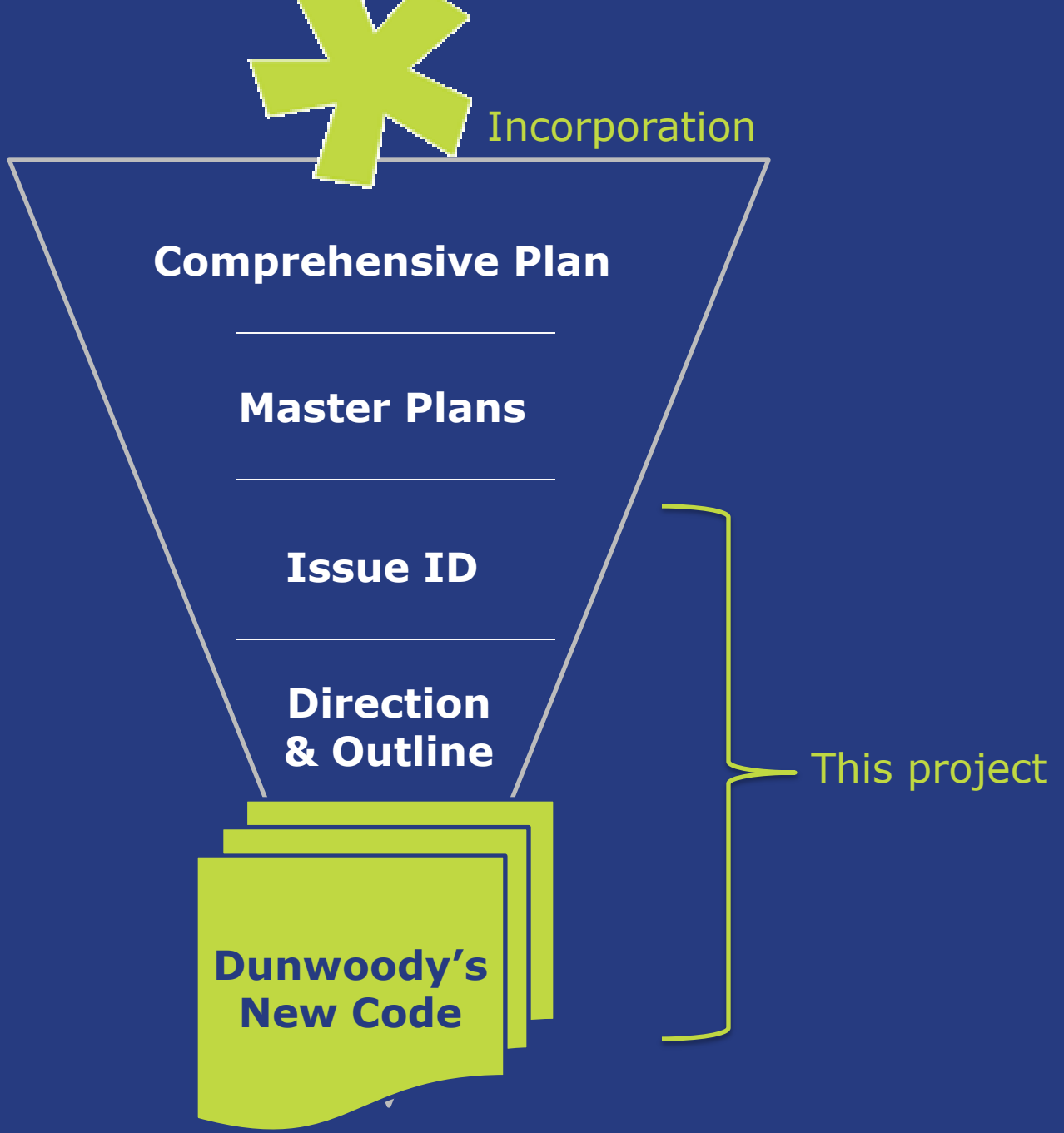




# Zoning & Development Ordinance Rewrite

Council for Quality Growth

# Project context



# Work plan



# The project

- Ch. 16, Land Development
- Ch. 27, Zoning
- Design guidelines (master plan areas)

- ✓ Districts
- ✓ Uses
- ✓ Parking
- ✓ Landscaping
- ✓ Nonconformities
- ✓ Subdivisions
- ✓ Environment
- ✓ Administration
- ✓ Enforcement
- ✓ Design

# Not this project

- Land use/master planning
- Sign and lighting regulations  
(but...maybe strategic amendments)
- Zoning map changes
- Roads, trails, parks
- Impact fees
- Taxes

# What we've heard

- Multi-family zoning/design
- Land use transitions/buffers
- Character preservation (stable residential areas)
- Positive change and investment (older commercial areas)
- Nonconformities (kinder gentler approach)

# What we've heard

- Stream buffers
- Sustainability (accommodate and encourage)
- Bicycle and pedestrian connectivity
- Home businesses
- Economic development
- Use classification (modernize)

# Module 1 Contents

## PART I: INTRODUCTORY PROVISIONS

- Article 1 Legal Framework
- Article 2 Transitional Provisions
- Article 3 Zoning Map

