

1 **FULTON COUNTY, GEORGIA**

2 **CITY of EAST POINT**

3
4 **AN ORDINANCE**

5 **TO AMEND CHAPTER 14, ARTICLE B, SECTION 10-14007 TO PROVIDE DESIGN**
6 **GUIDELINES FOR DOWNTOWN OVERLAY DISTRICT AND C-R (COMMERCIAL**
7 **REDEVELOPMENT) ZONING DISTRICT.**
8

9 **CASE NO: 2020M-002-07**

10 **ASSOCIATED CASE NO: N/A**

11
12 **WHEREAS**, Section 10-14007 (The Downtown Architectural Overlay District) applies to all properties
13 zoned "CR" Commercial Redevelopment .

14
15 **WHEREAS**, Within the Downtown Architectural Overlay District ("the District"), land and structures shall
16 be used in accordance with the standards underlying the district. Whenever provisions of this article conflict with
17 any other Article in the East Point Zoning Ordinance and Development Regulations or any other East Point
18 ordinances, regulations, or resolutions, these standards shall prevail.

19
20 **WHEREAS**, In 2018, the City applied for a comprehensive rewrite of the regulations that were specified
21 in the Downtown Overlay District as well as recommendations for amendments to be made for the commercial
22 redevelopment known as the (C-R) zoning district); and

23
24 **WHEREAS**, The purpose was to focus land use and transportation study to support the TOD around the
25 Marta Stations; and

26
27 **WHEREAS**,The scope of the project was a rewrite of downtown architectural overlay; recommendation
28 for amendments for the (C-R) district will be consistent with the LCI Main Street Corridor Transit-Oriented
Development Plan and complements the new streetscape and Government Center; and

1 **WHEREAS.** The overlay is rearranged for easier reading; drive-thrus would be permit in Downtown
2 transition only; when utilizing regulations that were already in our codes such as sidewalk standard, streetlights
3 and street trees, architect wall standard and drive-thru standard within the CR District.

4 **NOW BE IT ORDAINED BY THE CITY COUNCIL OF EAST POINT, GEORGIA AS FOLLOWS:**

5
6 Section 1. The text amendment is **APPROVED** to amend Chapter 14, Article B, Section 10-14007 to provide design
7 guidelines for downtown overlay district and C-r (Commercial redevelopment) zoning district.

8
9 Section 2. This ORDINANCE shall be codified in a manner consistent with the laws of the State of Georgia and the
10 City of East Point.

11 Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all Sections, paragraphs,
12 sentences, clauses and phrases of this ORDINANCE are upon, their enactment, believed by the Mayor and Council
13 to be fully valid, enforceable and constitutional.

14
15 (b) It is hereby declared to be the intention of the Mayor and council that, to the greatest extent allowed by
16 law, each and every section, paragraph, sentence, clause or phrase of this ORDINANCE, is severable from every
17 other section, paragraph, sentence, clause or phrase of the ORDINANCE. It is hereby further declared to be the
18 intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence,
19 clause or phrase of this ORDINANCE is mutually dependent upon any other section, paragraph, sentence, clause
20 or phrase of this ORDINANCE.

21 (c) In the event that any phrase, clause, sentence, paragraph, or section of this ORDINANCE shall, for any
22 reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree
23 of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity,
24 unconstitutionally or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional
25 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the
26 ORDINANCE and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs
27 and sections of the ORDINANCE shall remain valid, constitutional, enforceable, and of full force and effect.

28 Section 4. ALL ORDINANCES and parts of ORDINANCES in conflict herewith are hereby expressly repealed.

1 Section 5. Penalties in effect for violations of Part 1 of the Code of Ordinances, City of East Point, Georgia at the
2 time of the effective date of this ORDINANCE shall be and are hereby made applicable to this ORDINANCE and
3 shall remain in full force and effect.

4 Section 6. The effective date of this ORDINANCE shall be the date of adoption unless otherwise specified herein.

6 **Public Hearing:** April 5, 2021

7 **First Reading:** waived

10 **SO PASSED AND APPROVED** this 5th day of April 2021

14 **SPONSORED BY:**

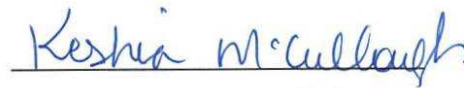


15 
16 Deana Holiday Ingraham, Mayor

18 **APPROVED AS TO FORM:**

19 
20 Brad Bowman, City Attorney

18 **ATTEST:**

19 
20 Keshia McCullough, City Clerk

ARTICLE B. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT

Sec. 10-14007. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT

The Downtown Architectural Overlay District applies to all properties zoned "CR" Commercial Redevelopment as illustrated on the attached map. Within the Downtown Architectural Overlay District ("the District"), land and structures shall be used in accordance with the standards underlying the district. Whenever provisions of this Article conflict with any other Article in the East Point Zoning Ordinance and Development Regulations or any other East Point ordinances, regulations, or resolutions, these standards shall prevail. (Ord. No. 016-10 §7, 10-18-2010)

**SEC. 10-14007.1 EXHIBIT A. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICTS
(Ord. No. 017-11, 08/01/2011)**



Downtown Architectural Overlay District



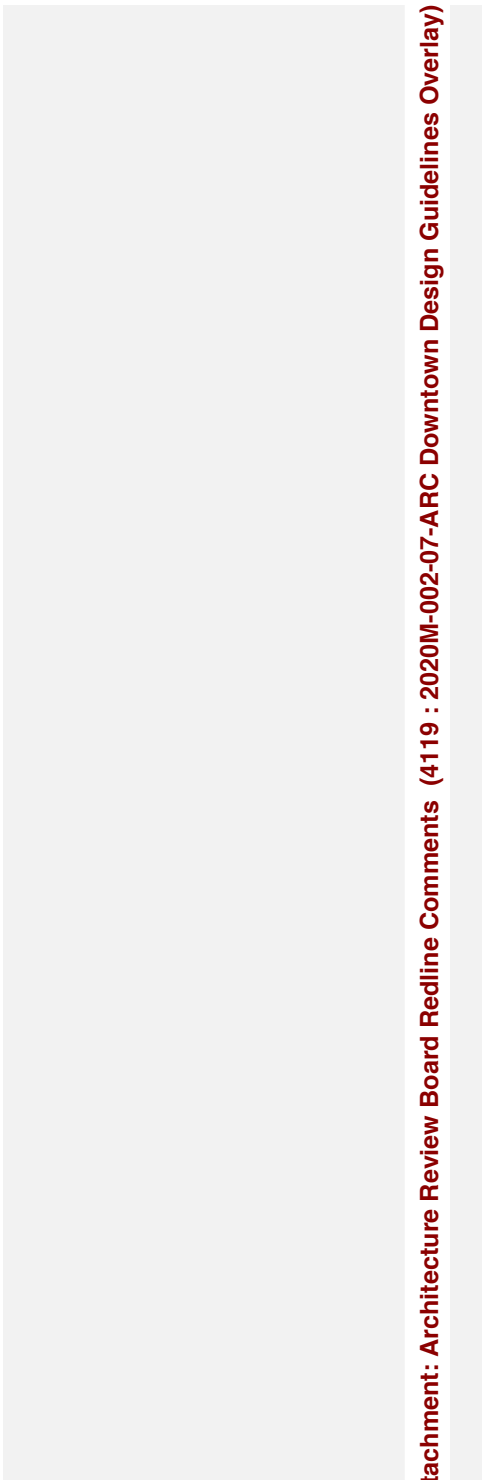
Sec. 10-14008. DOWNTOWN ARCHITECTURAL REVIEW BOARD

- A. The Downtown Architectural Review Board ("the Board") shall review plans for development in the District for compliance with standards herein and shall recommendations to the Department of Planning and Zoning prior to the approval of the Land Disturbance Permit or Building Permit.
- B. The Board shall consist of nine members nominated by each council member and the Mayor and approved by the City Council. Nominees need not to be residents of the ward represented by the nominating council member. Members shall serve a term to run concurrent with the appointing council member's term.
- C. Members of the Board must have either maintained a primary residence for at least one year in the City of East Point or have owned a business open for at least one year located within the Downtown Architectural Overlay District. In addition, Board Members should possess demonstrated knowledge, training and/or experience in at least one of the following areas: Architecture, landscape architecture, planning, zoning, real estate development, economic development, or related fields.
- D. Members of the Board will elect a Chairman, Vice Chairman, Secretary and Treasurer. Meetings will be conducted in accordance with the Robert's Rules of Order Newly Revised when not in conflict with the adopted bylaws of the Board. (Ord. No. 016-10§8, 10-18-2010)

Sec.10-14009. DESIGN REVIEW PROCESS

The Downtown Architectural Review Board ("the Board") will ensure that the purpose and meaning of the Downtown Architectural Overlay District is clearly represented. This will be achieved by providing guidance and recommendations on developments that are governed by Overlay regulations.

- A. Applications for a land disturbance permit and/or building permit shall be submitted to the Department of Planning and Zoning for properties within the Downtown Architectural Overlay District and shall be reviewed by the Board.
- B. The Board's overlay district meetings shall be advertised in the Overlay District geographic area.
- C. The Board review shall initially take place during the plan review process within the



Department of Planning and Zoning.

- D. Buildings, site, structures, landscaping, and any other items relating to development of the site shall be reviewed for conformity with the standards established in this Article.
- E. The Board may recommend that an applicant request a variance to allow for adjustments to these standards.
- F. A public record shall be kept of all Board meetings and of the Board's resolutions, proceedings, findings and recommendations. Such record shall be maintained in such a place and manner as to allow public access.
- G. Nonconforming lots, uses, and structures shall come into compliance with these regulations pursuant to Article B 10-2017 *Nonconforming lots, uses and structures, East Point Zoning Ordinance and Development Regulations*. (Ord. No. 016-10 §9, 10-18-2010)

Sec. 10-14010. DEVELOPMENT STANDARDS

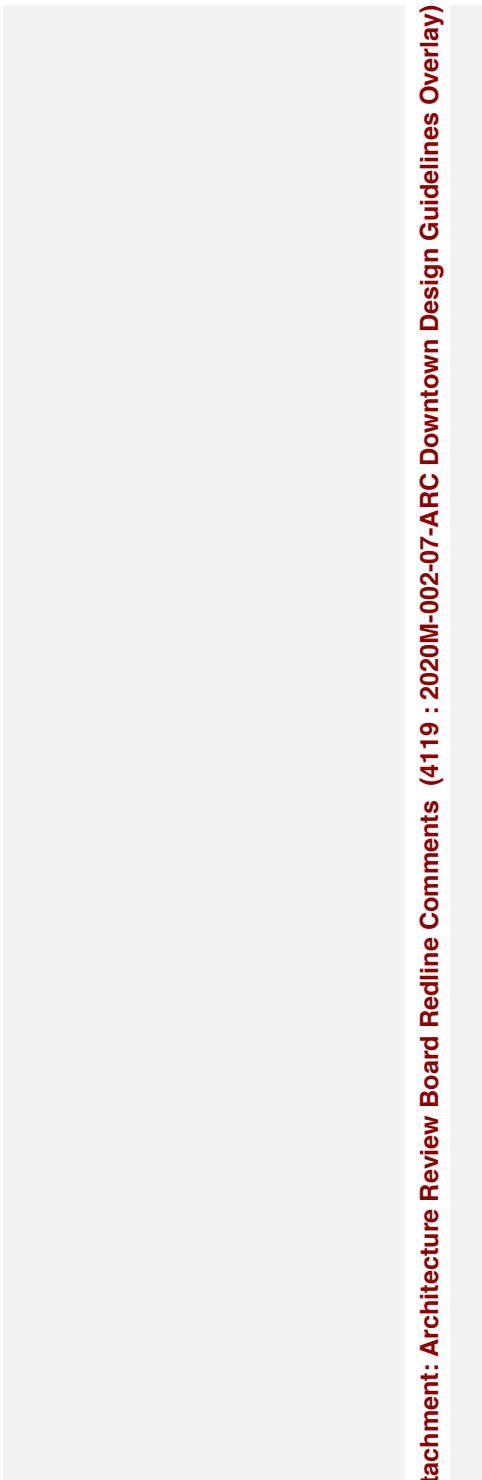
This section establishes standards for elements of the overall site and of the buildings which affect the character of the district such as landscaping, fencing, building size, orientation, scale, setback, parking, building design, building material, building components, signs, and color.

Sec. 10-14011. BUILDING TYPE, ORIENTATION, SETBACK, HEIGHT, SCALE AND PARKING

The design and layout of a development should build upon and complement the design of the current district as opposed to creating a new one. The size, orientation, setback and scale of buildings are integral elements in the district. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties. The placement of buildings should create an informal grouping and relationship between them as opposed to being orderly and uniform. The visual impact of parking should be minimized by placing it to the rear and by screening.

A. Building Types

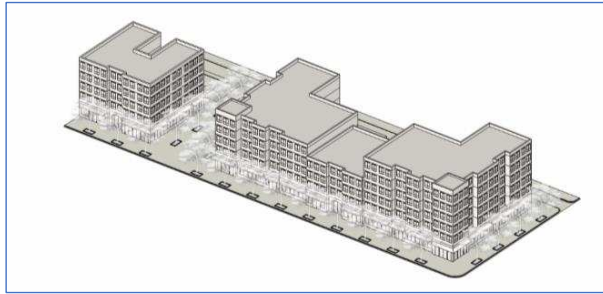
Building types are used to regulate the development standards and intent of each overlay tier. Each building type is described below and is determined by the Zoning Administrator.



