

Applications-

Annexation

Rezoning

Application for
Preliminary
Annexation Review



City of Senolia
P.O. Box 310
Senolia, GA 30276
(770) 599-3679

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Senolia, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final .

Name of Applicant _____

Mailing Address _____

Telephone Number _____ Email _____

Property Owners (Use back if multiple names) _____

Mailing Address _____

Telephone _____ Email _____

Address /Location of Property _____

County Zoning _____ Requested Zoning _____

Present Land Use _____

Future Land Use _____

Required

1. Attached letter signed by owner(s)
2. 3 certified surveys of the property (dated not more than three month prior to this application)
3. Legal description of property
4. Title opinion from attorney
5. Proposed use and conceptual plan (3 paper and 1 pdf) for the property
6. Contact information
7. Letter of Intent
8. Letter stating how the annexation is reflective of the City of Senolia's Comprehensive Plan.
9. All fees must be paid
10. A list of all property owners with mailing addresses within 250 feet of the property(s) being annexed.

Date _____

I, or we, the undersigned owner, or owners, of the hereinafter described property, do hereby submit this written and signed application, requesting that, the City of Senoia annex to the existing corporate limits of said City the hereinafter particularly described land and area.

The legal description of the land requested to be annexed herein in the manner aforesaid, is attached.

There is attached hereto a survey and plat in triplicate of said land and area (8 ½ inches by 14 inches or less), made and prepared by a competent surveyor, particularly delineating the aforesaid land and area and showing on same the legal owner, or owners, of all the property so included and also the existing corporate limits of the City of Senoia at the place or places where same adjoins or is contiguous to said property.

It is certified that the aforesaid legal description and plat are true and correct, and that said plat does correctly show the owner, or owners, of the above described property, and it is further certified that same adjoins and is contiguous to the existing corporate limits of the City of Senoia, Georgia.

SIGNED _____

SIGNED _____

SIGNED _____

WITNESS _____

DATE _____

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant _____

Address _____

Telephone No. _____

Signature of Owner

Personally appeared before me

Who swears that the information
Contained in this authorization is
True and correct to the best of
His or her knowledge and belief.

Notary Public

Date

AUTHORIZATION OF ATTORNEY
Application of Rezoning or Variance

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

Signature of Attorney

Name

Address

City State Zip Code

Telephone Number

APPLICATION TO AMEND THE
OFFICIAL ZONING MAP OF
THE CITY OF SENOIA



City of Senoia
P.O. Box 310
Senoia, GA 30276
770.599.3679

Name of Applicant _____ Phone No. _____

Mailing Address _____

Name of Property Owner _____ Phone No. _____
(Attach additional page if there is more than one owner)

Address of Property _____

Zoning Classification: Present _____ Requested _____
Use of Property: Present _____ Requested _____

_____ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

_____ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

Attach the following documents:

1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit 3 copies if the plat and a PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee (\$450) payable to the City of Senoia.
7. Letter of Intent, conceptual plan
8. Letter explaining how the rezoning is reflective of the City of Senoia's Comprehensive Plan

I hereby authorize the staff of City of Senoia to inspect the premises of the above – described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me
This _____ day of _____, 20_____.

Signature of Applicant

Notary Public

Planning Commission Action:

Date of Hearing: _____

Commission's Recommendation: _____

Conditions: _____

Mayor and Council of the City of Senoia:

Date of Hearing: _____

Council's Decision _____

Conditions required: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20____, to rezone real property described as follows:

Within two years preceding the above filing date, the Applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Senoia who will consider the Application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant

Sworn to and subscribed before me

This ____ day of _____, 20____.

Notary Public

DISCLOSURE OF FINANCIAL INTERESTS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20____, to rezone real property described as follows:

_____ The undersigned official of the City of Senoia has a property interest (Note 1) in said property as follows:

_____ The undersigned official of the City of Senoia has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

_____ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant

Sworn to and subscribed before me
This ____ day of _____, 20____.

Notary Public

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant _____
Address _____
Telephone No. _____

Signature of Owner

Personally appeared before me

Who swears that the information
Contained in this authorization is
True and correct to the best of
His or her knowledge and belief.

