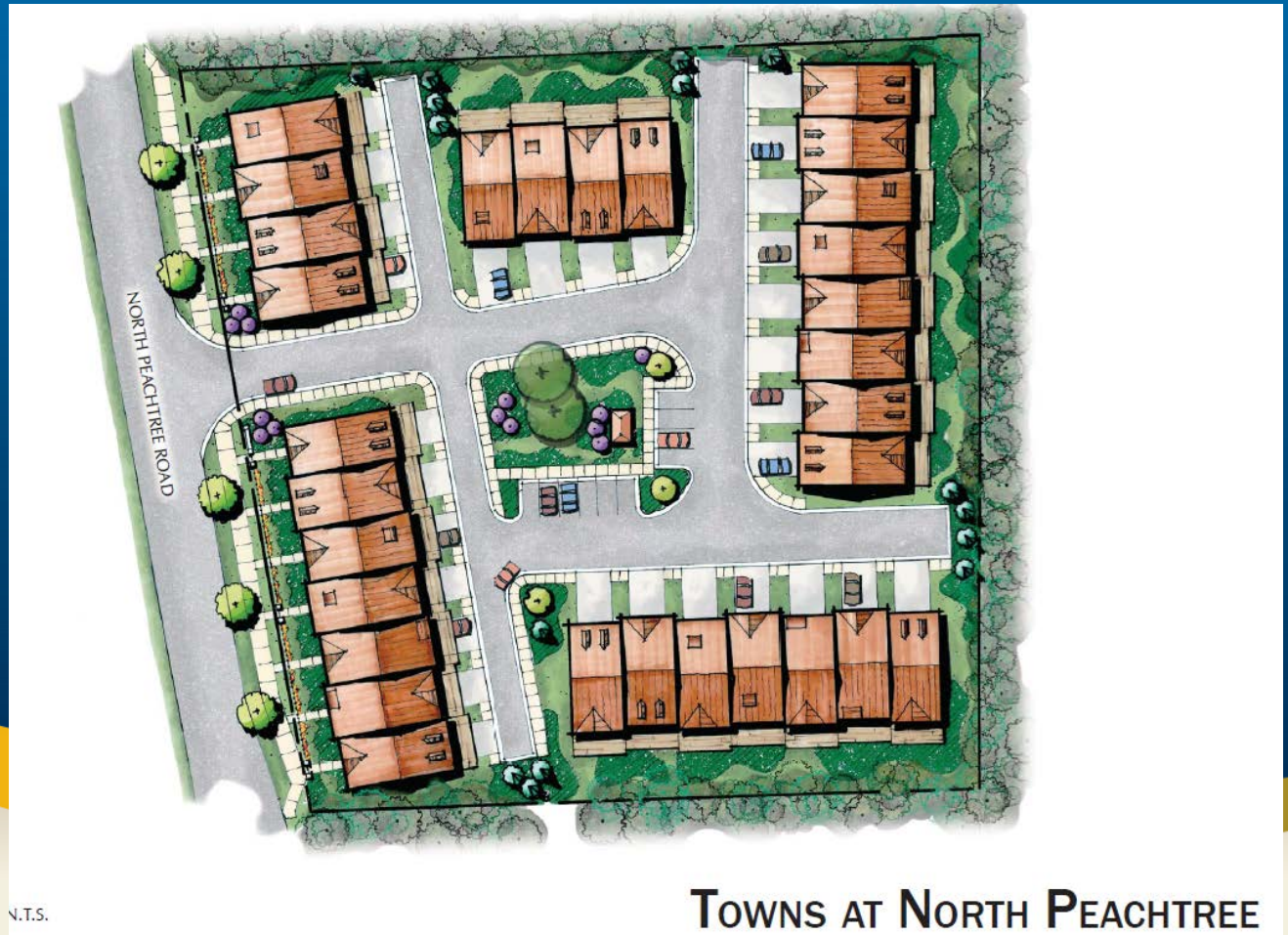
Townhomes

3550 Chamblee-Dunwoody Road

Townhomes

Townsend at Chamblee

Townhomes



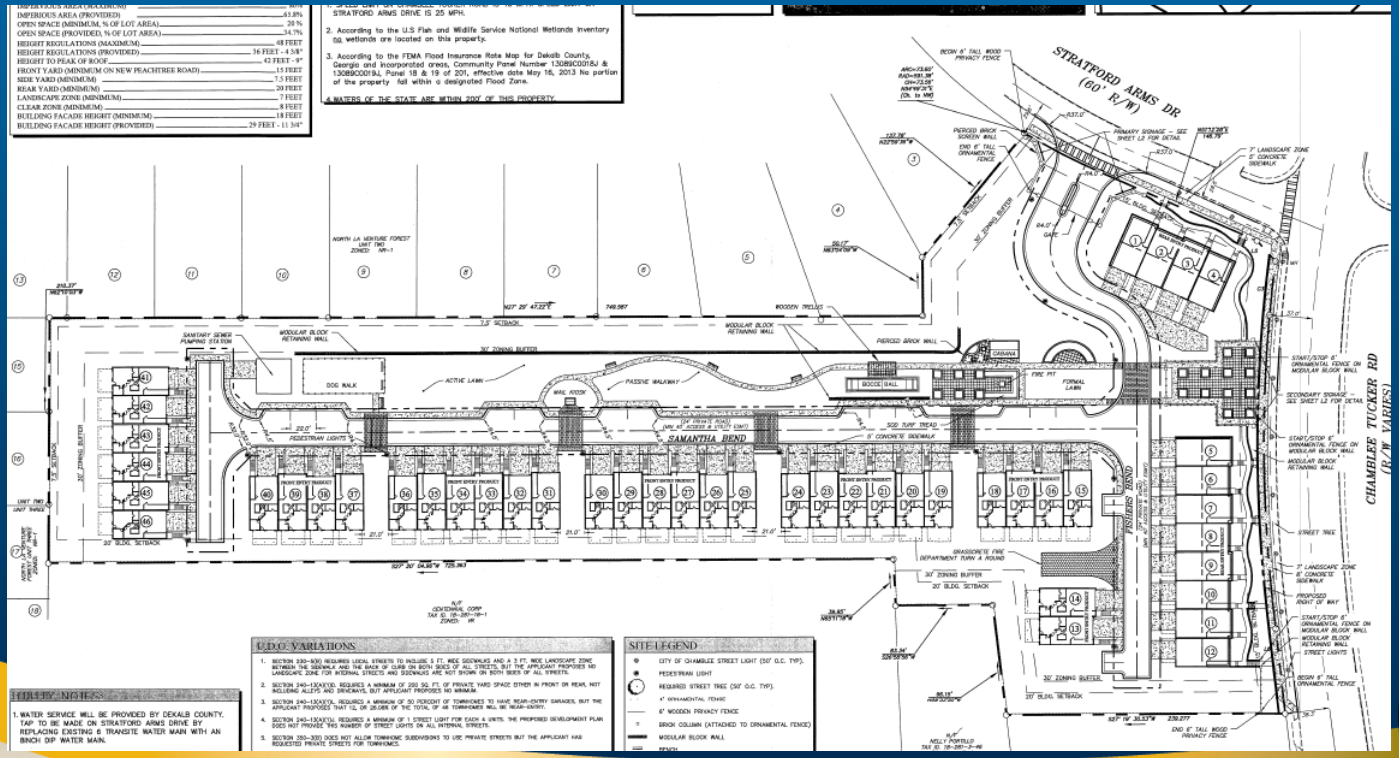
Townhomes

G
F
E
D
C
B
A
Townsend at Ashford Park
KEY LEGEND
CENTRAL PLAZA A
ACTIVITY LAWN B
FAMILY PICNIC LAWN C
GAME LAWN D
AMENITY POOL E
PASSIVE WALK F
MAIL KIOSK G

Townhomes