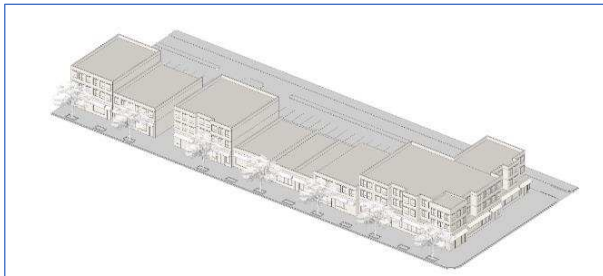
Attachment: Architecture Review Board Redline Comments (4119 : 2020M-002-07-ARC Downtown Design Guidelines Overlay)

Graphic depictions of building types are for illustrative purposes only. These building types are for zoning purposes only, and not linked to the Building Code.

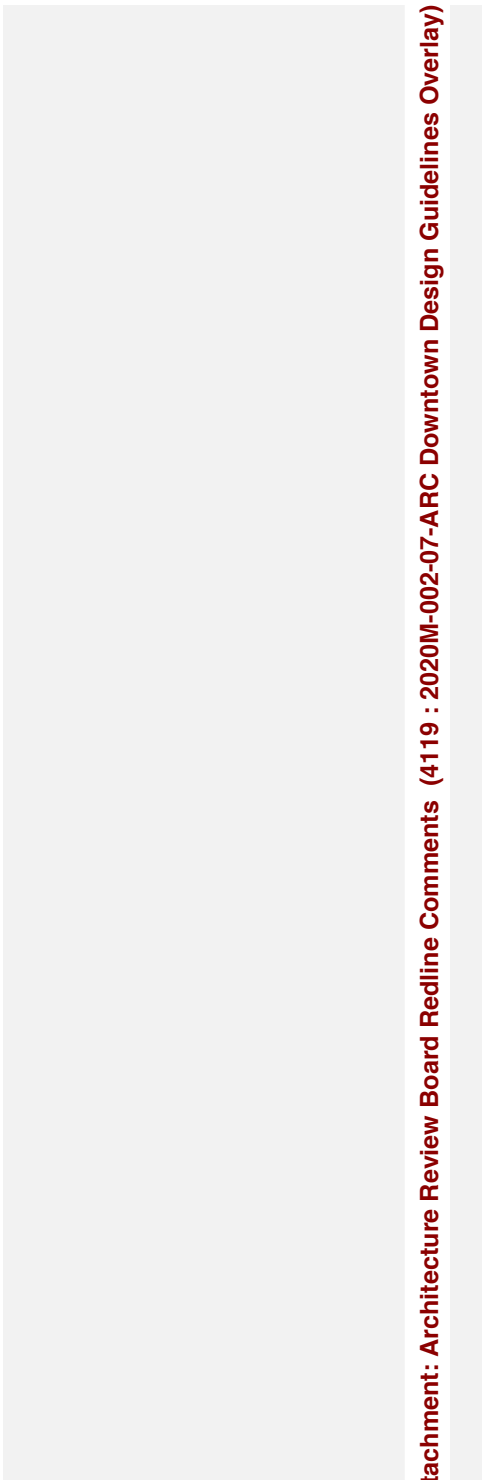
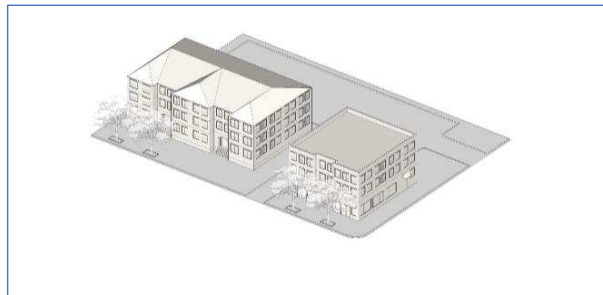
- 1. **Mixed-Use Building** – Multi-story building with ground floor commercial or office and upper-story multi-family residential or office.



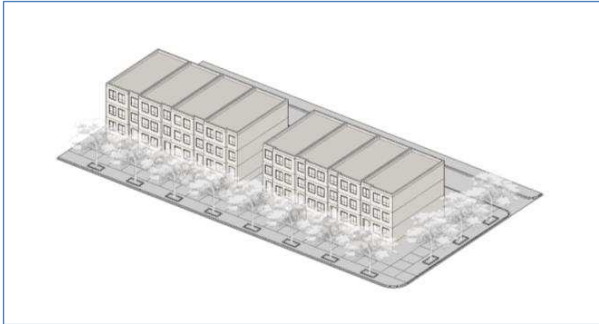
- 2. **Storefront Building** – Single-use commercial or office building not exceeding two stories in height.



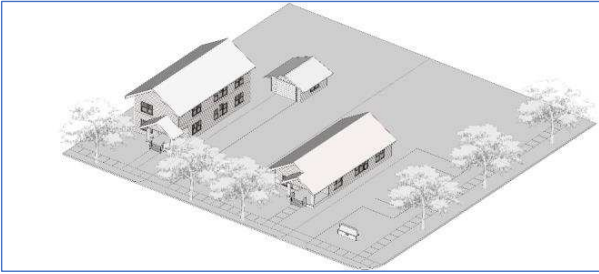
- 3. **Single-Use Building** – Multi-story building with a single-use. These building will typically accommodate multi-family residential, office or commercial.



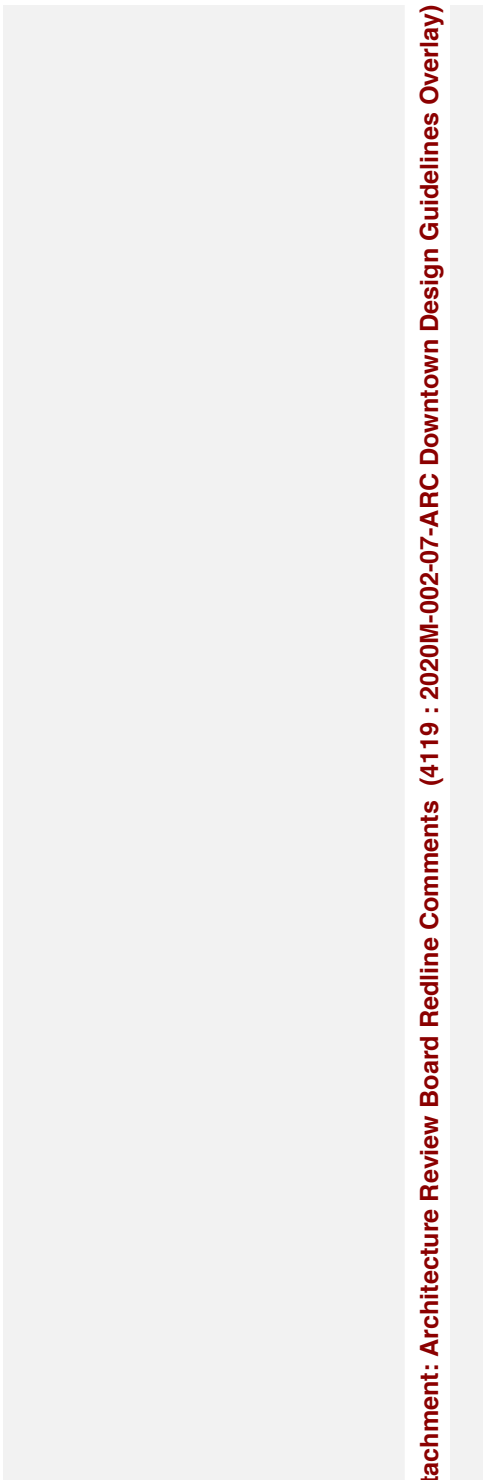
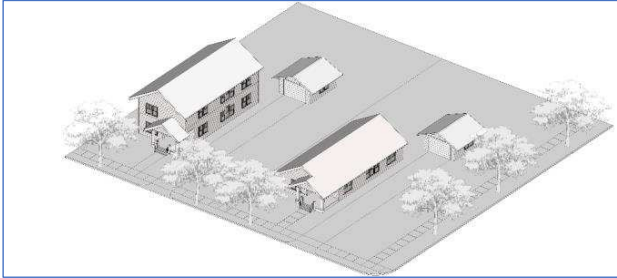
4. **Townhouse** – A development of usually single-family houses of two or sometimes three stories that is usually connected to 3 or more similar units by a common sidewall.



5. **Detached House- Commercial** - A single-family detached dwelling unit, including accessory structures, on a separate lot of record that is used for nonresidential commercial or office use.



6. **Detached House - Residential** – A single-family detached dwelling unit, including accessory structures, on a separate lot of record.



B. Overlay Tiers

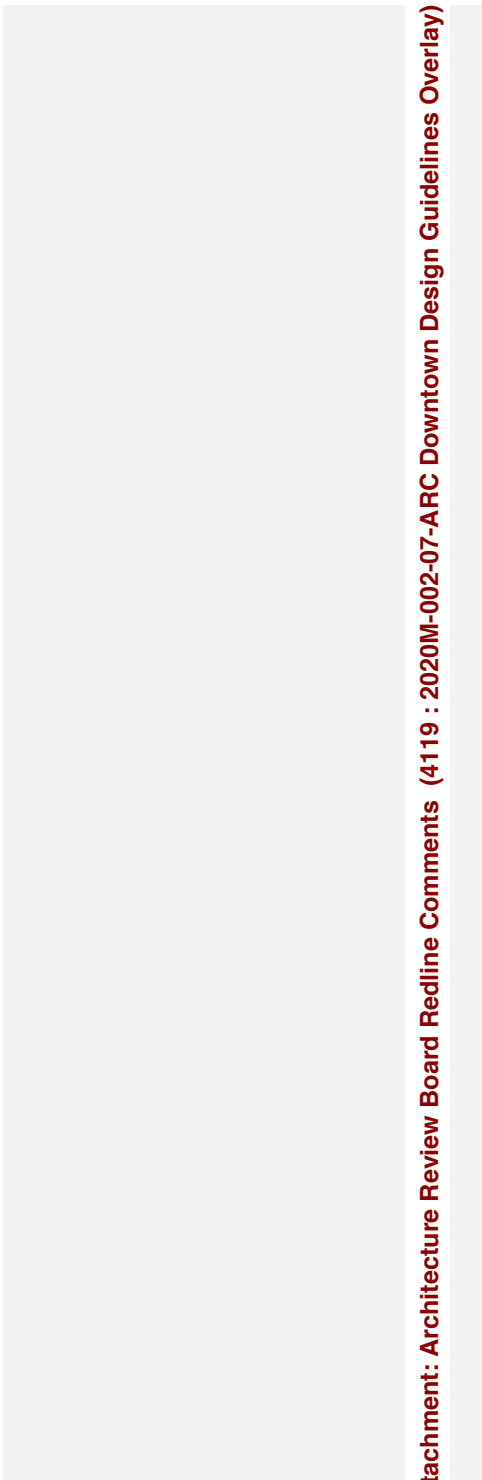
The Downtown Architectural Overlay District shall be divided into tiers to guide future development and redevelopment for the different sections of downtown East Point. The tiers are based the focus areas established in the Main Street Corridor TOD Plan.

- 1. Tier 1- Downtown Core
- 2. Tier 2 – Downtown Gateway
- 3. Tier 3 – Downtown Transition
- 4. Tier 4 – Neighborhood Live/Work

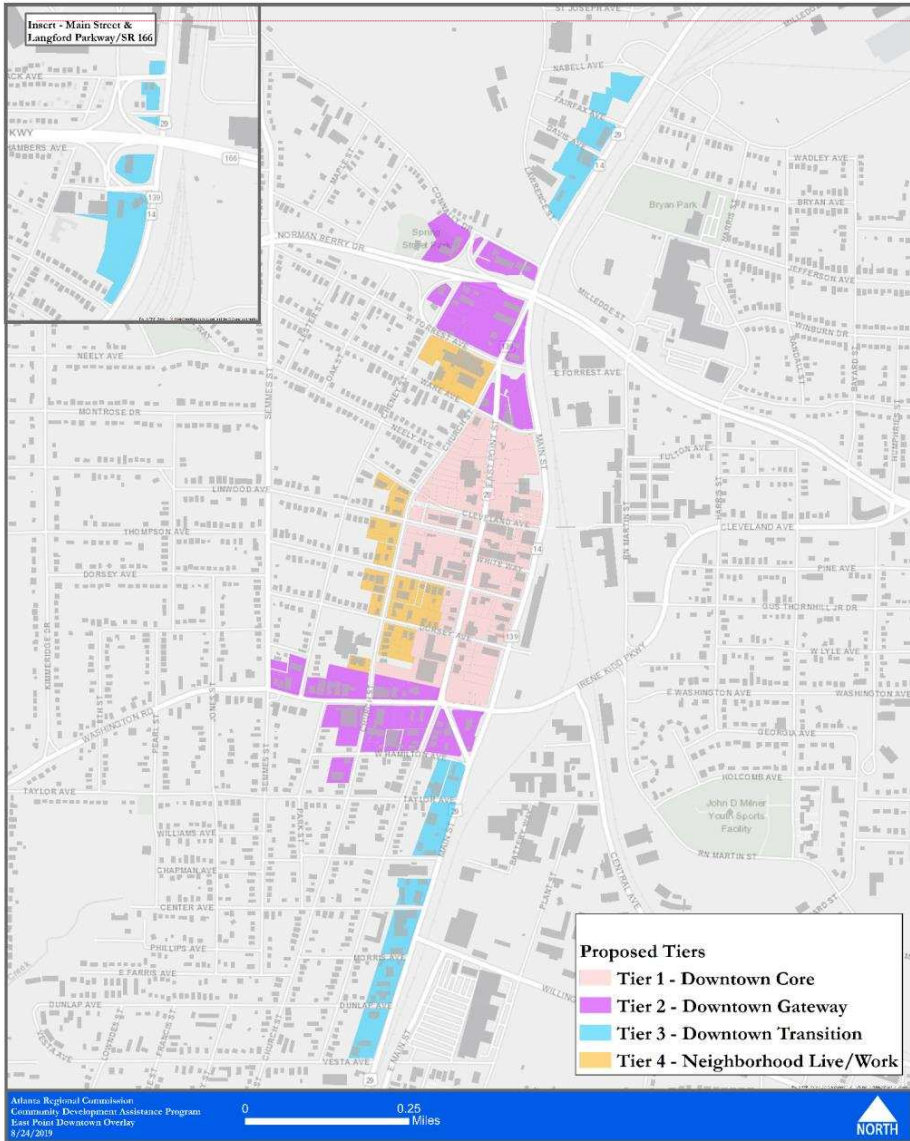
Building Types Permitted by Tier

Building Type	Tier 1	Tier 2	Tier 3	Tier 4
Mixed- Use				
Storefront				
General				
Townhouse				
Detached House				

*Multi-family is permitted only on the second story and above in Tier 1 within the blocks formed by Ware Ave, Main Street, Washington Road and East Point Street.