Notary Public

Date

AUTHORIZATION OF ATTORNEY
Application of Rezoning or Variance

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

Signature of Attorney

Name

Address

City State Zip Code

Telephone Number

Ordinances

Staff Proposed

Fayetteville

Woodstock

RM-A Multifamily Apartment Residential District

A. Purpose

The RM-A Multifamily Residential District is designed to provide for low-rise and medium-density apartment developments that will be compatible when located near and among lower- and moderate-density types of developments. Dormitories are limited specifically to college campuses.

Property in the RM-A Multifamily Residential District shall be developed in accordance with the Minimum Lot Area requirement and the applicable site related provisions of the City of Senoia Development Regulations.

B. Development Standards

Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
5 acre	100 ft.	50 ft.	25 ft.	40 ft.	See table below	60%	35 ft.

Min. Heated Floor Area	Studio	1-bedroom	2-bedroom	3-bedroom
Apartments*	650 sq. ft.	800 sq. ft.	1000 sq. ft.	1,200 sq. ft.

- No more than 10% of the total units shall be three-bedroom apartments.
- This Minimum Lot Area shall not be reduced by a Variance.
- Duplexes shall be prohibited.

C. Mandatory Professional Property Management.

The development shall have a Property Management and shall be recorded in the deed records of the Superior Court of Coweta County either as written restrictive covenants or on the plat for development of the subdivision.

- Voluntary compliance with the Coweta County Crime Free Multi-Housing program is strongly suggested.

D. Architectural Standards

Subject to review and approval by the Community Development Director.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, dormer, hip or flat roofline.
2. Common entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, or arbor/trellis.
3. Front, side, and rear facades shall be finished with a minimum of 75 percent brick on each elevation. Elevations shall be staggered with alternating exterior materials and treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide unique architectural entrance surrounding single entryway.
5. Front façade and elevations visible from right-of-way shall include, at a minimum, one window and associated shutters shall provide decorative elements.
6. Refer to [Article 6, Architectural and Design Standards](#), for types of materials allowed in the district.

E. Development Standards

Subject to review and approval by the Director of Planning and Development.

1. No more than three stories.
2. Each unit is accessed internally, via a double-loaded corridor; a building design in which there are apartments or other individual units on both sides of a passage corridor connecting twelve or more attached units.
3. Provide pedestrian corridors within and beyond the development.
4. Provide potential future connections to adjacent sites or parallel roads.
5. Organize buildings around a park to create more park views and provide security that is natural in appearance.
6. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
7. Break up parking to avoid large areas of asphalt.
8. Buildings should be used to screen the large parking areas from street view.
9. Provide a decorative entrance to the development.
10. Provide a 50-foot wide landscaped setback along all exterior street frontages. The landscaped setback shall incorporate a six-foot berm, natural vegetation, and include a decorative fence/wall and entrance monument. The fence shall be constructed as a wrought iron-style fence with brick or stone columns (maximum 30-feet on-center) that are consistent with the exterior architectural treatments of the building. The fence may be placed along the 50-foot setback.
11. The landscape may vary heights, sizes, and types of plant materials around the building foundation but are subject to review and approval by the Director of Planning and Development.
12. Create focal cluster groups of plants adjacent to the building entry points.
13. Incorporate perennials and annuals to add color.
14. Centralized mail kiosk shall have a minimum three-car stacking lane for every 100 units served.
15. Dumpsters and recycle bins shall be screened from all units and not visible from right of way.
16. A Professional Property Management shall be provided and shall include at a minimum maintenance of all fencing, landscaping, paving, common areas, detention ponds, and exteriors of all structures.

17. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents.
18. Property shall have one owner. Subdividing portions of the property is prohibited.

F. Utility Restrictions

1. All utilities shall be located underground.
2. All utilities meters shall be located along a side or rear elevation.

G. Green/Common Space:

1. Every development shall be required to construct an area of public green space within the confines of the development.
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently-located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible to the residents from at least three points of entry by sidewalks. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses, and other recreational amenities may not be constructed in the green space.
4. 50% of the townhouses must be adjacent to or directly across the street from a common area such as a public green, park, or square. These units shall be rear entry only.
 - a. The minimum size for a public green, park or square 3,000 square feet
 - b. Provide a mix of undisturbed natural plantings and/or formal plantings
 - c. Provide benches, tables, seat walls, planters, play structure, and/or picnic areas/shelter.
 - d. Install outdoor lighting.

