

3. Zone Descriptions

A form-based code is hereby established for the core area of Lithonia, which is divided into the following districts:

Core (CD): The historic core of the downtown Lithonia area which serves as the inspiration for the remaining areas. This area is true to the historic nature of the existing structures along Main Street without modification. This area also serves as the basis for the zoning categories.

Downtown (DT): The downtown district is a modernized version of the Core district. It is the Core district made larger and more appropriate for larger developments that would not necessarily work in the historic structures. Like the Core district it also emphasizes a compact walkable style of development.

Edge(EG): Edge is the transition between the downtown area and the residential structures that make up the rest of Lithonia. This area allows smaller scale commercial developments and commercial developments in residentially styled buildings to ease the edges between the single family house and walkable downtown.

4. Requirements

All requirements of this ordinance shall apply within the form based districts, except as modified by this article. If regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this article, the regulations of this article shall apply.

5. Components of this Article

The Article is comprised of Use Regulations, a form based District Regulating Plan, Lot Area, Siting, and Height Requirements, Architectural Standards, and Accessory Provisions (including parking, landscaping and sign requirements) as described below:

- A. Use Regulations. Uses in the form based districts are listed in Section 7 on page 6. Those uses listed as conditional or special uses are subject to the review and approval requirements of Article 9 of the Lithonia Zoning code.
- B. Regulating Plan
 - i. A regulating plan provides standards for each property and illustrates how each relates to adjacent properties and the street. The regulating plan is the coding key for the form-based districts; it is similar to a zoning map but it provides specific information on permitted development for each property.
 - ii. The regulating plan identifies the form district for each property, which in turn determines the lot area, siting and height requirements for all building sites. The regulating plan also shows how each lot relates to public spaces and surrounding neighborhoods. There may be additional regulations for lots in special locations as identified on the regulating plan.
 - iii. The regulating plan determines the frontage street for each lot in the form districts, along which the build-to-line (BTL) shall apply. Principal structures