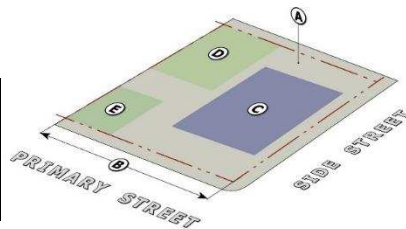
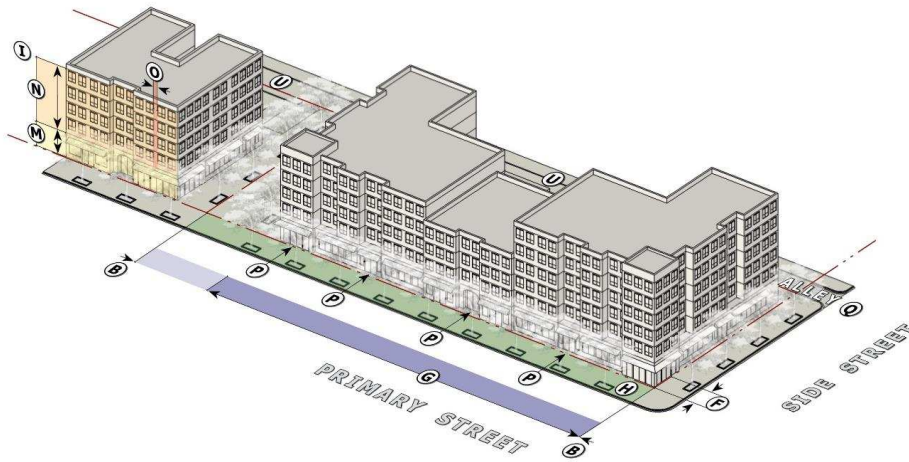


Attachment: Architecture Review Board Redline Comments (4119 : 2020M-002-07-ARC Downtown Design Guidelines Overlay)



Commented [DJ1]: Suggest expanding Tier 2 on the south side of Downtown to also include the two blocks between Williams Avenue and West Hamilton Avenue as well. Otherwise, this tier is only one block long along Main Street on the south side of Downtown.

Mixed-Use Building



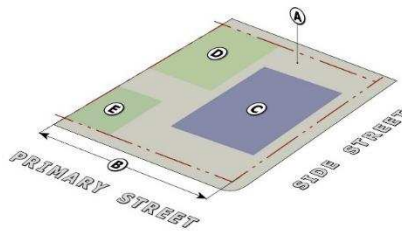
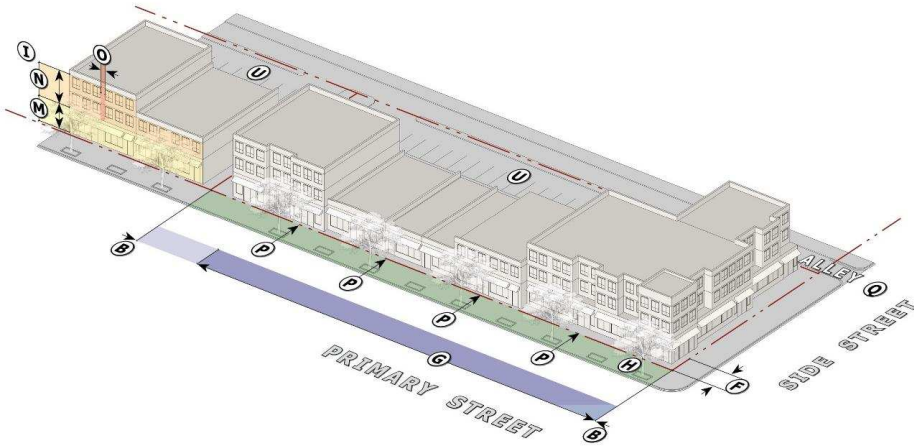
Lot Dimensions & Parameters	
A. Lot Area	10,000 sf (min)
B. Lot Width	75 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	10% (min)
E. Outdoor Amenity Space	5% (min)

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building & Story Height	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max
Tier 3	6 story max
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	n/a

Transparency	
M. Ground Story, primary/side street (min)	60%/30%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	20 ft / 40 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	50 ft
Vehicle Access	
Q. Access to sites from an alley of side street is encouraged. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	Permitted in Tier 3 Only <i>*See Sec. 10-2075. - C-R Commercial Redevelopment. (e)(i) for additional regulations.</i>
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage <i>*Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.</i>
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Commented [DJ2]: The previous wording had some possible grammatical issues and was not a requirement

Storefront Building



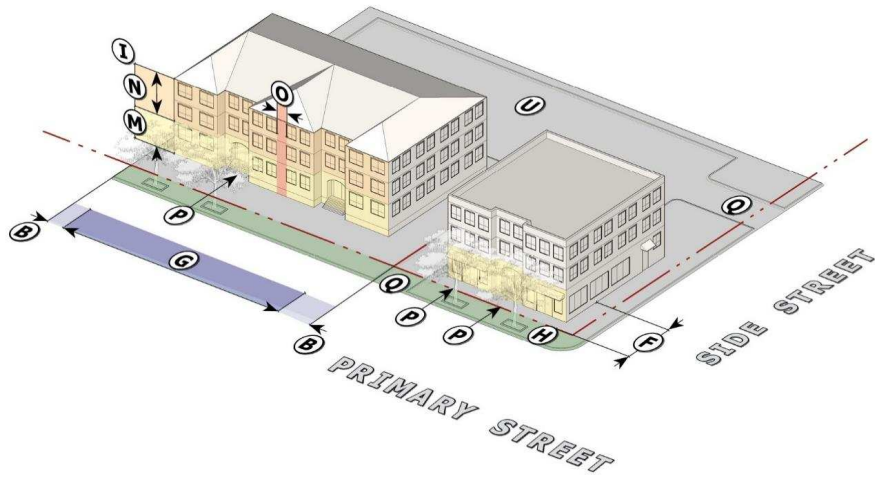
Lot Dimensions & Parameters	
A. Lot Area	3,000 sf (min)
B. Lot Width	30 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	0% (min)
E. Outdoor Amenity Space	0% (min)

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	
Tier 1 & Tier 2	2 story (min)
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	15,000 sf (max)
Transparency	
M. Ground Story, primary/side street (min)	60%/30%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	20 ft / 40 ft

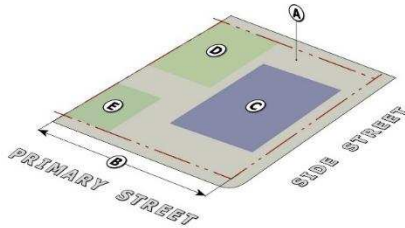
Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	50 ft
Vehicle Access	
Q. Access to sites from an alley or side street. Is encouraged. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	Permitted in Tier 3 Only *See Sec. 10-2075. – C-R Commercial Redevelopment. <i>l(i)</i> for additional regulations.
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage *Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Commented [DJ3]: The previous wording had some possible grammatical issues and was not a requirement

Single-Use Building



Lot Dimensions & Parameters	
A. Lot Area	5,000 sf (min) / 15,000 sf (min) for multifamily
B. Lot Width	30 ft (min) / 75 ft (min) for multifamily
C. Lot Coverage	n/a
D. Landscape Open Space	10 % (min)
E. Outdoor Amenity Space	5 % (min) / 10% (min) for multifamily

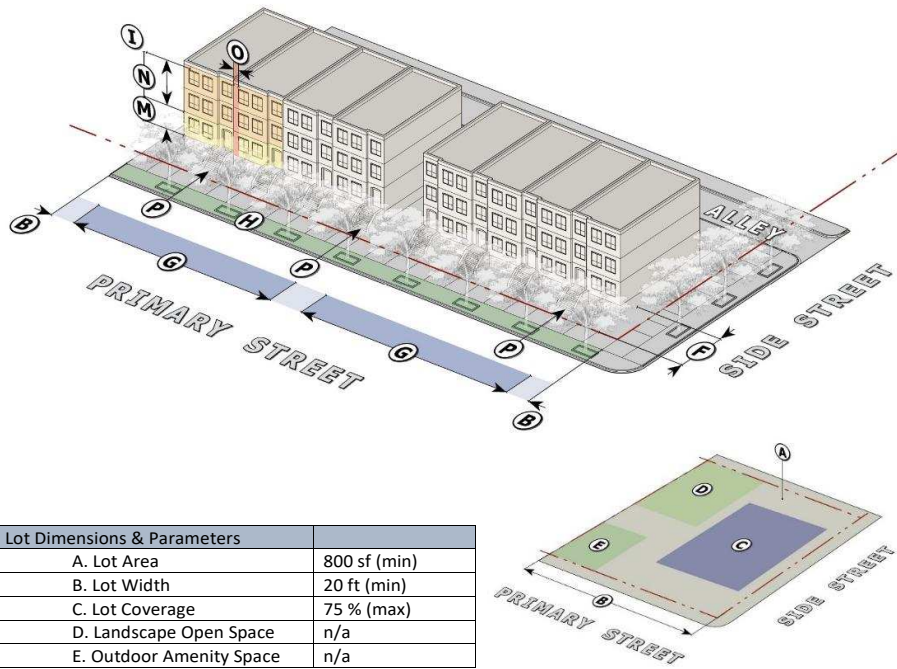


Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	

Building Height & Mass	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max
Tier 3	6 story max
J. Ground Story Height	
	13 feet
K. Upper Story Height	
	9 feet
L. Building Footprint	
	15,000 sf (max) nonresidential only
Transparency	
M. Ground Story, primary/side street (min)	40% / 20% 20% primary/side street for multifamily
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	40 ft / 50 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	150 ft
Vehicle Access	
Q. Access to sites from an alley or side street. Is encouraged. <u>Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.</u>	
R. Drive-Thrus	Permitted in Tier 3 Only <i>*See Sec. 10-2075. - C-R Commercial Redevelopment. (e)(i) for additional regulations.</i>
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage <i>*Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.</i>
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Commented [DJ4]: The previous wording had some possible grammatical issues and was not a requirement.

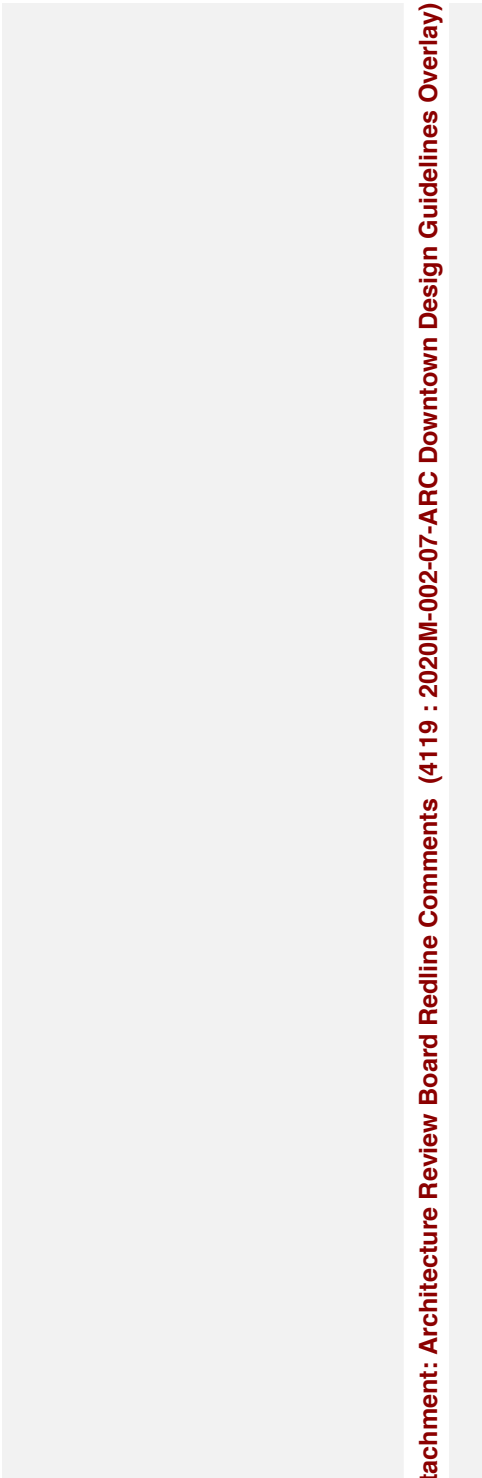
Townhouse



Lot Dimensions & Parameters	
A. Lot Area	800 sf (min)
B. Lot Width	20 ft (min)
C. Lot Coverage	75 % (max)
D. Landscape Open Space	n/a
E. Outdoor Amenity Space	n/a

