



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: December 12, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: An Ordinance to Amend Article 3, Definitions, Article 12B, Sandy Springs Overlay District, and Section 28.2 Land Use Petitions, of the Sandy Springs Zoning Ordinance

MEETING DATE: For Submission onto the December 17, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Overlay District Standards
Mark-up

APPROVAL BY CITY MANAGER: JAM APPROVED

PLACED ON AGENDA FOR: 12-17-2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:



To: Mayor and City Council

From: Angela Parker, Director of Community Development 

Date: December 10, 2013 for Submission onto the December 17, 2013 Mayor and City Council Agenda

Subject: TA13-002, An Ordinance to Amend Article 3, Definitions, Section 12B, Sandy Springs Overlay District, and Section 28.2, Land Use Petitions, of the Sandy Springs Zoning Ordinance

Department of Community Development Recommendation
APPROVAL of the amendment as presented by staff.

Background:

The Design Review Board has demonstrated interest in increasing the Design Standards provided for development within the Sandy Springs Overlay Districts. Upon completion of a review of the provided Design Standards, throughout the March, April, and May meetings, the Board made the following recommendations to Mayor and City Council:

1. Expansion of Suburban Overlay to include all commercial areas of the City, such as Powers Ferry Node and River Exchange area (Holcomb Bridge Road at Spalding Drive). The DRB does not recommend the Perimeter Center area for inclusion in the Suburban Overlay.
2. Application of certain Main Street Standards to Suburban District.

At the August 6, 2013 Mayor and City Council Work Session, staff was given direction to begin addressing the recommendations made by the DRB.

Discussion:

The enclosed table and marked-up copy of Section 12B, Sandy Springs Overlay District, outline the specific recommendations of the DRB and how they would be incorporated into Section 12B, Sandy Springs Overlay District, and related sections, of the Zoning Ordinance.

The proposed amendments were presented to Planning Commission at a Special Called Meeting on November 7, 2013.

The petition was heard at the November 21, 2013 Planning Commission Meeting. The Commission recommended a 90 day deferral (5-0, Frostbaum, Nickles, Porter, Squire, and Tart for; Maziar absent; Duncan not voting).

cc: Wendell K. Willard, City Attorney
Cecil McLendon, Assistant City Attorney

Overlay District Standards				
Main Street Section	Main Street Requirement	DRB Recommendation for Suburban District	Suburban Section	Planning Commission Comments
12B.5.A.1.	Public access (A minimum of one pedestrian entrance from the street)	Do not include in Suburban standards.		
12B.5.H.	Windows - reflective and opaque glass prohibited	Do not include in Suburban standards.		
12B.8.D.5.	Drive through windows allowed in rear yard only	For the Suburban district, drive through windows should be allowed in side and rear yard, but not between the building and the street.	12B.9.A.1	
12B.8.D.6.	Fuel dispenser structures allowed in a side yard, but not between building and the street	Fuel dispensers should be permitted in front, but there should be design standards (e.g. masonry) for canopy construction and other elements.	12B.9.A.2	
12B.8.F.2.a.	Delineation of building floors (from the sidewalk level to the third floor)	Include in Suburban standards.	12B.9.B.1.a.	
12B.8.F.2.b.	Entrances articulated to create visual interest and/or opportunities for human activity and interaction	Include in Suburban standards.	12B.9.B.1.b.	
12B.8.F.2.b.i.	Building materials, details and patterns varied per tenant or every 75 feet	Include in Suburban standards.	12B.9.B.1.b.i.	
12B.8.F.2.b.ii.	Roof line and building offsets varied by a minimum of two feet for every three tenant spaces or 75 feet of building face	Do not include in Suburban standards.		
12B.8.F.2.b.iii.	Awnings or other type of covered entry	Include in Suburban standards.	12B.9.B.1.b.ii.	
12B.8.F.2.b.iv.	Places for activity such as porches, decks, plazas, outdoor seating	Do not include in Suburban standards.		
12B.8.F.2.b.v.	Maximum building length of 200' parallel to a street	Building facades exceeding 200' should be permitted in Suburban area, however design should be articulated, have detail, and provide visual interest (especially if more than 200').	12B.9.B.1.b.iii.	Too broad; adding landscaping as a means to break up facades would be appropriate.
12B.8.F.2.c.i.	Transparent glazing allowed on minimum of 60% of ground level façade	Do not include in Suburban standards.		
12B.8.F.2.c.ii.	Reflective and/or opaque glass prohibited on ground level façade	Do not include in Suburban standards.		