Peachtree Creek Township (Clairmont / McJenkin

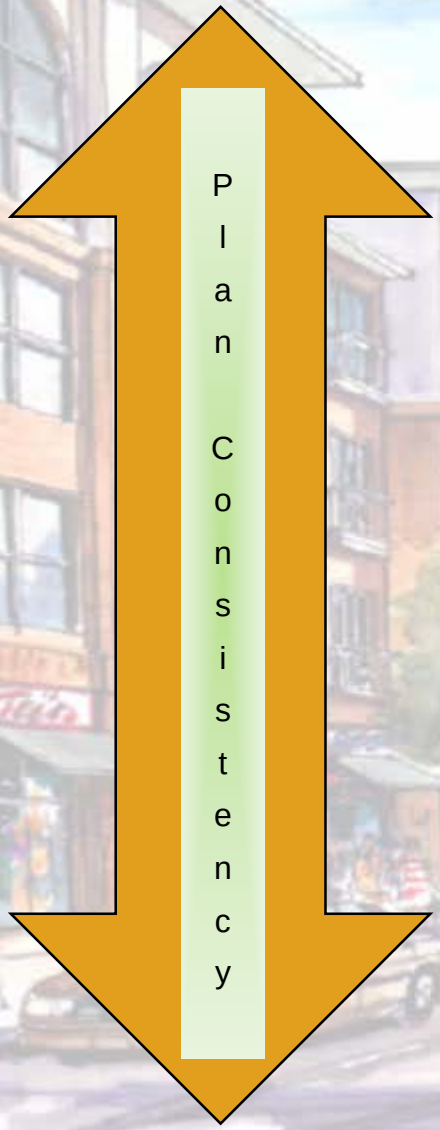
Townhomes


STRATFORD ARMS DR
(60' R/W)
CHAMBLEE TUCKER RD
(R/W VARIES)
SAMANTHA BEND
U.D.C. VARIATIONS
SITE LEGEND
UTILITY NOTES:
1. WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. TAP TO BE MADE ON STRATFORD ARMS DRIVE BY REPLACING EXISTING 6" TRANSITE WATER MAIN WITH AN 8INCH DIP WATER MAIN.

