

Sec. 201-23. - BH Buford Highway.

- (a) *BH purpose.* The Buford Highway district is intended to encourage the redevelopment of Buford Highway in conformance with the vision for the corridor in the city's comprehensive plan and the Buford Highway Master Plan as a mixed-use and multimodal corridor. The district utilizes design standards and land use controls that will provide the necessary transition from the industrial and commercial character into the historic areas of the city, while maintaining opportunity for growth and economic vibrancy. To this end, in order to promote the vision of the city, any multifamily project within the district shall present, for administrative approval by the Mayor and Council at a regularly scheduled meeting, a plan for the mix of uses proposed for any site before moving beyond preliminary design review and approval of staff and the Architectural Review Board.
- (b) *BH lot development standards.*

Lot dimensions	
Minimum lot area	None
Minimum lot width	None
Minimum lot frontage	None (subject to DOT approval)
Maximum residential density	
Townhouse	15 dua
Multi-family residence	35 dua
Minimum setbacks	
<i>Principal building</i>	

Front (from right-of-way)	No minimum, with 20' maximum
Side	20' if abutting residential
Rear	40' if abutting residential
<i>Accessory building</i>	
From principal structure	Per Fire Marshall's office
Front	NA
Side	NA
Rear	40' if abutting residential
Maximum Height	
Principal	See the appropriate comprehensive plan character area narrative
Accessory	12'
Maximum impervious surface coverage	90%

Note: Maximum multi-family density as allowed in the comprehensive plan character area.

(c) *BH supplemental regulations.*

- (1) Accessory use standards—see chapter 200, article II, supplemental and accessory use standards.
- (2) Landscape and buffering—see chapter 200, article V, tree conservation, buffers, and landscaping.
- (3) Parking and loading—see chapter 200, article III, parking and loading requirements.
- (4) Signs—see chapter 200, article IV, sign regulations.

(d) *BH permitted uses.* The following uses shall be permitted as of right in this district. Supplemental regulations for uses are in chapter 200, article II, supplemental use standards, as applicable.

(1) *Residential—household residences.*

- a. Townhouse.
- b. Multi-family residential—south of Buford Highway,
- c. Multi-family residential—not to exceed 350 feet north of the centerline of Buford Highway between Lively Avenue, Magnolia Street, and Holcomb Bridge Road.
- d. Where practical, any project including multi-family residential uses need to be part of an overall mixed use development within the scope of the city's mixed use definition in chapter 100, with the mix of use types approved as enumerated above in subsection (a). Amendments to previously approved mix of use types also require Mayor and Council approval.

(2) *Sales and rental of goods, merchandise and equipment.*

- a. Art gallery.
- b. Retail sales, except automotive related retail sales are not allowed.
- c. Studio or meeting facility.

(3) *Services—office, clerical, repair, research and personal not primarily related to the sale of goods or merchandise.*

- a. Banks and financial institutions.
- b. Business college or business school operated as a business enterprise.
- c. Day care center.
- d. Medical or dental office or clinic.
- e. Personal service.

f. Professional service.

g. Professional and business office.

(4) *Recreation, amusement, entertainment.*

a. Activity conducted entirely within building or substantial structure—theater, bowling alley, skating rink, shooting range, movie theatre, game room, etc.

(5) *Food and drink.*

a. Restaurant.

b. Brew pubs.

c. Microbreweries/microdistilleries—with or without food.

d. Catering facilities.

(6) *Educational, cultural, religious, philanthropic, social or fraternal.*

a. Places of public assembly.

b. Library.

c. Museum.

d. Art galleries, art centers and similar uses.

e. College, university, community college—including associated facilities such as dorms, offices, athletic fields, etc.

(7) *Mixed-use.*

a. Mixed-use as defined in chapter 100, article II.

(e) *BH special permit uses.* The following uses shall be considered special permit uses in this district. Supplemental regulations for uses are in article II, supplemental use standards, as applicable.

(1) *Residential—miscellaneous, lodging, rooms for rent.*

a. Hotel.

(2) *Sales and rental of goods, merchandise and equipment.*

a. Fuel sales.

b.

Any retail establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.

(3) *Services—office, clerical, repair, research and personal—not primarily related to the sale of goods or merchandise.*

- a. Any service establishment not specifically permitted, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the district.

(4) *Storage and parking.*

- a. Automobile parking garage.
- b. Standalone parking.
- c. Landscaping services.

(5) *Miscellaneous semi-public facilities and utilities.*

- a. Telecommunications antenna.
- b. Telecommunications tower.

(f) *BH accessory uses.* Supplemental regulations for accessory uses are in chapter 200, article II, supplemental use standards, as applicable.

(g) *BH residential density bonus incentive.*

(1) *Structured parking.* A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus and additional 10 percent density bonus if providing Electric Vehicle charging stations for 5% of the parking spaces are provided, with a minimum of 5 charging stations.

(2) *Green building materials.* A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED, or site components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:

- a. Green roof components.
- b. Roof mounted solar panels.
- c. Cool roofing materials.

- d. Energy efficient windows.
- e. Rain gardens or bio-swales.
- f. Geothermal.
- g. Permeable pavement.
- h. Native planting.
- i. Stormwater planters.
- j. Parking lot run-off landscaping.

(3) *Calculation of density bonuses.*

- a. Density bonuses are applied to the maximum residential density.
- b. A density bonus is rounded up on the half, 0.5, unit or above.
- c. A structured parking bonus and a green building materials bonus may be combined for a maximum 75 percent increase to the maximum residential density.

(Ord. No. 08-2019, § I, 6-3-2019; Ord. No. 05-2021, § I, 5-3-2021; Ord. No. 08-2022, § I, 8-1-2022)