Overlay District Standards				
Main Street Section	Main Street Requirement	DRB Recommendation for Suburban District	Suburban Section	Planning Commission Comments
12B.8.F.2.c.iii.	When oriented toward a street, windows can be no more than ten feet apart	Do not include in Suburban standards.		
12B.8.G.	Primary or fluorescent colors are prohibited except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building face exclusive of window areas)	Do not include in Suburban standards. However, the Board recommends a limitation on single buildings having varying designs, paint, etc. for individual tenants.	12B.9.C.	Discussion on whether limiting, and to what extent would be appropriate - consensus not met.
12B.8.I.1.	Prohibited: non textured exterior building materials, non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).	Include in Suburban standards, but limit to first 4' of façade from ground.	12B.9.D.1.	Some of these materials may be appropriate but with articulation.
12B.8.I.2.	Steel gates, burglar bars, chain link fence, steel roll down curtains cannot be visible from public street	Include in Suburban standards. Note: Additional limitations can be found in Fence Ordinance.	12B.9.D.2.	Are roll down curtains for a mechanical/auto garage type use prohibited per this use?
12B.8.I.3.	A minimum of 70% of exterior walls must be: Brick; tile; stone; textured traditional cement stucco; architectural concrete masonry; portland cement plaster and lath systems; architectural concrete either fluted or with exposed aggregate finish; or fiber cement-board.	Include in Suburban standards, for areas outside of Roswell Road. For Roswell Road, 60% should be applied.	12B.9.D.3.	
12B.8.I.3.a.	No other building material is allowed within the first vertical seven feet	Include in Suburban standards, but should be limited to first vertical 4'.	12B.9.D.3.a.	
12B.8.I.3.b.	Sloped roofs must be standing seam metal, slate, concrete roof tiles, or composition shingles	Include in Suburban standards.	12B.9.D.3.b.	
12B.8.I.3.c.	Flat roofs must have decorative parapet or cornice	Include in Suburban standards.	12B.9.D.3.c.	
12B.8.I.3.d.	Roof-mounted equipment must be screened from view	Include in Suburban standards. Further discussion needed regarding what view equipment is to be screened from (e.g. street, adjacent properties).	12B.9.D.3.d.	Discussion on definition of "ground level" - clarification from Building?
12B.8.I.3.e.	Exemptions from building material standards: An exterior wall that is not visible from the public right-of-way and that; Does not include a public entrance	Include in Suburban standards.	12B.9.D.3.e.	

Overlay District Standards				
Main Street Section	Main Street Requirement	DRB Recommendation for Suburban District	Suburban Section	Planning Commission Comments
12B.8.J.	The principal entry area of a building should be articulated and express greater architectural detail than other portions of the building	Include in Suburban standards.	12B.9.E.	
12B.8.J.	Individual tenant space entries should be articulated and express greater architectural detail than the building wall	Include in Suburban standards.	12B.9.E.	
12B.8.K.	Encouraged Architectural Elements: Columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards	Include in Suburban standards.	12B.9.F.	
12B.8.L.	Building Harmony: Out-parcel buildings or spin sites should have architectural features consistent with the principal buildings on the site	Include in Suburban standards.	12B.9.G.	
OTHER				
28.2.4.t.	Screening and Planting Requirements	The Board recommends general landscaping and screening requirements be increased and shown on the required plans to be submitted at the time of application for rezoning.	28.2.4.t.	Should be written as a "conceptual" only type plan - do not want to restrict flexibility and limit input from City's Arborist.
12B.7.C.	Prohibited Uses in Suburban District	When the Board's recommendations were presented to Mayor and City Council, Councilwoman Fries motioned to include Automotive Uses as a Prohibited Use in the Suburban District along Roswell Road, north of the intersection of Roswell Road and Dalrymple Road.	12B.7.C.	Too restrictive and singles out specific neighborhood - alternative ways to limit need to be discussed.
Additional Concerns				
	Uses in Overlay District	Prohibited Uses limiting a neighborhood garden shop.	12B.7.B.	Pikes and Nurseries are appropriate prohibited uses, but Grandma B's should be allowed.

12B.4. STREETSCAPE STANDARDS.

12B.4. A. Street Trees shall be (amended 10/21/08, RZ08-028, Ord. 2008-10-55):

1. Placed adjacent to the sidewalk away from the street.
2. A minimum three inch (3") caliper.
3. Planted at approximately forty feet (40') on center.
4. Selected from the species listed in Attachment.
5. Of a single species on any single property, although other required trees on property need not be of a single species.
6. Shall contribute towards the requirements of the Tree Preservation Ordinance.