Amendments to UDO

- *Buildings 3 stories and taller to be constructed of steel or concrete*
- *NR-2 zoning district – minimum lot size increased to 6,000 sq. ft.*
- *Increased sizes of apartment units*
- *Ground floor retail required for climate-controlled self storage*
- *Construction signs – fence wrap permitted*
- *Add new uses: flight schools, art shops, performing arts centers, hookah restaurants*
- *Should townhome developments be required to include some amount of convenience commercial development?*

The Planning Process



VISIONING

Comprehensive Plan = Overall Framework

Community Goals

Needs and Opportunities

Community Work Program

Functional Plans

Transportation

Solid Waste Management

Stormwater Management

Parks And Recreation

Public Safety

Implementing Ordinances

Zoning Ordinance

Development Regulations

Building Codes

Fees

Capital Improvements Program

Financial Capacity Analysis

Capital Budget

Administration

Plan Reviews

Permits

Building Codes

Comp Plan vs UDO

Comp Plan

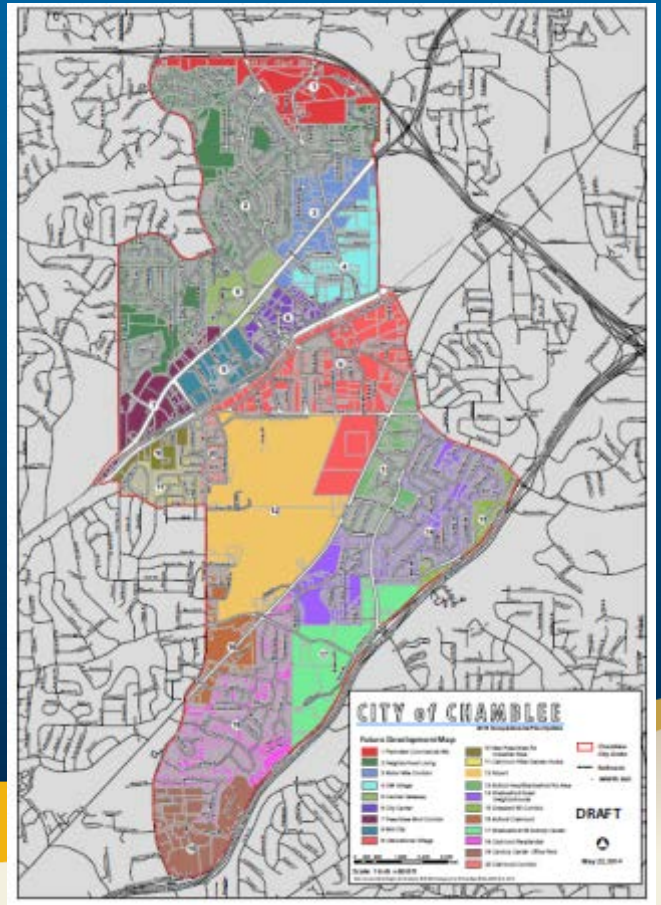
- Required by State Law in order to receive certain funding
- Policy guide for future actions based on a shared vision
- Provides an assessment of existing conditions and future needs
- Includes a Community Work Program to address needs and opportunities
- Does not regulate land use

UDO

- Regulatory tool used to control land use and implement the community vision
- Consolidates multiple development ordinances into a coordinated format:
  - Zoning Ordinance
  - Development Regulations
  - Sign Regulations
  - Tree Regulations, Etc.