H. Zoning Exhibit

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

- a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district

R- TH Residential Townhomes

A. Purpose

The R- TH the Townhomes Residential district is designed to provide for low townhome develop that will be compatible when located near and among lower- and moderate – density types for developments.

B Lot Development Standards

Min Lot Area	Lot Width Min	External Min Front Setback	External Min Side Setback	External Min. Rear Setback	Min. Heated Floor area	Impervious Surface Max. lot coverage	Max Building Height	Min % Com Area.
5 acre	20 ft.	25 ft.	20 ft.*/ 40 ft. if located on Major Arterial	20ft	See table below	30%	35 ft.	15%

Minimum heated floor area

Studio	1 bedroom	2 bedroom	3 bedroom
-	1,000 square feet	1,200 square feet	1,400 square feet

Minimum unit width

Double – car garage	20 ft.
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Mandatory Homeowners Association – as part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development a Home Owner Association to be attached to the development of the property. The Home Owners Association shall be recorded in the deed records for the Superior Court of Coweta County either as written restrictive covenants or on the plat for development of the subdivision.

D. Architectural Standards

Subject to review and approval by the Community Development Director.

1. Each building shall consist of a minimum of two alternating roof types, specifically, open gable, boxed gable, and dormer, hip or flat rooflines.
2. Front, side and rear facades shall be finished with brick on each elevation.
3. Elevations shall be staggered with alternating exterior treatments such as porches, balconies, awnings, chimney, stoops, decks, patios, and terraces.
4. Provide a unique architectural entrance with door surround.

5. Incorporate changes in building material texture, and color.
6. Provide elements such as shutters and roof eave brackets.

E. As part of the planning process for the development of a townhome subdivision, the developer shall propose at the time of the request for development of a Home Owners Association to be attached to the development of the property. The Home Owners Association shall be recorded in the deed records of the Superior Court of Coweta County either as written restrictive covenants or on the plat for development of the subdivision. In addition, the following minimum requirements shall be applied to the property:

1. All vehicles shall be parked on a subdivision lot on a paved surface
2. Internal yard requirements: a 20 foot grassed or landscaped strip shall be provided between all buildings and interior driveways/streets.
3. A minimum of three and a maximum of eight units shall be allowed in each row of townhouses.
4. Right of way shall be 40 feet with the following dimension:
 - A. Street width shall be 22 feet, with a 2 foot curb and gutter
 - B. A 4-foot sidewalk is required and shall be 2 feet of the back of the curb.
5. All utilities shall be underground and shall be located within the required right-of-way.
6. All townhouses must be rear entry; driveways shall have no access to exterior streets.
7. Front entry units shall require the approval of a special use permit. If approved shall abide by the following rules and regulations:
 - a. Front Entry garages: may not be converted into heated interior space without being replaced with another garage with the building of the property subject to the terms of this ordinance
 - b. Driveway must provide two external parking spaces (9ft x 20 ft.)
8. Each Townhome residence shall have a two car garage as a minimum requirement
9. Rear entry garage
 - A. May not be converted into heated interior space without being replaced with another garage within the building of the property subject to terms of this Ordinance
 - B. Require an 18 feet alley width.
 - C. Shall be 20 feet off required alley.
 - D. Driveway must provide two external parking spaces (9 ft. x 20 ft.)
 10. All sides of the structure constructed in this subdivision shall be brick or stone. No other exterior surfaces shall be allowed within a townhome subdivision.
 11. No plumbing or heating vents shall be placed on the front side roof of any structure in this district.
 12. The maximum height of any structure constructed within a townhome subdivision shall be 35 feet.
 13. Building fronts shall be staggered to provide architectural relief.
 14. Sidewalks on both sides of all streets including cul-de-sacs shall be required as set forth in the subdivision regulations of the city of Senoia.
 15. The term "pavement width of streets as used in this Ordinance shall be defined as from the back of curb to back of curb

16. No driveway shall have access to exterior streets
17. Centralized mail kiosk shall have a minimum three – car stacking lane for every 100 units served
18. Dumpsters shall not be permitted