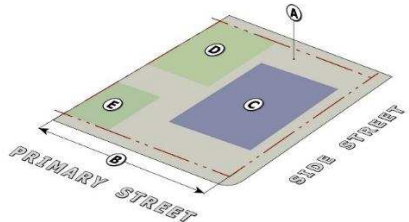
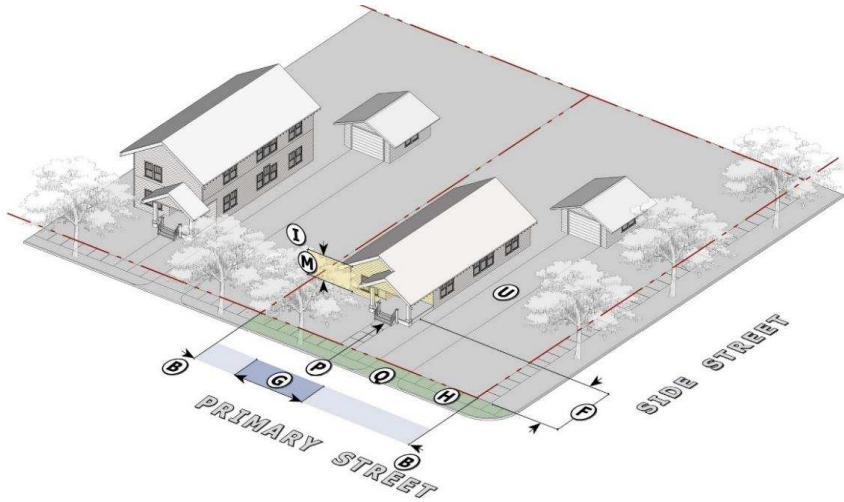
Setbacks	
F. Minimum/Maximum	0 ft (min) / 8 ft (max)
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	45 ft
Accessory Structure	24 ft
Transparency	
M. Ground Story, primary/side street (min)	20%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	30 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required

Vehicle Access	
Q. Vehicle access to sites located along Primary Streets must come from an alley of or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	n/a
S. Lots with less than 100 ft of frontage	n/a
T. Lots with more than 100 ft of frontage	n/a
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	



Attachment: Architecture Review Board Redline Comments (4119 : 2020M-002-07-ARC Downtown Design Guidelines Overlay)

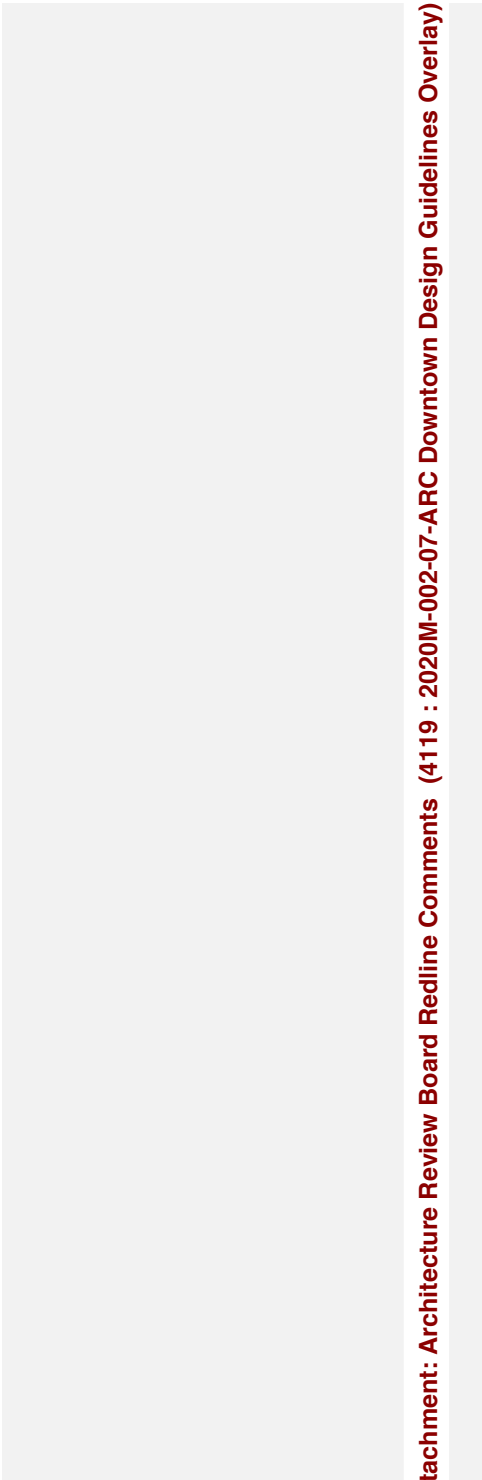
Detached House



Lot Dimensions & Parameters	
A. Lot Area	5000 sf (min)
B. Lot Width	50 ft (min)
C. Lot Coverage	60 % (max)
D. Landscape Open Space	n/a
E. Outdoor Amenity Space	n/a

Setbacks	
F. Minimum/Maximum	10 ft (min)
G. Min % of Building in Build-to-Zone	25%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	35 ft
Accessory Structure	24 ft
J. Ground Story Height	n/a
K. Upper Story Height	n/a
L. Building Footprint	n/a
Transparency	
M. Ground Story, primary/side street (min)	20%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	n/a

Pedestrian Access	
P. Street-facing Entrance Required	Required
Vehicle Access	
Q. Only one curb cut allowed per lot	
R. Drive-Thrus	n/a
S. Lots with less than 100 ft of frontage	n/a
T. Lots with more than 100 ft of frontage	n/a
Parking Location	
U. All off-street parking spaces must be located behind the primary garages or enclosed / semi-enclosed parking structures.	
U. May not be located between building and street	



Attachment: Architecture Review Board Redline Comments (4119 : 2020M-002-07-ARC Downtown Design Guidelines Overlay)

C. **Parking:**

1. The parking requirements set forth below shall serve as the baseline within the Downtown Architectural Overlay District where applicable:

Use Type	Baseline Parking Requirement
Retail	One parking space per 300 square feet
Office	One parking space per 300 square feet
Townhouse	One parking space per units of 1,200 square feet or less, and two spaces per units greater than 1,200 square feet
Multi-family Residential	One parking space per units of 1,000 square feet or less and 1½ space per unit greater than 1,000 square feet

- 2. Parking shall be shared among users with a common development. Parking shall be reduced according to the shared parking standards established in Article E of the East Point Zoning Ordinance. Additional reduction in the number of parking spaces is encouraged and may be approved by the Downtown Architectural Review Board.
- 3. All parking spaces built, which exceed the minimum number required by the East Point Zoning Ordinance, shall be constructed of pervious material.
- 4. If an internal street is developed for use by the general public, one row of parallel parking is allowed between the street and the curb.
- 5. Legal on-street parking spaces along a property's street frontage may be counted toward a development's parking requirement. For unmarked parallel parking spaces, a length of 22 feet per space may be assumed.
- 6. Bicycle Parking Spaces - Bicycle parking spaces shall be provided at a rate of one (1) bicycle parking space for each twenty (20) automobile parking spaces provided.
- 7. Refer Article E for additional parking standards.

Sec. 10-14012. TRANSITIONAL YARDS BETWEEN USES

A. *Transitional Uses.* Where a lot in this district abuts a lot in any residential district at the side along the same street frontage, and without an intervening street, such lot within this district, or the first 100 feet on such lot if it is wider than 100 feet, shall not be used for a service station.

B. Transitional Yards

1. Side yard: Commercial buildings adjacent to a residential district which shall not be

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Commented [DJ5]: For consistency, the values in table are based on the values in the Cleveland Aven Overlay District, which are more urban-focused than standard values in the C-R zoning in the East Point z code, and therefore more appropriate in this setting

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Commented [DJ6]: While additional reductions a "encouraged," the method for permitting additional reductions sounds ambiguous and potentially burdensome. It seems appropriate for the DARB to approve additional parking reductions within the overlay area.

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Attachment: Architecture Review Board Redline Comments (4119 : 2020M-002-07-ARC Downtown Design Guidelines Overlay)

used for the purpose of parking, paving, loading, servicing or any other activity and shall be planted and maintained as a landscaped strip of at least 6 feet.

- 2. Rear yard: There shall be a rear yard of 20 feet when adjacent to a residential, district which shall not be used for the purpose of parking, paving, loading, servicing or any other activity and shall be planted and maintained as a landscaped strip.
- 3. Screening: Where a lot in a CR district abuts a lot in a residential district on the side or rear lot lines without an intervening street, permanent privacy fencing or screening not less than 6 feet in height shall be provided and shall be maintained in good condition.
- 4. Redevelopment: Any property wherein the principal building is removed for the purpose of the redevelopment shall be redeveloped in accordance with the requirements of this Section, and any paving or other accessory structural element within any required transitional yard shall be removed and buffers provided as required herein.
- 5. Transitional height plane: A transitional height plane shall apply to commercial or multi-family buildings that is either (1) adjacent to, or (2) separated by a street with a width of fifty (50) feet or less from any "R" or "RL" zoned property. No portion of a commercial or multi-family structure shall protrude into a transitional height plane. The transitional height plane shall begin at a point thirty-five (35) feet above any setback or transitional buffer line, whichever is furthest from the property line, and then extend at an upward angle of forty-five (45) degrees over the lot of the commercial or multi-family building.

Commented [DJ7]: A minimum size was not specified previously and could have been as low as half a foot potentially. A minimum of 6 feet provides enough space for tree plantings, etc.

Sec. 10-14013. SCREENING AND FENCING

Landscaping and fencing materials should be used to minimize visual and noise impact of parking, loading areas, and accessory site features.

- A. All loading areas shall be screened from view of any public street either: (1) a minimum six-foot-high opaque fence matching the material of the building or (2) a fifteen (15) foot wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 3 to 4 feet at time of planting and reach a height of six feet within two years of planting.
- B. All parking areas shall be screened from view of any public street by: (1) a 15-foot-

wide landscape strip planted to buffer standards or (2) a berm planted with a continuous hedge or evergreen shrubs. Plants shall be a minimum height of 3 to 4 feet at time of planting, and such plants (in the case of option 2 above, the berm and the planting combined) shall reach a height of six feet within two years of planting.

- C. Refuse areas (dumpsters) shall be placed in the least visible location from public streets and shall be enclosed on three (3) sides with opaque walls of the same exterior wall material used for the building. The remaining side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the dumpster.
- D. Fencing Material and Height:
 - 1. Allowed fencing material shall be ornamental metal in yards adjacent to a public street.
 - 2. Fences along public street frontage shall not exceed four (4) feet from finished grade.
- E. Chain link fencing, except as required along detention/retention ponds, is prohibited.

Sec. 10-14014. Sidewalks.

Public sidewalks shall be located along all public streets and shall have minimum widths as specified herein.

- A. *New Sidewalk dimensions.* The width and location of sidewalks and landscape strips shall be determined by the director of public works based on GDOT standards, if applicable, and compatibility with existing sidewalks, trees and utilities.
- B. Sidewalks shall consist of two zones: 1) street furniture and tree planting zone; and 2) a clear zone.
 - 1) Street furniture and tree planting zone requirements. The street furniture and tree planting zone shall be located immediately adjacent to the curb and shall be continuous. Said zone shall meet the tree planting requirements of

subsection 10-14041(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

- 2) *Clear zone requirements.* The clear zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape and shall be unobstructed by any permanent or nonpermanent element.
- A. Street tree planting requirements. Street trees are required and shall be planted in the ground a maximum of 40 feet on center within the street furniture and tree planting zone and spaced equal distance between streetlights. All newly planted trees shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven feet. All plantings, planting replacements and planting removal must be submitted by a certified arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or *Liriope spicata*. A minimum planting area or grating of at least three (3) by three (3) feet shall accompany all street trees.
- B. Paving. All paving within the street furniture and tree planting zone shall utilize six inch by six-inch pavers and shall be brick or concrete.
- C. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections.
- D. No awning or canopy shall encroach into the street furniture and tree planting zone within the public right-of-way.
- E. Decorative pedestrian lights, where installed, shall be placed a maximum of 40 feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within the street furniture and tree planting zone.
- F. All utilities shall be placed underground to allow for unobstructed use of sidewalks.
- G. At a minimum, new sidewalks should complement, maintain the existing streetscape standards where feasible and allow for a seamless transition from the existing streetscape fronting following streets:

- Main Street – from Lyle Avenue to W Cleveland Ave.
- East Point Street – from Washington Ave. to W Cleveland Ave.
- White Way
- Thompson & Dorsey Ave – from Main Street to East Point Street

H. Sidewalks are highly encouraged to incorporate the use of porous pavements or pavers that permit the infiltration of storm water wherever feasible.

Additional referenced regulations:

Sec. 10-2075. - C-R Commercial Redevelopment

a) Permitted Uses

Dwellings:

a. Multifamily permitted only on second story and above, unless ground floor residential unit is located at least 24 feet from front of building and accessible only from the side, rear, or interior of the building.

e) *Development standards.*

i. *Drive-thru businesses (applies to all businesses):*

i. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage stacking of cars for a minimum of ten vehicles, as measured from the forward most drive-thru window to the entrance to queuing space.

ii. Each drive-thru lane shall be a minimum of 12 feet in width. The lane

Commented [DJ8]: Suggest adding a provision for floor residential use on the rear of buildings. This pr increases the feasibility of developing residential un and around Downtown East Point by allowing small buildings to meet ADA accessibility requirements at cost by avoiding the need for elevators to upper flo Strategically removing barriers to building more hou key consideration with respect to the goal of satisfy housing demand and creating more price-conscious walkable development around Downtown East Poin

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shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.