Future Development Map

- City is divided into Character Areas
- Used to guide rezoning decisions



UDO Organization

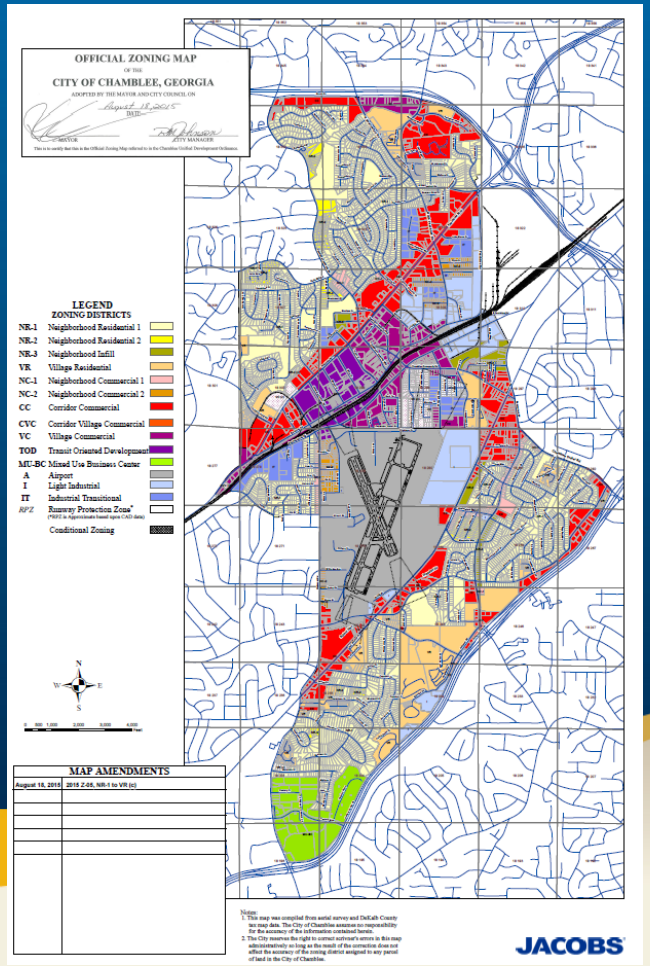
- Title > Chapter > Article > Section
- Three Titles, plus Addenda
  - Title 1: Administration
  - Title 2: Land Use and Zoning
  - Title 3: Development and Permitting
- Title 2 has 9 chapters, and several of those chapters are divided into articles

Title 2: Land Use and Zoning Organization

- Chapter 200: General Provisions
- Chapter 210: Base Zoning Districts
- Chapter 220: Overlay Zoning Districts
- Chapter 230: Stds Applying to All Districts
  - Article 1: Zoning Provisions
  - Article 2: Civic Design
- Chapter 240: General Use Regulations
  - Article 1: Permitted and Prohibited Uses
  - Article 2: Accessory Use Standards
  - Article 3: Supplemental Use Standards
- Chapter 250: Off-street Parking and Loading Standards
  - Article 1: Off-street Parking Standards
  - Article 2: Off-street Loading Standards
- Chapter 260: Sign Regulations
- Chapter 270: Non-conforming uses
- Chapter 280: Procedures

Chapter 200 General Provisions

- Purpose
- Authority
- Zoning Map
- Relationship to the Comprehensive Plan
- Zoning Verification
- Measurements

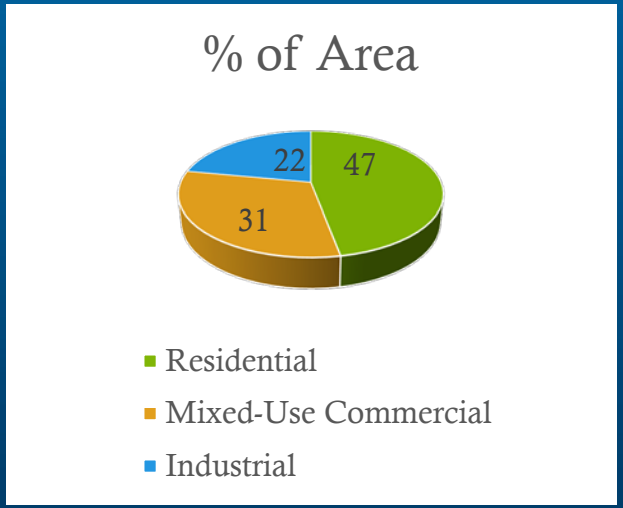


Zoning Districts

14 Districts established by the UDO

- 4 residential districts,
- 7 mixed-use commercial districts
- 3 industrial districts,

See Use Table in Chapter 240



Neighborhood Residential (NR-1, NR-2)

Typical Uses:

- Single family homes
- Residential accessory uses

Allowed:

- Home occupations
- Keeping of limited farm animals

Notes:

- Difference between NR-1 and NR-2 is primarily lot sizes, see Dimensions Table in Section 230-2
- Measurement of front yard in NR-1, NR-2, NR-3 is from the curb, not ROW as in other districts. In corner lots this applies ONLY to one street frontage - that is the front yard of the subject lot.

Neighborhood Infill (NR-3)

Building types allowed

- Accessory dwelling units
- Duplexes
- Triplexes
- Live-work units
- Cottage clusters – ARB review
- Townhouses – ARB review
- Zero lot line – ARB review
- Corner Commercial

Replaced old Corridor residential

Village Residential (VR)

Typical Uses:

- Apartments
- Townhouses
- Supportive non-residential and amenities

Note: Individual non-residential shall not exceed 2,500 sf

Neighborhood Commercial (NC-1 and NC-2)

- NC districts allow for a mixture of residential and non-residential at a neighborhood scale
  - Less than 5,000 sf in NC-1
  - Less than 12,500 sf in NC-2
- Typical Uses:
  - Single family residential (subject to NR-2)
  - Office
  - Retail

Corridor Commercial (CC)

- CC is the standard commercial district along the city's highway corridors
- Typical Uses:
  - Retail sales
  - Services
  - Motor vehicle-related sales
  - Office
  - Multi-family residential
  - Small scale industrial