## PART II: ZONING DISTRICTS

- Article 4 Residential Zoning Districts
- Article 5 Nonresidential and Mixed-use Zoning Districts
- Article 6 Special Purpose Zoning Districts
- Article 7 Overlay Zoning Districts (RESERVED)

## PART III: USE REGULATIONS

- Article 8 Use Classifications
- Article 9 Allowed Uses
- Article 10 Supplemental Use Regulations
- Article 11 Accessory Uses



# Lot & Building Regulations

Regulation	R-150	R-100	R-85	R-75	R-60	R-50	R-A5	R-A8
<b>Min. Lot Area</b> (sq. ft.)	43,560	15,000	12,000	10,000	8,000	6,000	NA[1]	NA[1]
<b>Min. Lot Frontage</b> (ft.) [2]	150	100	85	75	60	50	100[3]	100[3]
<b>Max. Density</b> (dwelling units per acre)	NA	NA	NA	NA	NA	NA	5	8
<b>Min. Building/Structure Setbacks</b> (ft.) [4]								
Street, Front and Side	45[5]	35[5]	35[5]	30[5]	30[5]	5[6]	5[6]	5[6]
Side, Interior	20	10	8.5	7.5	7.5	7.5	15	15
Side, Interior (accessory)	10	10	10	10	10	10	10[7]	10[7]
Rear	40	40	40	40	40	30	30	30
Rear (accessory buildings/structures)	10	10	10	10	10	10	10	10
<b>Max. Lot Coverage</b> (%)	25	35	35	35	35	35	50	50
<b>Max. Building Height</b> (ft.)								
Principal Building	35	35	35	35	35	35	35	35
Accessory Buildings/Structures	20	20	20	20	20	20	20	20
<b>Max. Accessory Building Fl. Area</b> (sq. ft.)								
Lot area = 0 to 0.999 acres	900	900	900	900	900	900	900	900
Lot area = 1 to 4.999 acres	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Lot area = 5 to 9.999 acres	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Lot area = 10 or more acres	No Maximum							

# Use Regulations

USES	DISTRICTS								Supplemental Regulations
	O-1	O-1-T	O-D	OCR	NS	C-1	C-2	M	
P = use permitted as of right   A = admin. permit req'd   S = special land use permit req'd									
<b>RESIDENTIAL</b>									
Household Living									
Detached house	–	P	–	–	–	–	–	–	
Multi-unit building	S	–	–	–	–	–	–	–	
Group Living									
Convent and monastery	P	P	–	P	–	–	–	–	<a href="#">27-10.140</a>
Fraternity house, sorority house or residence hall	P	–	–	–	–	–	–	–	
Nursing home	P	P	–	–	–	–	–	P	
Personal care home, registered (1–3 persons)	–	–	P	–	P	P	P	–	
Personal care home, family (4–6 persons)	–	–	P	–	P	P	P	–	
Personal care home, group (7–15 persons)	P	P	P	–	P	P	P	–	
Personal care home, congregante (16 or more)	P	S	P	–	P	P	P	–	
Shelter, homeless	S	S	–	–	–	P	P	–	<a href="#">27-10.90</a>
Transitional housing facility	S	S	–	–	–	P	P	–	<a href="#">27-10.90</a>
<b>QUASI-PUBLIC &amp; INSTITUTIONAL</b>									
Ambulance Service	–	–	–	–	–	P	–	P	
Club or Lodge, Private	P	P	P	–	–	P	P	P	
Cultural Exhibit	P	P	P	–	–	P	P	–	
Day Care									
Day care facility, adult (6 or fewer persons)	–	–	P	–	–	–	–	–	<a href="#">27-10.60</a>
Day care center, adult (7 or more)	–	–	P	–	–	–	–	–	

# Module 2 Contents

## **PART V: REVIEW AND APPROVAL PROCEDURES**

Article 18	Common (Procedural) Provisions
Article 19	Amendments
Article 20	Special Land Use Permits
Article 21	Variances
Article 22	Administrative Adjustments
Article 23	Appeals of Administrative Decisions
Article 24	Development Permits

## **PART VI: ADMINISTRATION AND ENFORCEMENT**

Article 25	Review and Decision-making Bodies
Article 26	Inspections
Article 27	Enforcement and Penalties
Article 28	Nonconformities

# Hot Topics

- Home Occupations
- Concurrent Variances
- Public Notice
- SLUPS – Duration
- MF in O-I – Eliminate as a SLUP
- Zoning Process - Procedural

# Still to come...

## **Module 3**

### **PART III: USE REGULATIONS**

Article 12 Temporary Uses

### **PART IV: GENERAL REGULATIONS**

Article 13 Parking

Article 14 Landscaping

Article 15 Outdoor Lighting

Article 16 Outdoor Storage and Display

Article 17 Fences and Walls

### **PART VII: MEASUREMENTS, LANGUAGE AND DEFINITIONS**

Article 31 Measurements

Article 32 Language and Interpretation

Article 33 Definitions

### **DUNWOODY VILLAGE OVERLAY**

## **Module 4**

### **LAND DEVELOPMENT REGULATIONS (Chapter 16)**

Subdivisions

Environmental (Trees, Grading, Flood Protection, etc.)