- iii. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
 - iv. Double drive-thru lanes are prohibited.
 - v. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - vi. A five-foot wide landscaped planter shall be installed between the drive-thru lane and parking lot maneuvering area.
- j. *Structured parking.* All parking structures, or any story thereof, located in whole or in part above finished grade and used as accessory parking for another use shall meet the following standards:
- i. Parapet walls: On all level where parking is provided adjacent to an exterior wall, all facades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
 - ii. Public facades: When a parking structure façade is adjacent to or facing a public park or public right-of-way, such facades shall comply with the following:
 - a. Any such facades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. Screening elements shall be designed in a structurally sound manner and have a gap no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches.

Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

Sec. 10-2020.3. - Site design guidelines and requirements

(l) Architectural standards

1. The design and layout of a development should build upon and complement the design of the surrounding community. The size, orientation, setback and scale of buildings are integral elements of communities. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties.
2. The location of a building should take into consideration its surrounding and take advantage of opportunities to maintain open views and spaces. Buildings should be in proportion, in scale and characteristic to their natural setting. The building design and material should contribute to the style and surrounding areas. Building design that is based on a standardized formula associated with a business or franchise shall be modified to meet the provisions of this section.
3. Buildings shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, recesses/projections, clock towers, cupolas and/or courtyards.

(p) Building material

1. The exterior wall materials of all buildings shall consist of a minimum of 60 percent (per vertical wall plane) of the following: brick, stone, stucco, solid plank, cementitious plank, or horizontal clapboard siding.
2. Accent wall materials on buildings shall consist of glass, architecturally treated concrete masonry, stone, or stucco and shall not exceed 40 percent per vertical wall plane.
3. Prohibited exterior building facade materials are: metal panel systems, precast, smooth concrete masonry or plain, reinforced concrete slabs, EIFS, aluminum or vinyl siding, plywood, mirrored glass, press-wood or corrugated steel (exceptions: mechanical penthouses and roof screens).

(q) Colors.

1. If large scale retail establishment or development is not located in an overlay district, all aspects of a development should use colors common in the area and in nature.
2. Earth-toned, subtle and muted colors provide for a development that incorporates sensitivity to its natural surroundings. High intensity fluorescent colors shall be prohibited.
3. To the extent any rear or side of any building is adjacent to a public street or single-family residence, architectural treatment shall continue through the rear or side.

(r) Roof.

1. Permissible roof types are flat, gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures.
2. Roof pitches shall be in the range of four over 12 to 12 over 12.
3. Roof pitch material shall be made out of the following materials: asphalt shingle, wood shingle, wood shake, standing seam metal, or materials designed to give the appearance of the above mentioned materials.
4. A decorative parapet or cornice shall be constructed along all roof lines with a lower pitch than specified in above.
5. Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than four feet above roof.

(s) Additional requirements

1. Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear. Steel roll down curtains may be located in other areas if not visible from the front of a building or from a public street.
2. Neon lights outlining and/or detailing building features are prohibited.

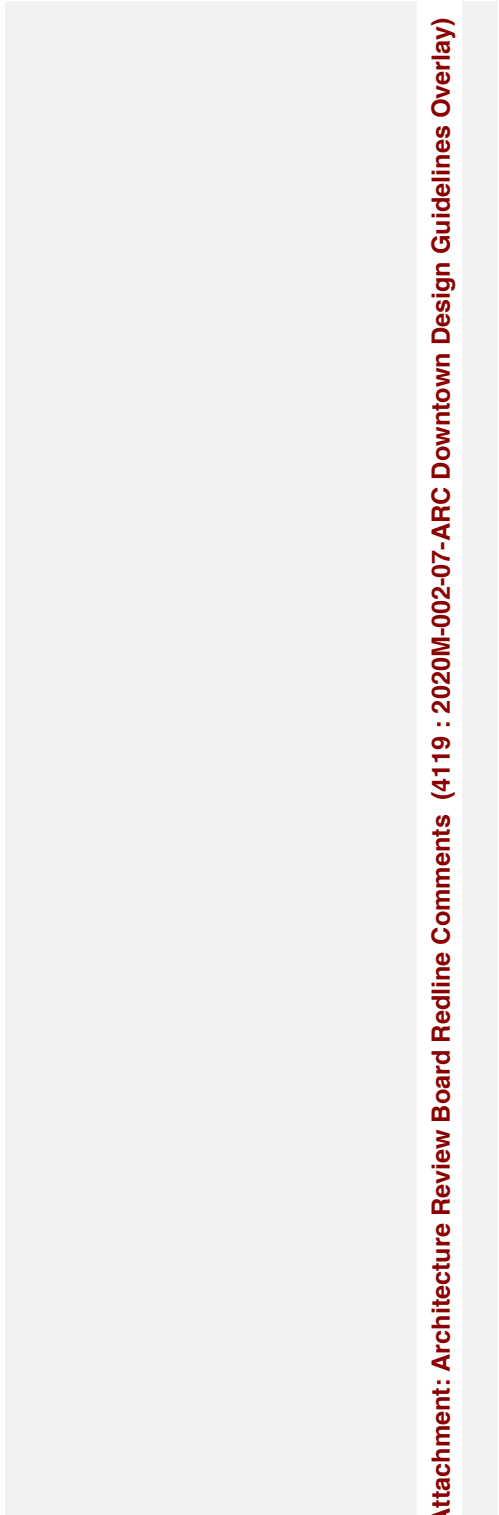
- 3. Where additional stores will be located in a large retail establishment, each such store that is 5,000 square feet and greater shall have at least one exterior customer entrance, which shall conform to the above requirements.

Sec. 10-2156. - Reduction of the basic requirement.

A reduction of the basic off-street parking requirement will be allowed for nonresidential and multifamily developments that locate within 1500 feet of a MARTA rail station which is complete or scheduled for completion within three years. A reduction will be allowed on the following scale whenever pedestrian access is provided between the use and the MARTA rail station as approved by the Director of Planning and Zoning.

Sec. 10-2157. - Straight-line distance from MARTA station reduction property line to applicant property line.

- 0—500 feet 15%
- 501—1,000 feet 10%



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1,001-1,500 feet 5%

	Office & Multi-Family	Retail & Restaurant
0 to 500 <u>1,000</u> feet	25 <u>70</u> %	35 <u>75</u> %
500-1,001 to 1,500 <u>2,500</u> feet	20 <u>60</u> %	35 <u>65</u> %
Retail & Restaurant less than 1000sf & within 500 <u>1,500</u> feet - No off-street parking required		
2,501 to 3,500 feet	40 %	50 %

- Commented [DJ9]:** 1,000 feet corresponds to about a 10 minute walk. City Hall and the businesses on East Point Street are greater than 500 feet but less than 1,000 feet from East Point MARTA station. Research shows that people are willing to walk this far before deciding to drive. .5
- Commented [DJ10]:** Suggest increasing the reduction across the board to ensure reductions for closest proximity to MARTA rail are meaningful (also applies to the next row).)
- Commented [DJ11]:** 2,500 feet corresponds to a 5 minute walk, which is just below the median trip length for walking trips in the U.S. 9
- Commented [DJ12]:** 1,500 feet corresponds to a 3 minute walk, which research shows that most people are willing to do before deciding to drive. 5
- Commented [DJ13]:** This range corresponds to a 2 - 3 minute walk, which still falls below the median walking trip length in the U.S. and which many people are willing to do to access destinations. 9

(Adopted by East Point City Council - April 5, 2021)

ARTICLE B. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT

Sec. 10-14007. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICT

The Downtown Architectural Overlay District applies to all properties zoned "CR" Commercial Redevelopment as illustrated on the attached map. Within the Downtown Architectural Overlay District ("the District"), land and structures shall be used in accordance with the standards underlying the district. Whenever provisions of this Article conflict with any other Article in the East Point Zoning Ordinance and Development Regulations or any other East Point ordinances, regulations, or resolutions, these standards shall prevail. (Ord. No. 016-10 §7, 10-18-2010)

SEC. 10-14007.1 EXHIBIT A. DOWNTOWN ARCHITECTURAL OVERLAY DISTRICTS (Ord. No. 017-11, 08/01/2011)



Downtown Architectural Overlay District



Sec. 10-14008. DOWNTOWN ARCHITECTURAL REVIEW BOARD

- A. The Downtown Architectural Review Board ("the Board") shall review plans for development in the District for compliance with standards herein and shall recommendations to the Department of Planning and Zoning prior to the approval of the Land Disturbance Permit or Building Permit.
- B. The Board shall consist of nine members nominated by each council member and the Mayor and approved by the City Council. Nominees need not to be residents of the ward represented by the nominating council member. Members shall serve a term to run concurrent with the appointing council member's term.
- C. Members of the Board must have either maintained a primary residence for at least one year in the City of East Point or have owned a business open for at least one year located within the Downtown Architectural Overlay District. In addition, Board Members should possess demonstrated knowledge, training and/or experience in at least one of the following areas: Architecture, landscape architecture, planning, zoning, real estate development, economic development, or related fields.
- D. Members of the Board will elect a Chairman, Vice Chairman, Secretary and Treasurer. Meetings will be conducted in accordance with the Robert's Rules of Order Newly Revised when not in conflict with the adopted bylaws of the Board. (Ord. No. 016-10§8, 10-18-2010)

Sec.10-14009. DESIGN REVIEW PROCESS

The Downtown Architectural Review Board ("the Board") will ensure that the purpose and meaning of the Downtown Architectural Overlay District is clearly represented. This will be achieved by providing guidance and recommendations on developments that are governed by Overlay regulations.

- A. Applications for a land disturbance permit and/or building permit shall be submitted to the Department of Planning and Zoning for properties within the Downtown Architectural Overlay District and shall be reviewed by the Board.
- B. The Board's overlay district meetings shall be advertised in the Overlay District geographic area.
- C. The Board review shall initially take place during the plan review process within the

Department of Planning and Zoning.

- D. Buildings, site, structures, landscaping, and any other items relating to development of the site shall be reviewed for conformity with the standards established in this Article.
- E. The Board may recommend that an applicant request a variance to allow for adjustments to these standards.
- F. A public record shall be kept of all Board meetings and of the Board's resolutions, proceedings, findings and recommendations. Such record shall be maintained in such a place and manner as to allow public access.
- G. Nonconforming lots, uses, and structures shall come into compliance with these regulations pursuant to Article B 10-2017 *Nonconforming lots, uses and structures, East Point Zoning Ordinance and Development Regulations*. (Ord. No. 016-10 §9, 10-18-2010)

Sec. 10-14010. DEVELOPMENT STANDARDS

This section establishes standards for elements of the overall site and of the buildings which affect the character of the district such as landscaping, fencing, building size, orientation, scale, setback, parking, building design, building material, building components, signs, and color.

Sec. 10-14011. BUILDING TYPE, ORIENTATION, SETBACK, HEIGHT, SCALE AND PARKING

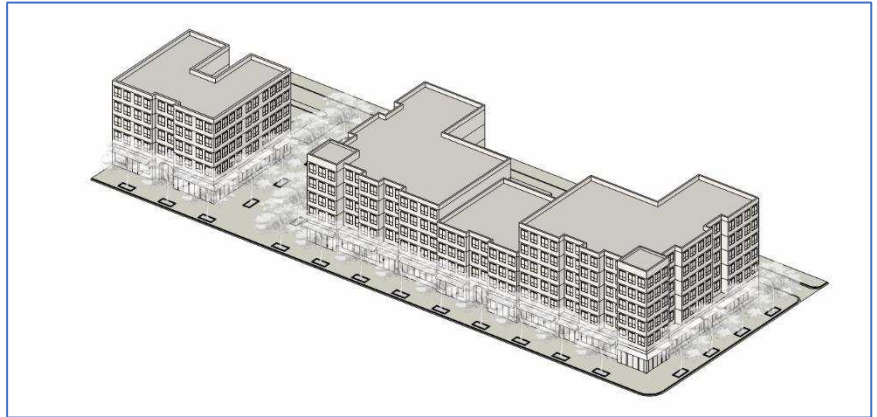
The design and layout of a development should build upon and complement the design of the current district as opposed to creating a new one. The size, orientation, setback and scale of buildings are integral elements in the district. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties. The placement of buildings should create an informal grouping and relationship between them as opposed to being orderly and uniform. The visual impact of parking should be minimized by placing it to the rear and by screening.

A. Building Types

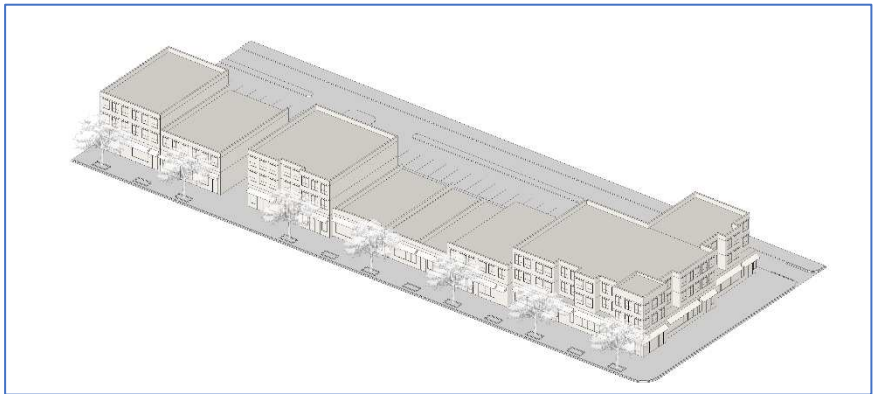
Building types are used to regulate the development standards and intent of each overlay tier. Each building type is described below and is determined by the Zoning Administrator.

Graphic depictions of building types are for illustrative purposes only. These building types are for zoning purposes only, and not linked to the Building Code.