Corridor Village Commercial (CVC)

- CVC was recently added to the UDO at the request of Council
- Currently only applies to the Madison Storage site on Peachtree Boulevard
- Permitted Uses are similar to CC, except:
  - No-auto related sales and service
  - No residential

Village Commercial (VC)

- VC is historic downtown district, intended to promote the development of a pedestrian-friendly traditional urban form
- Typical Uses:
  - Multifamily with ground floor retail
  - Retail sales
  - Restaurants
  - Office
  - Public/Institutional buildings

Transit Oriented Development (TOD)

- Similar to VC, but includes density bonuses for additional open space and new streets and on-street parking spaces
- Intended to minimize auto uses and maximize transit use, with:
  - Max. Floor Area Ratio 6.0
  - Max. 80% impervious surface cover,
  - Min. 20% open space
  - 90 ft. max. building height

Mixed Use Business Center (MU-BC)

- Intended to facilitate high-rise urban form of development
- Applies to Century Center, with:
  - Max. Floor Area Ratio 8.0
  - 120 ft. max. building height
  - Requires mixture of uses and enhanced pedestrian connectivity

Industrial Transitional (IT)

- IT is intended for adaptive reuse of properties for low impact industrial and commercial activities
- A transition between industrial and less intensive residential and commercial districts
- Typical Uses:
  - Contractors
  - Office
  - Landscapers

Light Industrial (I)

- Supports limited industrial operations that are not objectionable in terms of emissions of noise, vibration, smoke, dust, odor, etc.
- Typical Uses:
  - Wholesalers
  - Light assembly
  - Trucking operations
  - Contractors

Airport (A)

- Applies to DeKalb Peachtree Airport
- Similar to I – Light Industrial District
- Exemptions:
  - Outdoor storage yards - shall not be visible within 300 feet of a primary or secondary street
  - All masonry building materials – required except for hanger doors, if within 300 feet of primary or secondary street
  - Chain link fence permitted for security
  - Off-street Parking and Loading Standards
  - Buffer, landscaping and tree protection
  - Any provision of Chapter 310 – Environmental Standards, Chapter 320 – Floodplain Management, and Chapter 340 – Stormwater Management that are more restrictive than state or federal requirements

Chapter 220- Overlay Districts

- Runway Protection Zone - restricts uses that would conflict with air traffic, such as
  - Height limitations
  - No residential development
  - Lighting restrictions
- Neighborhood Preservation Overlay – allows neighborhoods to impose restrictions on future infill development
  - None exist right now

Conditional Zoning

- Section 300-4 – Priority of Conditions of Zoning

"In those instances where a specific project is subject to a condition of zoning approval, the requirements of the zoning condition shall control, whether more or less restrictive than the requirements of this UDO."

Chapter 260 - Signs

In the last session we also asked “Find an example of a business that conforms to the sign regulations,” what did you find?

Nature of Sign Regulations

- Function based, not content based
- Address traffic and aesthetic concerns
- Not all signs are regulated
- Limits placed on physical or placement criteria
- Permitting of permanent signs

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Prohibited Signs

Section 250-3 prohibits a long list of signs including:

- Air or gas filled balloons
- Animated and flashing signs
- Swinging signs
- Portable signs
- Pole Signs
- Roof Signs

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Off-street Parking and Loading

- Section 250-2. Minimum Parking Table set up by same use categories as the Permitted Use Table
- Maximum number of spaces is also set in Section 250-2(4) to 110% of minimum
- Any spaces over 100% shall be of pervious paving material
- Administrative variances can granted up to 5% or 10 spaces whichever is greater, that meets certain criteria (Section 250-3(b).)

Parking type, location and design

- No minimum parking required within 1,000 feet of the Chamblee MARTA Train Station (Section 250-2(a)(2))
- On street parking may be credited to off street requirements
- UDO includes provisions for Handicap-Accessible Parking, Bicycle Parking, and Electric Vehicle Charging Stations
- Off street parking is not allowed between the building and the street except where permitted in:
  - Section 230-6 (separated by low wall and no more than 50% of front yard) and
  - Section 240-13(d)(1) the supplemental use provision for auto dealerships
- Parking lot landscape requirements are in Section 320-21.

Homework from last session

- We had asked:
  - If you live in the City, look up Zoning District is your house in?
  - If you work in the City, look up Zoning District is your place of business in?
- Now that you know more about the zoning districts, how does this impact what you can do?