12B.4. B. Sidewalks

1. Sidewalk widths may be tapered between streetscape types.
2. Sidewalk paths shall be continued across the entire length of all concrete aprons and shall be textured to match the appearance of sidewalk materials, in color, texture and design.
3. Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the streetscape may be located outside the right-of-way, if appropriate easements are granted to Sandy Springs.

12B.4. C. Pedestrian Lighting (amended 10/21/08, RZ08-028, Ord. 2008-10-55):

1. Pedestrian lighting shall be installed when new or upgraded sidewalks are constructed.
2. Pedestrian lighting shall be spaced 90 to 100 feet apart and shall be equal distance from required street trees, in accordance with the Georgia Power Area-wide Pedestrian Lighting Plan.
3. If designed with the fixture extending at an angle from the pole, the light fixture shall overhang the sidewalk.
4. Pole shall be a maximum height of fifteen (15) feet.
5. On intra-parcel sidewalks, fixtures shall be installed to maintain a

minimum lighting level on the pathway of six foot-candles and may be of any style appropriate to the architecture of the project.

6. Pedestrian lighting shall be located behind the required sidewalk.

Streetscape Standards for Each District		
Elements	Main Street District	Suburban District [†]
Strip between street and sidewalk - Material and Width	Two-foot wide Brick paver	2 Foot wide Planted Strip (groundcovers, grass)
Sidewalks	Required in all districts	
Width of Sidewalk	Nine feet	Six Feet
Pedestrian Lights - Distance Apart	90 – 100	
Pedestrian Lights –Pole Height	15 feet maximum	
Street Trees - Distance Apart	40 feet on center	
Street Trees – caliper	3 inch minimum	
Landscape Strip	Ten Feet Wide	

12B.5. SITE DEVELOPMENT STANDARDS.

12B.5. A. Intra-parcel Walkways

1. A continuous, on-site intra-parcel walkway of at least five feet (5’-0”) in width is required to connect the public sidewalk to the main entrance(s) of that property’s building(s), and shall comply with the Americans with Disabilities Act (ADA), in all respects.
2. Intra-parcel walkways crossing parking lots shall be distinguished from parking lots by the use of colors, texture (use of different

[†]~~The Fulton County Impact Fee Ordinance permits a 10.5 foot right of way dedication. However, Sandy Springs is interested in pursuing a six foot planting strip and a six foot sidewalk in the Suburban District. This standard is 1.5 feet greater than the law currently permits. The County cannot require the 12 foot right of way but developers can donate easements for the additional 1.5 feet. Sandy Springs will investigate changing the law along the fast paced Roswell Road north of Abernathy Road to the Chattahoochee River.~~

materials), difference in rise above the parking lot or a combination of these means, to minimize auto-pedestrian conflict.

12B.5. B. Landscape Strips and Planting Materials

1. There shall be a ten foot wide landscape strip adjacent to the edge of sidewalk.
2. Ground covers and mulch or similar materials, shall be utilized in parking lot landscape islands. Turf grass is not permitted.

12B.5. C. Accessory Structures and Screening

1. Accessory structures shall not be located in any yard adjacent to a public street.
2. Loading docks, refuse and waste removal areas, service yards, exterior work areas, mechanical equipment or other utilities if visible from a public street shall be screened from public view by one or a combination of the following elements: continuous evergreen plantings, opaque fences or other material related to the primary landscape or architectural elements on the site.
3. When plantings are used as screens, such plantings shall be evergreen. Such plantings shall count toward required minimum landscape areas rather than being in addition thereto.
4. Where walls or fences are used in lieu of planted screens, landscape materials shall be incorporated into the screening scheme whenever feasible.
5. Where a parking lot, parking structure or gas fueling bays front directly on a public street, a continuous screen of evergreen (to be equally effective all year) planting shall be provided. Said screen shall be a minimum height of two feet (2'- 0"), a maximum height of three feet (3'-0"), and minimum width of five (5) feet. Such planting shall contribute to the minimum landscape areas.

12B.5. D. Fences and Walls

The following standards apply to common fences and walls around businesses, multi-family developments, and detached and attached residential subdivisions along public street frontages. The following standards are in addition to the standards set forth in Article 4.11, of these Regulations, Fences and Walls.

1. Allowable materials include: natural and man-made stone, brick, ornamental-decorative or wrought iron or aluminum, architectural concrete, or wood.
2. Fencing made of barbed wire, razor wire, plastic, cloth or chain-link is prohibited, unless otherwise stated in Article 12B.5.E.2.
3. When the building fronts and sides are visible to a public street, any wall or fence over two feet in height from finished grade shall not be opaque and shall have a minimum opening ratio of 50% (fifty percent).
4. When the back of the building is visible to a public street, fences or walls shall be opaque.
5. Applications for fence and wall permits shall be reviewed by the DRB.