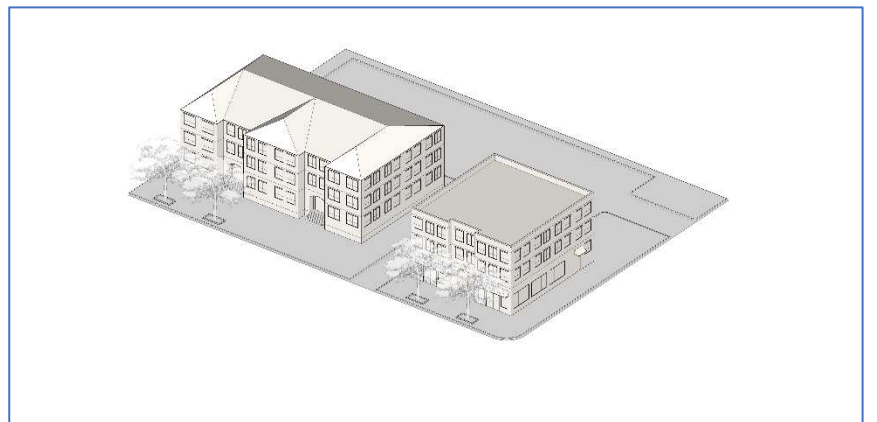
- 1. Mixed-Use Building –**
Multi-story building with ground floor commercial or office and upper-story multi-family residential or office.



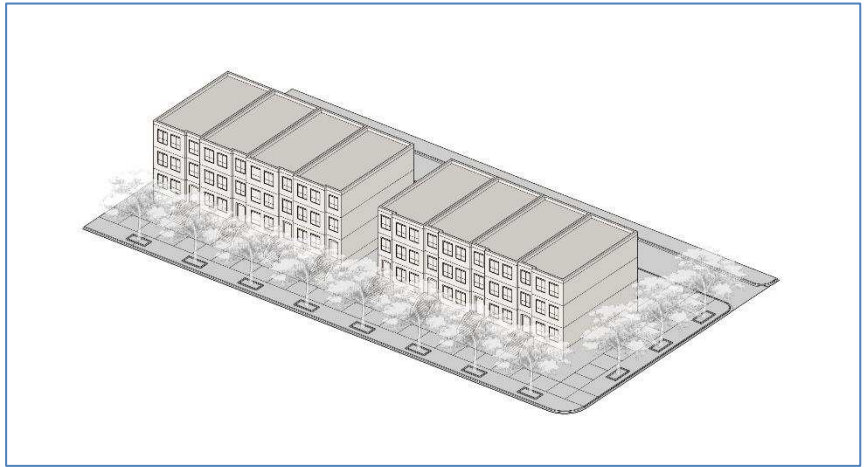
- 2. Storefront Building –**
Single-use commercial or office building not exceeding two stories in height.



- 3. Single-Use Building –**
Multi-story building with a single-use. These building will typically accommodate multi-family residential, office or commercial.



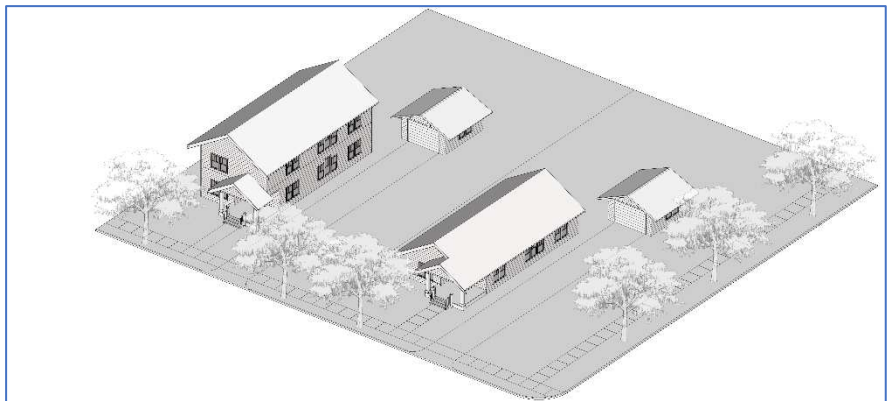
- 4. Townhouse** – A development of usually single-family houses of two or sometimes three stories that is usually connected to 3 or more similar units by a common sidewall.



- 5. Detached House-Commercial** - A single-family detached dwelling unit, including accessory structures, on a separate lot of record that is used for nonresidential commercial or office use.



- 6. Detached House - Residential** – A single-family detached dwelling unit, including accessory structures, on a separate lot of record.



B. Overlay Tiers

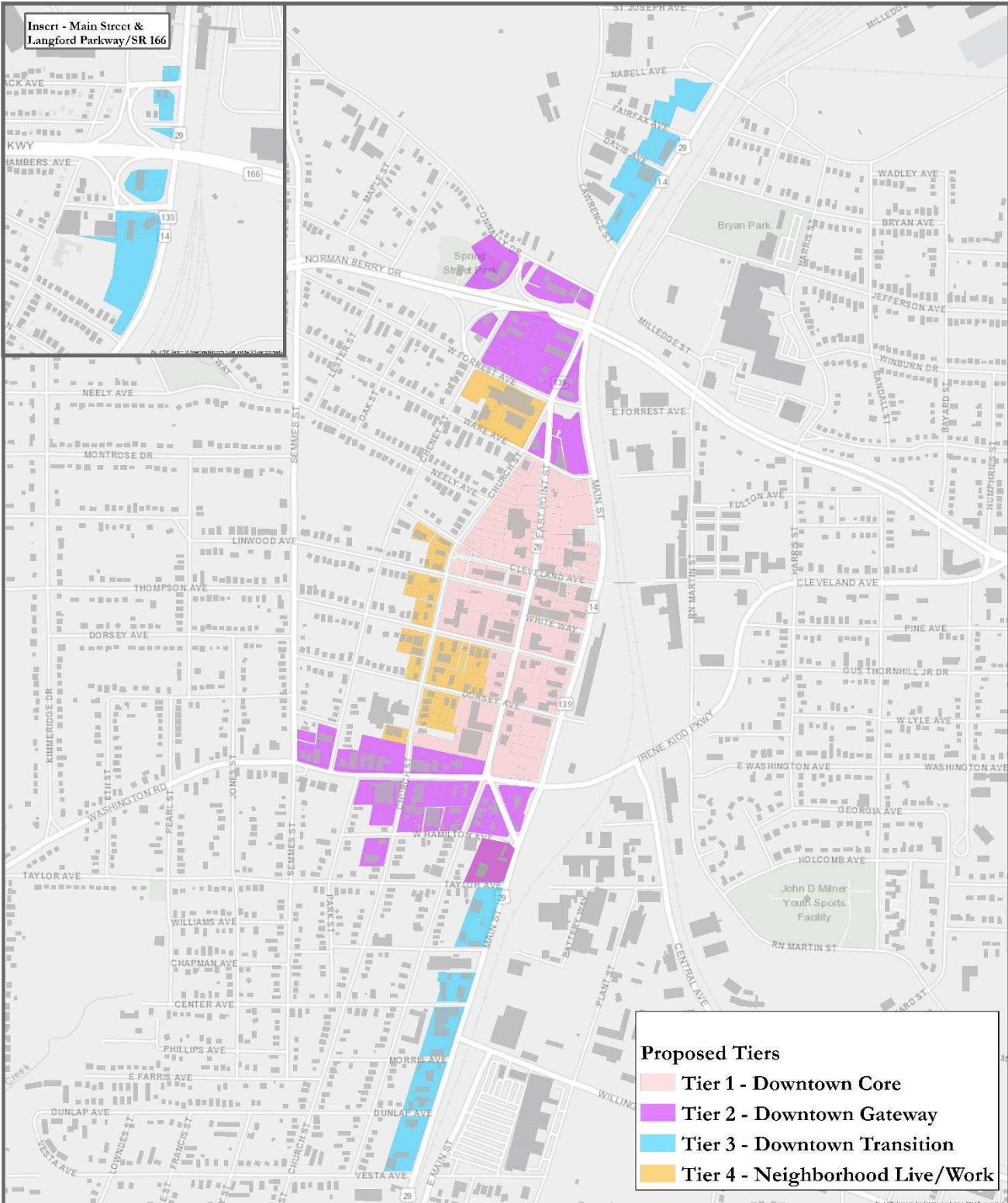
The Downtown Architectural Overlay District shall be divided into tiers to guide future development and redevelopment for the different sections of downtown East Point. The tiers are based the focus areas established in the Main Street Corridor TOD Plan.

1. Tier 1- Downtown Core
2. Tier 2 – Downtown Gateway
3. Tier 3 – Downtown Transition
4. Tier 4 – Neighborhood Live/Work

Building Types Permitted by Tier

Building Type	Tier 1	Tier 2	Tier 3	Tier 4
Mixed- Use				
Storefront				
General				
Townhouse				
Detached House				
*Multi-family is permitted only on the second story and above in Tier 1 within the blocks formed by Ware Ave, Main Street, Washington Road and East Point Street.				

Insert - Main Street & Langford Parkway/SR 166

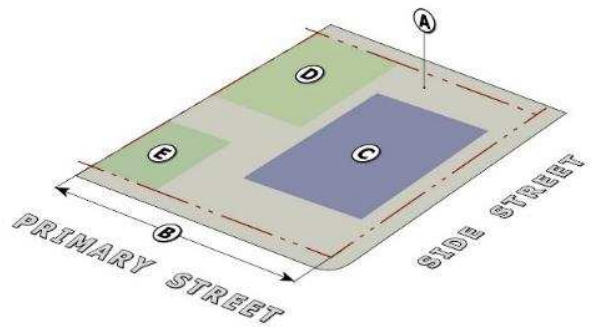
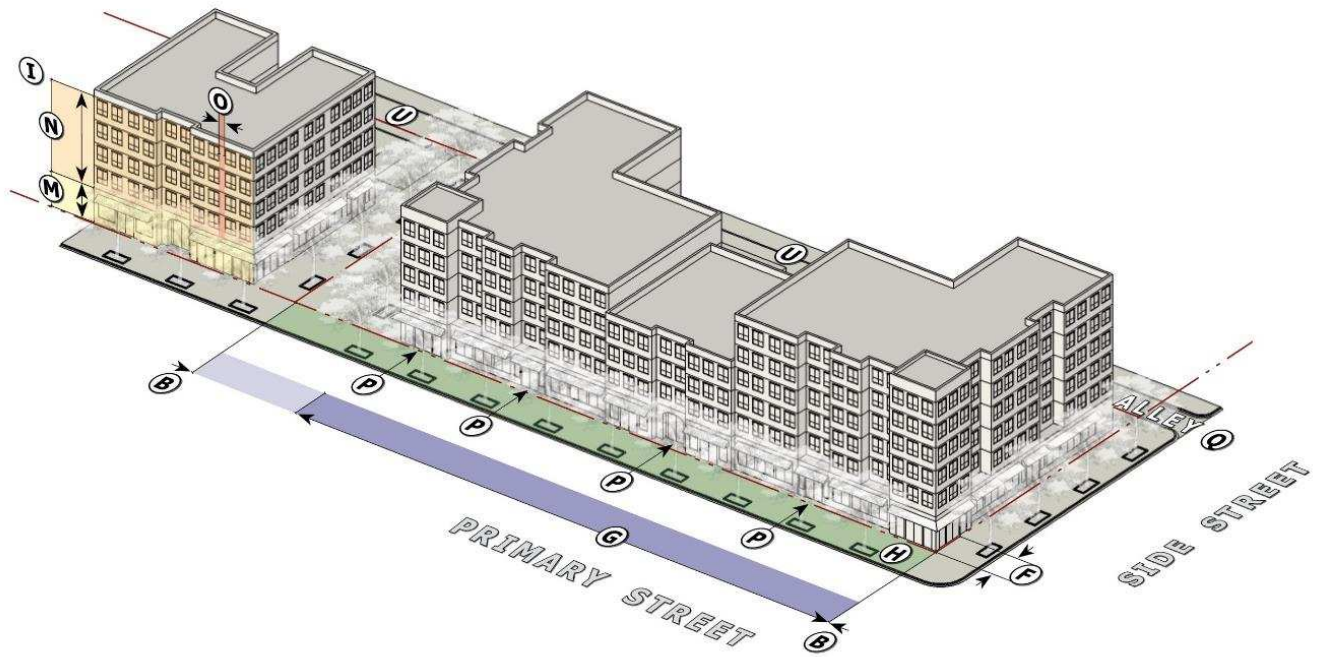


Proposed Tiers

- Tier 1 - Downtown Core
- Tier 2 - Downtown Gateway
- Tier 3 - Downtown Transition
- Tier 4 - Neighborhood Live/Work