Chapter 230: Standards Applying all Districts

- Article 1: Zoning Provisions
  - Lot sizes
  - Setbacks
  - Building height
  - Hedges, fences, and walls
  - Utility location
- Article 2: Civic Design
  - Streetscapes
  - Building materials
  - Relationship of Building to street
  - Storefront Streets
  - Auto related uses
  - Building massing and scale

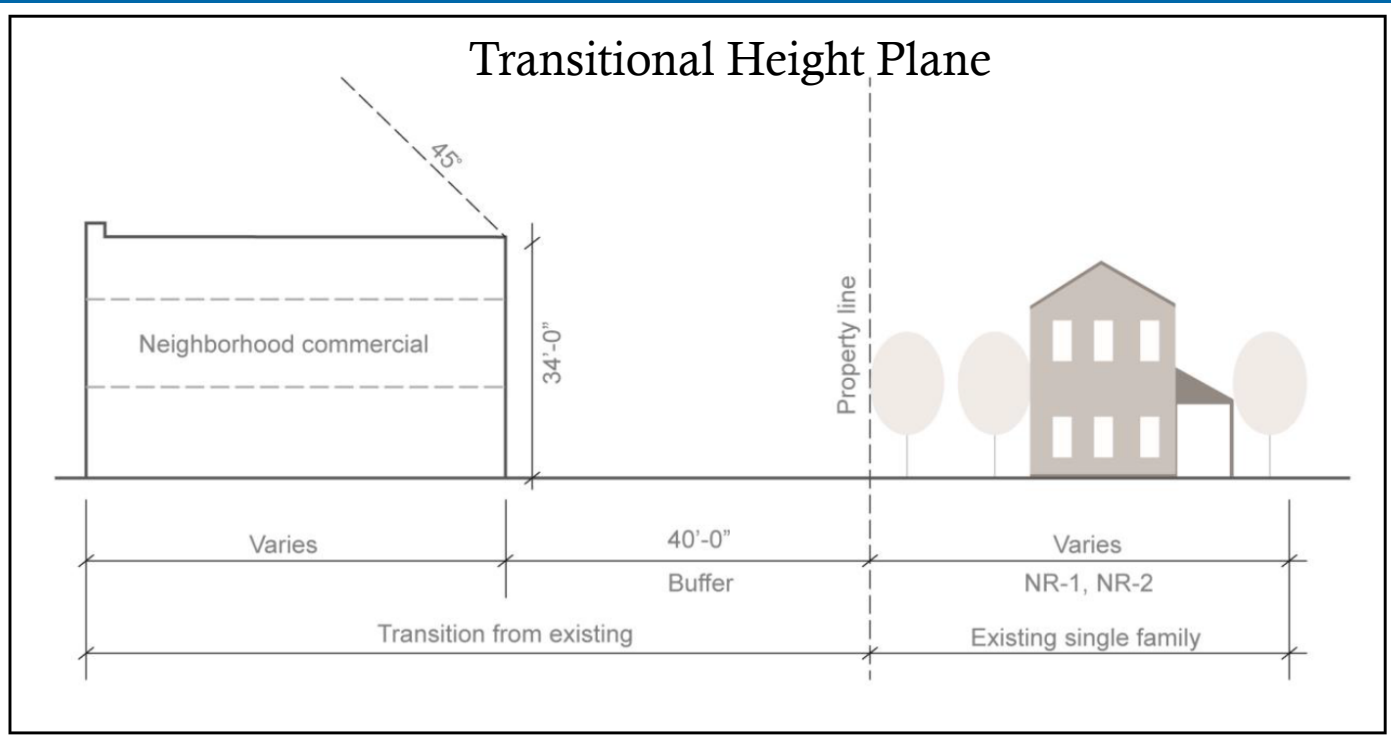
Chapter 230: Standards Applying all Districts

Lot sizes, Setbacks, Building Height

	NR-1	NR-2	NR-3	CC/CVC	VC	MU-BC
Lot size	8000	6000	NA	NA	NA	NA
Lot width	55 ft.	45 ft.	NA	NA	NA	NA
Front Yard	20 ft.	20 ft.	20 ft.	10’-20’	10’-20’	10’-20’
Rear Yard	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Side Yard*	7.5 ft.	5 ft.	0’/7.5’	0’/7.5’	0’/7.5’	0’/7.5’
Bld. Height	34 ft.	34 ft.	38 ft.	60 ft.	75 ft.	120 ft.
FAR	0.5	0.5	1.0	2.5	4.0	8.0
Impervious	45%	55%	60%	80%	80%	80%

*Notes: Corner Side Yard = 2/3 of Front Yard; Minimum spacing between buildings is 15 ft.

Chapter 230: Standards Applying all Districts



No portion of any building within the subject district shall penetrate the transitional height plane beginning 34 ft. above the property line between the district and the adjacent property outside the district and extending inward 30 ft. over the transitional buffer zone and then at an angle of 45 degrees over the subject property.