F. Utility Restrictions

All utilities shall be located underground

G. Green/ Common Space

1. Every townhome subdivision development shall be required to construct an area of public greenspace with the confines for the development
2. At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.
3. Depending on the scale of the development, the common area shall include at least one conveniently- located public gathering area or activity center with relate amenities and improvement in the form of a square, green, plaza or similarly approved element that is accessible to the residents form a least three points of entry by sidewalk. Active recreation areas, including swimming pools, tennis courts, basketball courts, clubhouses and other recreational amenities may not be constructed in the greenspace.
4. 50% of the townhomes must be adjacent to or directly across the street from a common area such as a public green, park or square. These units shall be rear entry only
 - a. The minimum size for a public green, park or square shall be 3,00 square feet
 - b. Provide a mix of undisturbed natural planning and /or formal plantings.
 - c. Provide benches, table, seat walls, planters, play structure, and /or picnic areas/shelter.
 - d. Zoning Exhibit
 - e.

H. As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

- a. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
- b. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multi-use trails, stormwater management facility areas, floodplain and wetlands, topography, and common space.
- c. Specifications, calculations, and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- d. Color elevations of front, sides, and rear of all typical units, including proposed building materials, building heights and any other structures.
- e. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district
- f. Install outdoor lighting.

Sec. 94-159. Multifamily residential district (RMF-15).

In the multifamily residential district the following uses are permitted, with lot area, yard, setback, dwelling size, and height requirements as specified in article V:

- (1) Apartments, condominiums and townhouses.
- (2) Recreational facilities, clubhouses and parks.
- (3) Laundry facilities and leasing offices only as an intricate part of the management of the development and for the exclusive use of its residents and their guests.
- (4) Within the development, there shall be 700 square feet of the land per living unit improved, landscaped and dedicated as common areas for parks and recreation for the use of residents of the development. These common areas shall be landscaped by the developer and maintained by the owner. Streets, parking areas, required yards and required buffer zones shall not be counted as part of the minimum common area. Recreational facilities shall include swimming pool, tennis court, playground equipment, or athletic fields. The amount and type of recreational facilities to be based upon the expected need for the number of bedrooms to be built in the development.

(Ord. of 4-15-96, art. V, § 503; Ord. No. 0-11-99, 3-15-99; Ord. No. 0-21-99, § 11, 8-2-99)

DIVISION 5. HISTORIC PROPERTIES; REDEVELOPMENT DISTRICT¹

Sec. 94-219. Purpose.

In support and furtherance of its findings and determination that the historical, cultural, and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of health, prosperity, and general welfare of the people;

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and enhance local historic and aesthetic attractions to tourists and thereby promote and stimulate business;

In order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and

In order to provide for the designation, protection, preservation, and rehabilitation of historic properties and historic districts, and to participate in federal or state programs to do the same;

The city council hereby declare it to be the purpose and intent of this division to establish a uniform procedure for use in providing protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, and landscape features having a special historical, cultural, or aesthetic interest or value, in accordance with the provisions of this division.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.01. Findings and purpose.

It is found that potential redevelopment areas (as defined hereinafter) exist within the City of Fayetteville and that such areas limit the tax resources of the city, limit job opportunities in the city, are a detriment to the aesthetic beauty of the city, and can have a deleterious effect upon the public health, safety, morals and welfare. It is, therefore, in the public interest to encourage the redevelopment of such areas. The city hereby finds that development bonuses such as land use and density incentives are necessary to encourage redevelopment of properties.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.02. Zoning district established.

The Fayetteville City Council hereby ordains and creates upon the conditions and requirements herein provide a zoning district to be known as the redevelopment district (or R-D zoning district.)

¹Editor's note(s)—Ord. No. 0-38-02, art. 2, adopted Aug. 1, 2002, repealed former div. 5, §§ 94-219—94-219.7 of this article, which pertained to historic districts and properties and derived from Ord. No. 0-2-00, § I—VIII, adopted Feb. 7, 2000; and Ord. No. 0-27-01, art. I, adopted July 19, 2001. Art. 1 of Ord. No. 0-38-02 and Ord. No. 0-21-02, § 1, adopted June 6, 2002, added new provision as §§ 94-219, 94-219.01—219.07, 94-219.1—94-219.7, as herein set out.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.03. Definitions (sections 94-219.01 through 94-219.07).