12B.5. E. Screening of Cell Towers and Associated Equipment

Cell towers shall be in accordance with Article 19, except cell towers and associated equipment shall be screened in accordance with the following standards:

1. Cell towers and associated equipment shall not be located in a yard adjacent to a public street.
2. Chain Link Fencing shall be a dark, non-reflective material, such as black clad vinyl and shall be screened by a ten (10) foot wide landscape strip planted to buffer standards.

12B.5. F. Parking

Article 18 shall prevail, except herein as stated:

1. Electrical vehicle charging stations: A building, commercial establishment or other property which provides automobile parking facilities shall be granted a reduction in required parking spaces, five (5) regular spaces in exchange for one (1) provide one (1) electrical vehicle charging station, allowing for no more than four (4) electric vehicle charging stations per project. for every one hundred (100) parking spaces. If less than 100 parking spaces, no one (1) electrical vehicle charging station shall be providedrequired.
2. Bicycle Parking: A minimum of one bicycle parking space shall be

provided for every 20 auto spaces.

12B.5. G. Parking Lot and Site Lighting

Site and parking lot lights shall not be sodium vapor lights (high pressure sodium). All lighting shall be the same type.

~~12B.5. H. Windows (added 09/18/07, RZ07-028, Ord. 2007-08-56)~~

~~Reflective and/or opaque glass is prohibited on ground floors of all buildings.~~

12B.6. OPEN.

12B.7. PROHIBITED USES (added 09/18/07, RZ07-028, Ord. 2007-08-56)

A. All Districts

The following uses shall be prohibited from all districts, including the Main Street District, of the Sandy Springs Overlay District:

- a. All uses permitted under the M-1A, M-1, and M-2 districts.
- b. Pawn Shops
- c. Check Cashing Establishments
- d. Self Storage/Mini
- e. Self Storage/Multi

B. Main Street District

The following uses shall be prohibited from the Main Street District of the Sandy Springs Overlay District:

- a. Automotive Garage
- b. ~~Automotive Repair Garage~~
- c. Automobile & Light Truck Sales/Leasing
- d. Automotive Specialty Shops
- e. Batting Cage, Outdoor
- f. Car Washes, ~~Detail Shops~~ and/or Service Stations, unless located inside a parking garage and not visible from the exterior of the parking garage.
- g. Drive-in Theater
- h. Funeral Homes
- i. ~~Garage, Automobile Repair~~
- j. Landscaping Business, Garden Center
- k. Lawn Service Business
- l. Laundry and/or Dry Cleaning Plant Distribution Center
- m. Plant Nurseries
- n. Plumbing Shop

- o. Repair Shops
- p. Research Laboratories
- q. Tinsmithing Shop

C. Suburban District

The following uses shall be prohibited from the Suburban District of the Sandy Springs Overlay District on Roswell Road, north of the intersection of Roswell Road and Dalrymple Road:

- a. Automotive Garage
- b. Automobile & Light Truck Sales/Leasing
- c. Automotive Specialty Shops

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.	Retail commercial	1.5 spaces/1,000 gsf	5 spaces/1,000 gsf
A.2.	Office	1.0 space/1,000 gsf	4 spaces/1,000 gsf
A.3.	Restaurant	1.5 spaces/1,000 square feet.	10 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.25 spaces per dwelling unit
The minimum standards are available to properties which comply with the streetscape standards and have pedestrian access to the street.			

- 5. All parking, except residential, shall be shared.
- 6. Parking spaces are permitted off-site per Article 18.
- 7. Parking areas are not permitted between the sidewalk and the front of the building.

12B.8. B. Sight Distance

No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.

12B.8. C. Yards Adjacent to a Public Street (as measured from the back of curb)

1. Buildings up to four floors:
 - a. Minimum Yard: 12 feet;
 - b. Maximum Yard: twenty-one feet (21'-0)
2. Buildings with five (5) or more floors:
 - a. Minimum yard: Twenty (20'-0") feet.
 - b. Maximum yard: Forty (40) foot setback above the fourth floor.
3. The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.
4. Minimum side yards:

Five feet or zero (if there are no windows along the side wall).