Chapter 230: Standards Applying all Districts

Fences and Walls

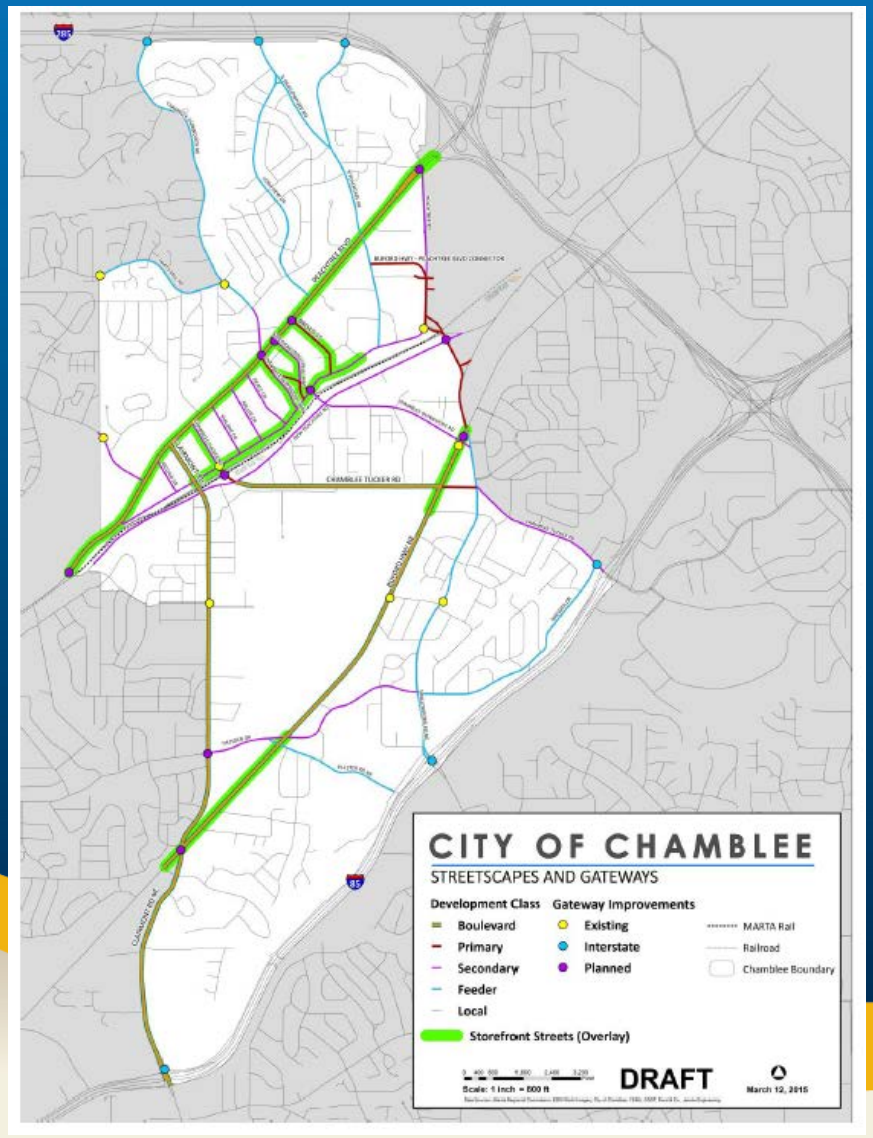
- Front yard – Max. 42” high
- Side / rear yard – 8 ft.
- Materials: wood, ornamental iron, brick, stone, stucco, split rail
- Chain link prohibited if lot < 3 acres

Retaining Walls

- Front yard – Max. 24” wall
- Fence + wall = Max. 6 ft.*
- Materials: decorative concrete modular block, stone, brick or textured cement masonry

Chapter 230: Standards Applying all Districts

Streetscapes



Chapter 230: Standards Applying all Districts

Streetscapes

	Local streets In NR-1, NR-2, NR-3	Other Local Streets	Narrow Private Streets	Feeder Streets	Primary and Secondary Streets	Boulevard Streets
Landscape Zone	3 ft.	5 ft.	5 ft.	7 ft.	7 ft.	10 ft.
Sidewalk Zone	5 ft.	5 ft.	4 ft.	5 ft.	8 ft.	10 ft.