Mixed-Use Building

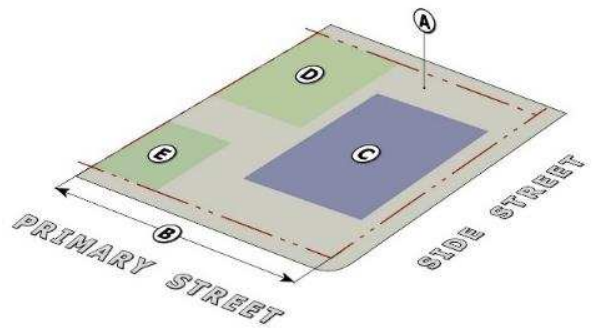
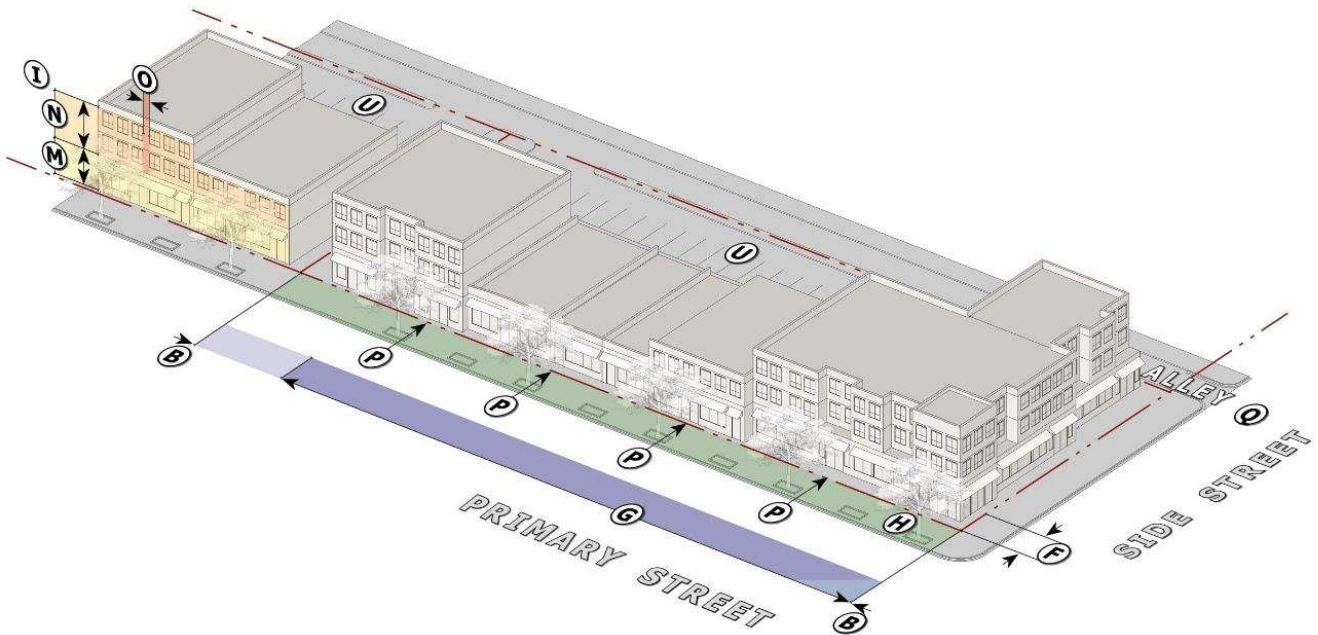


Lot Dimensions & Parameters	
A. Lot Area	10,000 sf (min)
B. Lot Width	75 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	10% (min)
E. Outdoor Amenity Space	5% (min)

Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building & Story Height	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max
Tier 3	6 story max
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	n/a

Transparency	
M. Ground Story, primary/side street (min)	60%/30%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	20 ft / 40 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	50 ft
Vehicle Access	
Q. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	Permitted in Tier 3 Only *See Sec. 10-2075. - C-R Commercial Redevelopment. (e)(i) for additional regulations.
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage *Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Storefront Building

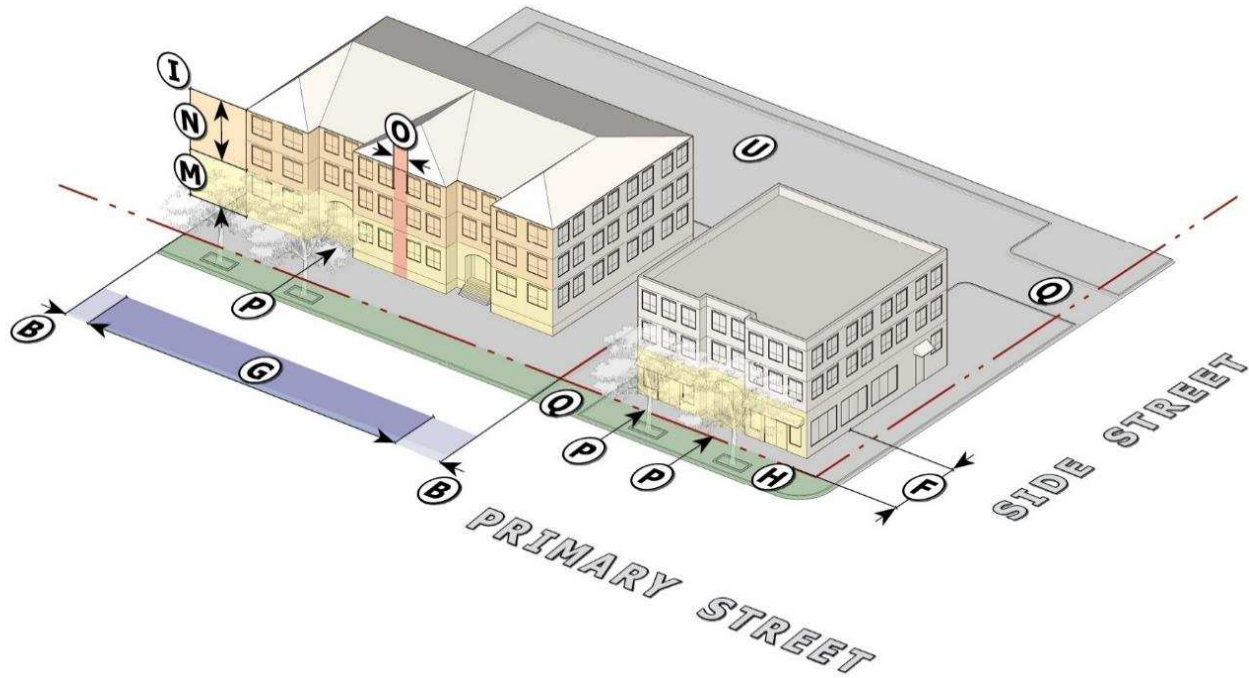


Lot Dimensions & Parameters	
A. Lot Area	3,000 sf (min)
B. Lot Width	30 ft (min)
C. Lot Coverage	n/a
D. Landscape Open Space	0% (min)
E. Outdoor Amenity Space	0% (min)

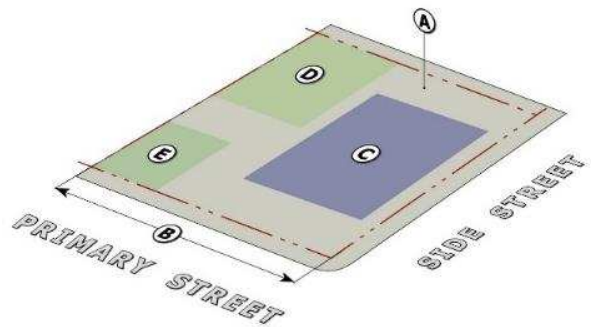
Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	
Tier 1 & Tier 2	2 story (min)
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	15,000 sf (max)
Transparency	
M. Ground Story, primary/side street (min)	60%/30%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	20 ft / 40 ft

Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	50 ft
Vehicle Access	
Q. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	Permitted in Tier 3 Only *See Sec. 10-2075. – C-R Commercial Redevelopment. I(i) for additional regulations.
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage *Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Single-Use Building



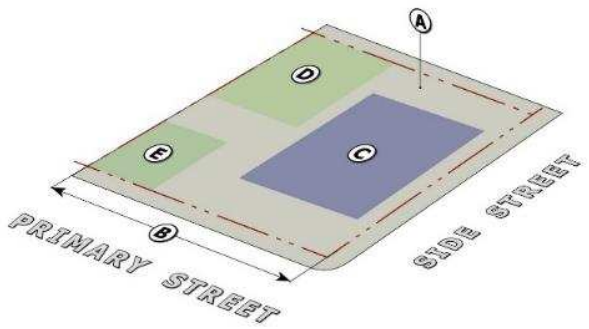
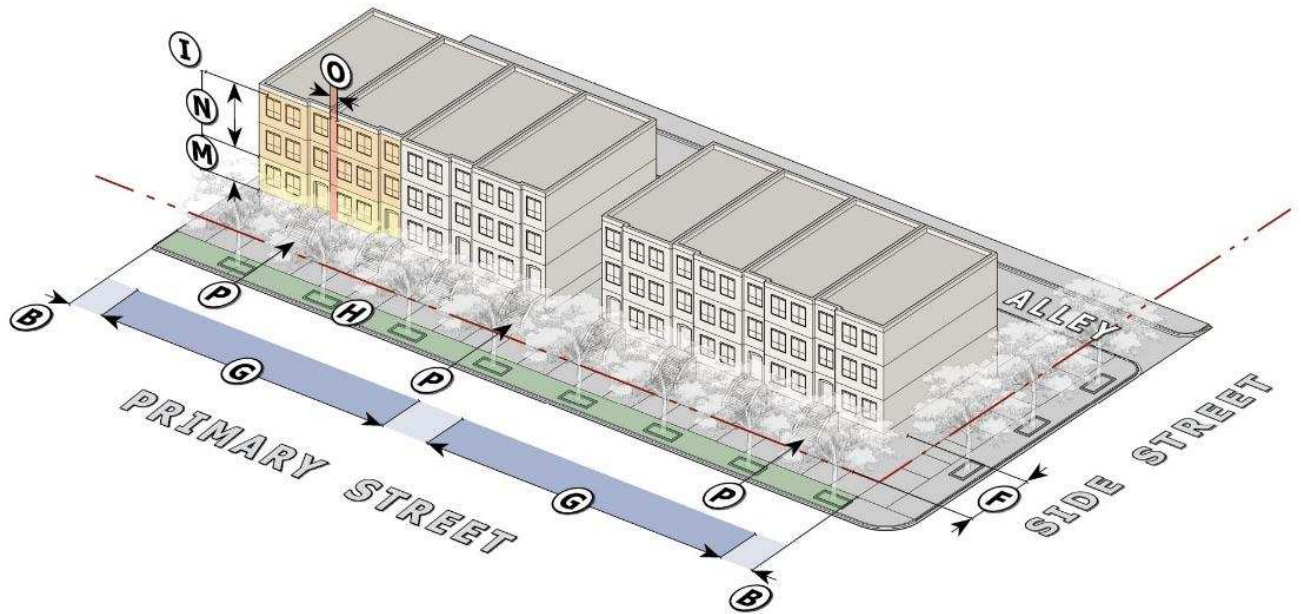
Lot Dimensions & Parameters	
A. Lot Area	5,000 sf (min) / 15,000 sf (min) for multifamily
B. Lot Width	30 ft (min) / 75 ft (min) for multifamily
C. Lot Coverage	n/a
D. Landscape Open Space	10 % (min)
E. Outdoor Amenity Space	5 % (min) / 10% (min) for multifamily



Setbacks	
F. Minimum/Maximum	
Tier 1	0 ft max
Tier 2	0 ft min / 10 ft max
Tier 3	0 ft min / 20 ft max
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	

Building Height & Mass	
I. Building Height	
Tier 1	10 story max
Tier 2	5 story max
Tier 3	6 story max
J. Ground Story Height	13 feet
K. Upper Story Height	9 feet
L. Building Footprint	15,000 sf (max) nonresidential only
Transparency	
M. Ground Story, primary/side street (min)	40% / 20% 20% primary/side street for multifamily
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	40 ft / 50 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required
P. Entrance Spacing (max)	150 ft
Vehicle Access	
Q. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	Permitted in Tier 3 Only *See Sec. 10-2075. - C-R Commercial Redevelopment. (e)(i) for additional regulations.
S. Lots with less than 100 ft of frontage	1 curb cut (max)/street frontage
T. Lots with more than 100 ft of frontage	2 curb cuts (max)/street frontage *Additional curb cuts may be permitted by zoning administrator if needed. * In addition to above, Hotels are permitted circular driveways for guest drop-off.
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Townhouse

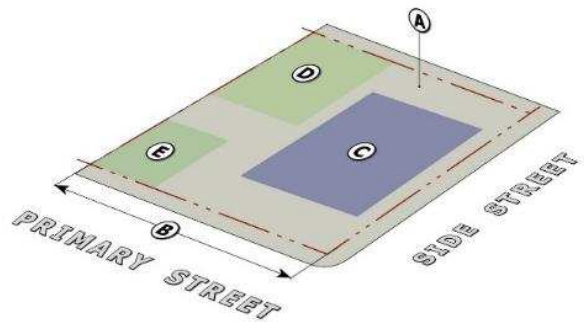
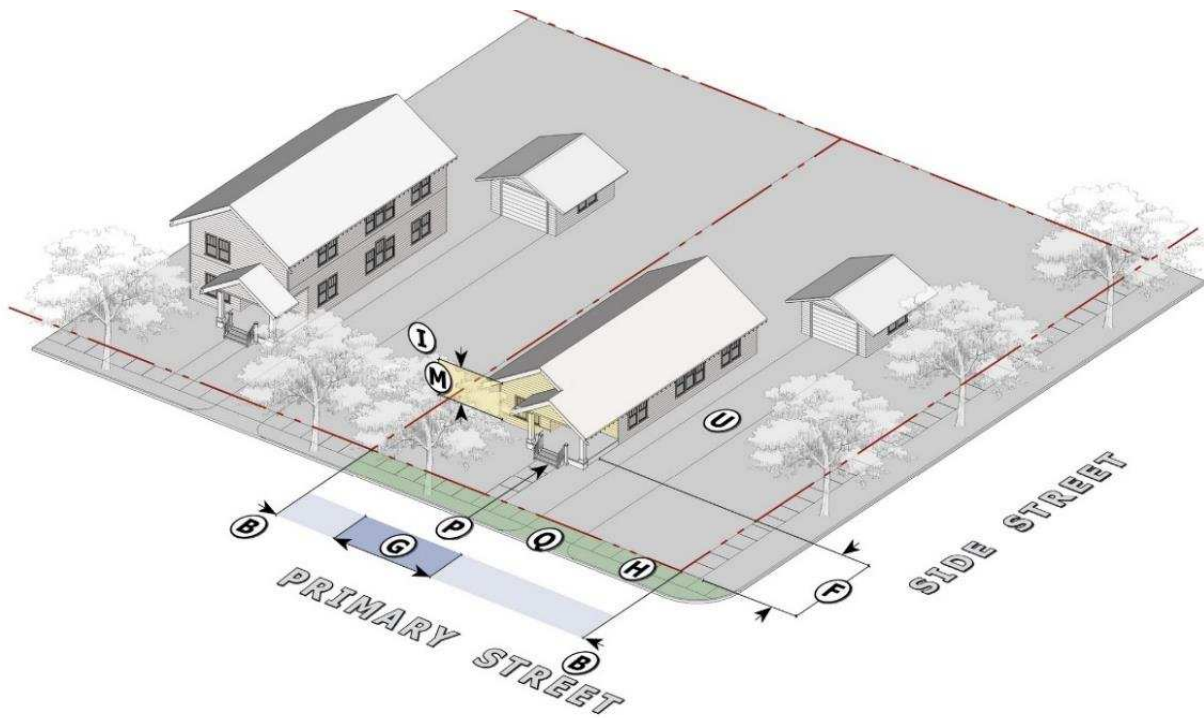


Lot Dimensions & Parameters	
A. Lot Area	800 sf (min)
B. Lot Width	20 ft (min)
C. Lot Coverage	75 % (max)
D. Landscape Open Space	n/a
E. Outdoor Amenity Space	n/a

Setbacks	
F. Minimum/Maximum	0 ft (min) / 8 ft (max)
G. Min % of Building in Build-to-Zone	80%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	45 ft
Accessory Structure	24 ft
Transparency	
M. Ground Story, primary/side street (min)	20%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	30 ft
Pedestrian Access	
P. Street-facing Entrance Required	Required

Vehicle Access	
Q. Vehicle access to sites located along Primary Streets must come from an alley or side street. No curb cuts or driveways are allowed from a Primary Street.	
R. Drive-Thrus	n/a
S. Lots with less than 100 ft of frontage	n/a
T. Lots with more than 100 ft of frontage	n/a
Parking Location	
U. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of a Primary Street.	