12B.8. D. Street Furniture and Amenity Zone

1. Clear Zone: Outside the two foot paver band, there shall be a clear zone of six feet where there shall be no permanent structures, including but not limited to, utility poles, mail boxes, newspaper vending boxes, sign structures, and benches.
2. Furniture Zone: The remaining portion of the sidewalk, outside the clear zone, may be used for the following purposes, including, but not limited to street trees, waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.
3. Building setbacks in yards adjacent to public streets may be increased to a maximum of thirty-five feet (35 feet) to accommodate outdoor space needed for plazas, dining, art, fountains, bicycle parking, gathering and seating places, gazebos or similar uses. Such improvements shall be documented on the final

site plan and a certificate of endorsement issued by the Sandy Springs Design Review Board.

4. Orientation to Street:

- a. Newly constructed buildings: At least one public (e.g. open to the public during normal business hours) pedestrian oriented entrance shall be located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.

5. Drive through windows shall be located in the rear yard.

2. 6. Gasoline fuel dispenser structures shall be located along a side yard and shall not be located between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.8. E. Building Heights

1. Buildings may have a maximum height consistent with the height recommendation for the applicable Node that a parcel is located in as referenced in the Comprehensive Plan and as shown on the Future Land Use Map, except that for buildings proposed to exceed a height of six (6) floors or 90 feet a Use Permit shall be required consistent with Article 19, Administrative Permits and Use Permits, of this Zoning Ordinance.
2. The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

12B.8. F. Building Design Guidelines

1. Parcels identified on the Comprehensive Plan Future Land Use Map within the area designated as Node 8, Town Center (being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west) shall have a maximum gross floor area of 30,000 square feet per retail tenant. Variances to this section shall be prohibited, except that renovation of existing tenant spaces shall be permitted through administrative approval by the Director of Community Development so long as the renovation does not increase the gross square footage of the tenant space.
2. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a

pedestrian scale through the following means:

- a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
- b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
 - i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
 - ii. Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.
 - iii. Awnings, canopies, or other type of covered-projected entry², or
 - iv. Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.
 - v. The maximum length of a building parallel to a public street shall not exceed 200 feet.
- c. Windows
 - i. A minimum of 60% of ground level facades shall be transparent glazing
 - ii. Reflective and/or opaque glass is not permitted on ground level floors.
 - iii. For building faces oriented toward a street, windows shall be placed at distances no greater than ten (10) feet apart.

12B.8. G. Color

Primary or fluorescent colors shall not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building faces exclusive of window areas).

² If used, such treatment shall extend a minimum of five feet from the face of the building. Colonnades shall have a minimum width of six feet between the inside of the columns to the building.

12B.8. H. Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings, cornice lines, and belt courses or similar architectural details.

12B.8. I. Building Materials

Architectural Treatment Prohibited

1. Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

Allowed Architectural Material

3. Exterior walls for all new buildings shall consist of a minimum of seventy percent (70%) of one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
 - a. No other building material is allowed within the first seven vertical feet from grade level on any building.
 - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
 - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
 - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).

e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:

1. If the exterior wall is not visible from any public right-of-way; and
2. If the exterior wall does not include a public entrance.

12B.8. J. Architectural Features Required

The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.8. K. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.8. L. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

12B.9. SUBRUBAN DISTRICT STANDARDS

12B.9. A. Street Furniture and Amenity Zone

1. Drive through windows shall be located in the side or rear yards, but not between the building and the street.
2. Gasoline fuel dispensers are permitted between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.9. B. Building Design Guidelines

1. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:

- a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
- b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
 - i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
 - ii. Awnings, canopies, or other type of covered-projected entry.
 - iii. The maximum length of a building parallel to a public street may exceed 200 feet, however the design must be articulated, have detail, and provide visual interest.

12B.9. C. Color

- a. Primary or fluorescent colors are permitted on building facades, but it is recommended that single buildings do not employ varying designs, paint, etc. for individual tenants.

12B.9. D. Building Materials

Architectural Treatment Prohibited

- 1. Prohibited exterior building materials above the first four feet of the façade from the ground include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
- 2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

Allowed Architectural Material

- 3. Exterior walls for all new buildings shall consist of a minimum of seventy percent (70%) of one of one or a combination of the following, except along the Roswell Road corridor where the

minimum shall be sixty percent (60%) of one or a combination of the following, durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.

a. No other building material is allowed within the first four vertical feet from grade level on any building.

b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.

c. A decorative parapet or cornice shall be constructed along all flat roof lines.

d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).

e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:

1. If the exterior wall is not visible from any public right-of-way; and

2. If the exterior wall does not include a public entrance.

12B.9. E. Architectural Features Required

The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.9. F. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.9. G. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.