Chapter 230: Standards Applying all Districts

Exterior Building Materials

- Brick, glass, stone, stucco, wood
- No metal or plastic

Relationship of Building to Street

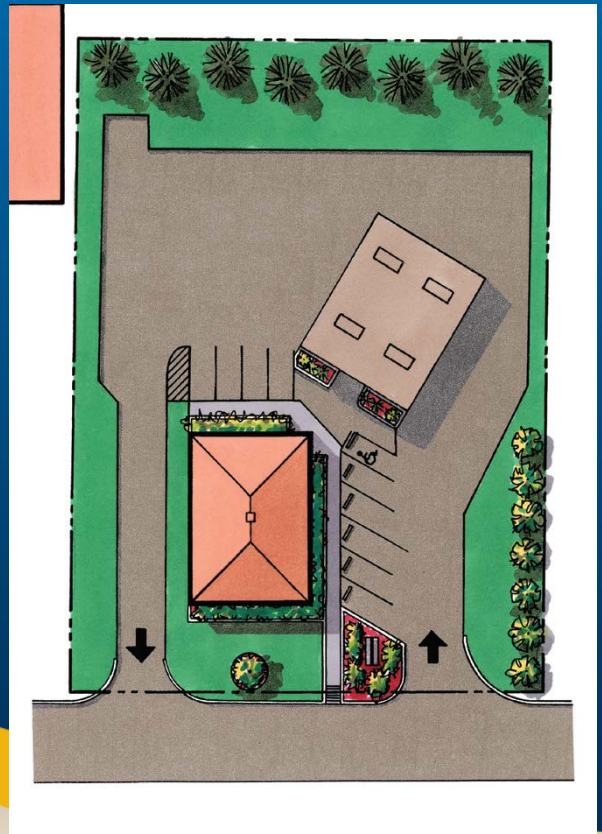
- No parking in front yard
- Primary pedestrian entrance faces the street (not parking lot)
- Sidewalk to street

Chapter 230: Standards Applying all Districts

Storefront Streets

- Minimum floor-to-ceiling height – 18 ft.
- Only retail or office for first 20 ft.
- No blank walls over 20 ft. in length
- Minimum fenestration 65 percent of length of street frontage

Chapter 230: Standards Applying all Districts



Auto-related Uses

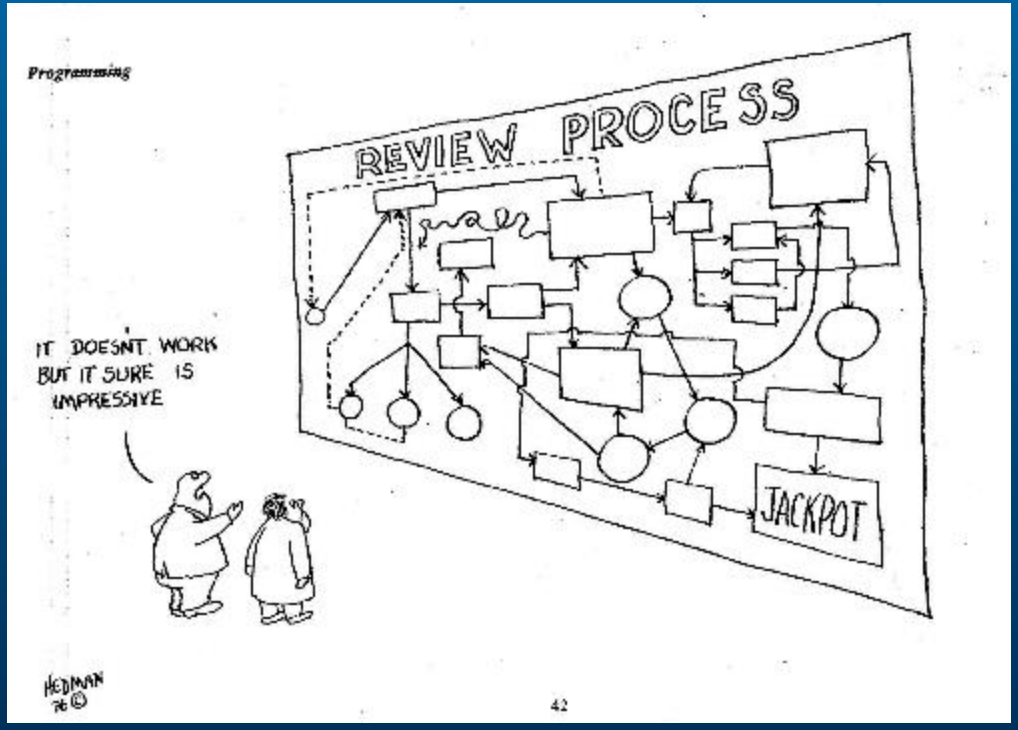
- Restaurant with drive-thru windows only permitted in CC, IT and I zoning districts
- No drive-thru windows between the building and a street
- Gasoline fuel dispenser structures shall not be located between a building and a street.

Chapter 230: Standards Applying all Districts

Building Massing and Scale

- Discontinuous building massing
- Variation in building silhouettes
- Building step back at 50 ft. height
- Building entrance contains greater architectural detail

Zoning Procedures



Homework

- Next month we will discuss building construction permitting, look up where building permitting is referenced in the UDO

Upcoming Classes

Date, Time	Subject	Description
10/11/16, 6:30 PM	Building Construction Permitting	Types of permits needed, Permitting process, Building Codes
11/10/16, 6:30 PM	Land Disturbance Permitting	Types of permits needed, Permitting process, Site Codes (Buffers, Trees, Soil Erosion, Floodplain, Stormwater)
12/13/16, 6:30 PM	Code Enforcement	Violations and Non-conforming Uses, who to contact, Penalties and actions

Where to find more information

- Website: www.chambleega.gov
- Office visit: 3506 Broad Street
- Call us at 770-986-5024