Detached House



Lot Dimensions & Parameters	
A. Lot Area	5000 sf (min)
B. Lot Width	50 ft (min)
C. Lot Coverage	60 % (max)
D. Landscape Open Space	n/a
E. Outdoor Amenity Space	n/a

Setbacks	
F. Minimum/Maximum	10 ft (min)
G. Min % of Building in Build-to-Zone	25%
Streetscape	
H. Sidewalk	Will be based on final LCI Project standards currently under construction.
H. Planting Area	
H. Tree Spacing	
Building Height & Mass	
I. Building Height	35 ft
Accessory Structure	24 ft
J. Ground Story Height	n/a
K. Upper Story Height	n/a
L. Building Footprint	n/a
Transparency	
M. Ground Story, primary/side street (min)	20%
N. Upper Stories, primary/side street (min)	20%
O. Blank Wall Area, Primary/side street (max)	n/a

Pedestrian Access	
P. Street-facing Entrance Required	Required
Vehicle Access	
Q. Only one curb cut allowed per lot	
R. Drive-Thrus	n/a
S. Lots with less than 100 ft of frontage	n/a
T. Lots with more than 100 ft of frontage	n/a
Parking Location	
<p>U. All off-street parking spaces must be located behind the primary garages or enclosed / semi-enclosed parking structures.</p> <p>U. May not be located between building and street</p>	

C. Parking:

1. The parking requirements set forth below shall serve as the baseline within the Downtown Architectural Overlay District where applicable:

Use Type	Baseline Parking Requirement
Retail	One parking space per 300 square feet
Office	One parking space per 300 square feet
Townhouse	One parking space per units of 1,200 square feet or less, and two spaces per units greater than 1,200 square feet
Multi-family Residential	One parking space per units of 1,000 square feet or less and 1½ space per unit greater than 1,000 square feet

2. Parking shall be shared among users with a common development. Parking shall be reduced according to the shared parking standards established in Article E of the East Point Zoning Ordinance. Additional reduction in the number of parking spaces is encouraged, for which requests shall follow a variance process including review by the Downtown Architectural Review Board and the Planning and Zoning commission.
3. All parking spaces built, which exceed the minimum number required by the East Point Zoning Ordinance, shall be constructed of pervious material.
4. If an internal street is developed for use by the general public, one row of parallel parking is allowed between the street and the curb.
5. Legal on-street parking spaces along a property's street frontage may be counted toward a development's parking requirement. For unmarked parallel parking spaces, a length of 22 feet per space may be assumed.
6. Bicycle Parking Spaces - Bicycle parking spaces shall be provided at a rate of one (1) bicycle parking space for each twenty (20) automobile parking spaces provided.
7. Refer Article E for additional parking standards.

Sec. 10-14012. TRANSITIONAL YARDS BETWEEN USES

- A. *Transitional Uses.* Where a lot in this district abuts a lot in any residential district at the side along the same street frontage, and without an intervening street, such lot within this district, or the first 100 feet on such lot if it is wider than 100 feet, shall not be used for a service station.

B. Transitional Yards

1. Side yard: Commercial buildings adjacent to a residential district which shall not be used for the purpose of parking, paving, loading, servicing or any other activity and shall be planted and maintained as a landscaped strip of at least 6 feet.
2. Rear yard: There shall be a rear yard of 20 feet when adjacent to a residential, district which shall not be used for the purpose of parking, paving, loading, servicing or any other activity and shall be planted and maintained as a landscaped strip.
3. Screening: Where a lot in a CR district abuts a lot in a residential district on the side or rear lot lines without an intervening street, permanent privacy fencing or screening not less than 6 feet in height shall be provided and shall be maintained in good condition.
4. Redevelopment: Any property wherein the principal building is removed for the purpose of the redevelopment shall be redeveloped in accordance with the requirements of this Section, and any paving or other accessory structural element within any required transitional yard shall be removed and buffers provided as required herein.
5. Transitional height plane: A transitional height plane shall apply to commercial or multi-family buildings that is either (1) adjacent to, or (2) separated by a street with a width of fifty (50) feet or less from any “R” or “RL” zoned property. No portion of a commercial or multi-family structure shall protrude into a transitional height plane. The transitional height plane shall begin at a point thirty-five (35) feet above any setback or transitional buffer line, whichever is furthest from the property line, and then extend at an upward angle of forty-five (45) degrees over the lot of the commercial or multi-family building.

Sec. 10-14013. SCREENING AND FENCING

Landscaping and fencing materials should be used to minimize visual and noise impact of parking, loading areas, and accessory site features.

- A. All loading areas shall be screened from view of any public street either: (1) a minimum six-foot-high opaque fence matching the material of the building or (2) a fifteen (15) foot wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 3 to 4 feet at time of planting and reach a height of six feet within two years of planting.

- B. All parking areas shall be screened from view of any public street by: (1) a 15-foot-wide landscape strip planted to buffer standards or (2) a berm planted with a continuous hedge or evergreen shrubs. Plants shall be a minimum height of 3 to 4 feet at time of planting, and such plants (in the case of option 2 above, the berm and the planting combined) shall reach a height of six feet within two years of planting.
- C. Refuse areas (dumpsters) shall be placed in the least visible location from public streets and shall be enclosed on three (3) sides with opaque walls of the same exterior wall material used for the building. The remaining side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the dumpster.
- D. Fencing Material and Height:
 - 1. Allowed fencing material shall be ornamental metal in yards adjacent to a public street.
 - 2. Fences along public street frontage shall not exceed four (4) feet from finished grade.
- E. Chain link fencing, except as required along detention/retention ponds, is prohibited.

Sec. 10-14014. Sidewalks.

Public sidewalks shall be located along all public streets and shall have minimum widths as specified herein.

- A. *New Sidewalk dimensions.* The width and location of sidewalks and landscape strips shall be determined by the director of public works based on GDOT standards, if applicable, and compatibility with existing sidewalks, trees and utilities.
- B. Sidewalks shall consist of two zones: 1) street furniture and tree planting zone; and 2) a clear zone.
 - 1) Street furniture and tree planting zone requirements. The street furniture and tree planting zone shall be located immediately adjacent to the curb and shall be

continuous. Said zone shall meet the tree planting requirements of subsection 10-14041(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

- 2) *Clear zone requirements.* The clear zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape and shall be unobstructed by any permanent or nonpermanent element.
- A. Street tree planting requirements. Street trees are required and shall be planted in the ground a maximum of 40 feet on center within the street furniture and tree planting zone and spaced equal distance between streetlights. All newly planted trees shall be a minimum of 12 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven feet. All plantings, planting replacements and planting removal must be submitted by a certified arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or *Liriope spicata*. A minimum planting area or grating of at least three (3) by three (3) feet shall accompany all street trees.
 - B. Paving. All paving within the street furniture and tree planting zone shall utilize six inch by six-inch pavers and shall be brick or concrete.
 - C. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections.
 - D. No awning or canopy shall encroach into the street furniture and tree planting zone within the public right-of-way.
 - E. Decorative pedestrian lights, where installed, shall be placed a maximum of 40 feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within the street furniture and tree planting zone.
 - F. All utilities shall be placed underground to allow for unobstructed use of sidewalks.
 - G. At a minimum, new sidewalks should complement, maintain the existing streetscape standards where feasible and allow for a seamless transition from the existing

streetscape fronting following streets:

- Main Street – from Lyle Avenue to W Cleveland Ave.
- East Point Street – from Washington Ave. to W Cleveland Ave.
- White Way
- Thompson & Dorsey Ave – from Main Street to East Point Street

H. Sidewalks are highly encouraged to incorporate the use of porous pavements or pavers that permit the infiltration of storm water wherever feasible.

Additional referenced regulations:

Sec. 10-2075. - C-R Commercial Redevelopment

e) *Development standards.*

i. *Drive-thru businesses (applies to all businesses):*

- i. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage stacking of cars for a minimum of ten vehicles, as measured from the forward most drive-thru window to the entrance to queuing space.
- ii. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.
- iii. Drive-thru windows are prohibited on the front of the building directly

facing a street frontage.

- iv. Double drive-thru lanes are prohibited.
 - v. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - vi. A five-foot wide landscaped planter shall be installed between the drive-thru lane and parking lot maneuvering area.
- j. *Structured parking.* All parking structures, or any story thereof, located in whole or in part above finished grade and used as accessory parking for another use shall meet the following standards:
- i. Parapet walls: On all level where parking is provided adjacent to an exterior wall, all facades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
 - ii. Public facades: When a parking structure façade is adjacent to or facing a public park or public right-of-way, such facades shall comply with the following:
 - a. Any such facades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. Screening elements shall be designed in a structurally sound manner and have a gap no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

Sec. 10-2020.3. - Site design guidelines and requirements

(l) Architectural standards

1. The design and layout of a development should build upon and complement the design of the surrounding community. The size, orientation, setback and scale of buildings are integral elements of communities. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties.
2. The location of a building should take into consideration its surrounding and take advantage of opportunities to maintain open views and spaces. Buildings should be in proportion, in scale and characteristic to their natural setting. The building design and material should contribute to the style and surrounding areas. Building design that is based on a standardized formula associated with a business or franchise shall be modified to meet the provisions of this section.
3. Buildings shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, recesses/projections, clock towers, cupolas and/or courtyards.

(p) Building material

1. The exterior wall materials of all buildings shall consist of a minimum of 60 percent (per vertical wall plane) of the following: brick, stone, stucco, solid plank, cementitious plank, or horizontal clapboard siding.
2. Accent wall materials on buildings shall consist of glass, architecturally treated concrete masonry, stone, or stucco and shall not exceed 40 percent per vertical wall plane.
3. Prohibited exterior building facade materials are: metal panel systems, precast, smooth concrete masonry or plain, reinforced concrete slabs, EIFS, aluminum or vinyl siding, plywood, mirrored glass, press-wood or corrugated steel (exceptions: mechanical penthouses and roof screens).

(q) Colors.

1. If large scale retail establishment or development is not located in an overlay district,

all aspects of a development should use colors common in the area and in nature.

2. Earth-toned, subtle and muted colors provide for a development that incorporates sensitivity to its natural surroundings. High intensity fluorescent colors shall be prohibited.
3. To the extent any rear or side of any building is adjacent to a public street or single-family residence, architectural treatment shall continue through the rear or side.

(r) Roof.

1. Permissible roof types are flat, gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures.
2. Roof pitches shall be in the range of four over 12 to 12 over 12.
3. Roof pitch material shall be made out of the following materials: asphalt shingle, wood shingle, wood shake, standing seam metal, or materials designed to give the appearance of the above mentioned materials.
4. A decorative parapet or cornice shall be constructed along all roof lines with a lower pitch than specified in above.
5. Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than four feet above roof.

(s) *Additional requirements*

1. Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear. Steel roll down curtains may be located in other areas if not visible from the front of a building or from a public street.
2. Neon lights outlining and/or detailing building features are prohibited.
3. Where additional stores will be located in a large retail establishment, each such store that is 5,000 square feet and greater shall have at least one exterior customer entrance, which shall conform to the above requirements.

Sec. 10-2156. - Reduction of the basic requirement.

A reduction of the basic off-street parking requirement will be allowed for nonresidential and multifamily developments that locate within 3,500 feet of a MARTA rail station which is complete or scheduled for completion within three years. A reduction will be allowed on the following scale whenever pedestrian access is provided between the use and the MARTA rail station as approved by the Director of Planning and Zoning.

Sec. 10-2157. - Straight-line distance from MARTA station reduction property line to applicant property line.

0—500 feet 15%

501—1,000 feet 10%

1,001—1,500 feet 5%

	Office & Multi-Family	Retail & Restaurant
0 to 1,000 feet	70%	75%
1,001 to 2,500 feet	60%	65%
Retail & Restaurant less than 1000sf & within 1,500 feet - No off-street parking required		
2,501 to 3,500 feet	40%	50%