[As used in sections 94-219.01 through 94-219.07, the following words and terms shall have the designated meanings:]

Building means a man made structure created to shelter any form of human activity, such as a house, barn, church, hotel, store or similar structure.

Potential redevelopment site ("PRD site") means a parcel of land, with a building or structure located thereon that is at least 20 years old, the improvement of which in the current use is not economically feasible due to the combination of any one or more of the following: dilapidation; cost to repair; demolition costs; age; obsolescence; inadequate provision for ventilation, light, air, sanitation or open spaces; faulty lot layout in relation to adequacy, accessibility, or usefulness' and the redevelopment of which would benefit the city's Main Street District.

Redevelopment means the planning, design, acquisition and development of property that is in need of rehabilitation, renewal or revitalization.

Structure: A structure is a man made work comprised of interdependent and interrelated parts in a definite pattern of organization.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.04. Authority of the planning and zoning commission.

The City of Fayetteville Planning and Zoning Commission is hereby delegated the authority and duty to propose the creation of such redevelopment districts as it deems appropriate and to review and make recommendations regarding all requests or applications of landowners seeking to have a parcel of land declared a redevelopment district. Further, once a redevelopment district is created by the city council, the planning and zoning commission is hereby delegated the authority and duty to make recommendations to the city council regarding the development of the parcel including densities in accordance with sections 94-219.01 through 94-219.07.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.05. Recommendation and designation of redevelopment districts.

- (a) *Procedure for designation as a redevelopment district.*
- (1) Upon recommendation of the planning and zoning commission or upon its own motion, the city council may adopt an ordinance declaring a redevelopment district in accordance with this section; or
 - (2) A landowner may file an application seeking to have his/her/its property designated as a redevelopment district in accordance with this section.
- (b) *Qualifications for designation as a redevelopment district.* In order to be declared a redevelopment district, a parcel or parcels must meet the criteria for a PRD site at section 94-219.03. Staff will determine if a parcel or parcels meet the criteria for a PRD site. The landowner must provide the following documentation upon submittal of an R-D rezoning application.
- (1) A physical description of the PRD site;
 - (2) A statement of the age of the PRD site, and proof of age;

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- (3) A statement of the difficulties or obstacles to development of the PRD site at its present zoning classification(s);
 - (4) A map showing zoning district boundaries and actual land use of individual properties within the PRD site;
 - (5) Representative photographs of PRD site;
 - (6) A plat showing the land uses within 100 yards of the external boundaries of the PRD Site;
 - (7) A statement of the values required by section 94-219.06(1)a. and the basis of those values, whether by full assessed values or appraisals;
 - (8) A description of the other development conditions of section 94-219.06(1)b. to be utilized by the landowner;
 - (9) A description of the development incentives from section 94-219.06(2) being requested;
 - (10) A full and complete proposed development plan consistent with the city's site development plan requirements.
- (c) *Commission recommendation.*
- (1) The commission shall, upon its own initiative or upon the submission of an application by a landowner present to city council recommendations for the designation of redevelopment districts. If an application is submitted by a landowner then the commission must make a recommendation for approval or denial.
 - (2) Commission's documentation of proposed designation: Prior to the commission's recommendation of a redevelopment district to city council made on its own initiative, the commission shall prepare a report to the city council consisting of the following:
 - a. A physical description of the PRD site;
 - b. A statement of the age of the structures on the PRD site, and proof of age;
 - c. A statement of the difficulties or obstacles to development of the PRD site;
 - d. A map showing district boundaries and land use classification of individual properties therein;
 - e. Representative photographs of the PRD site;
 - f. A plat showing the current land uses within 100 yards of the PRD site;
 - g. A statement of the development incentives recommended including any variances from city ordinances.
- (d) *Requirements for adopting an ordinance for the designation of a redevelopment district.*
- (1) *Required components of a designation ordinance:* Any ordinance designating any redevelopment district shall:
 - a. List each property in a proposed district, and contain a legally sufficient description of the proposed individual property;
 - b. Set forth the name(s) of the owner(s) of the property within the district;
 - c. Follow all applicable state zoning procedures laws.
 - d. Require that the property or district be shown on the official zoning map of the City of Fayetteville, and kept as a public record to provide notice of such designation.

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- (2) The city shall follow city ordinances and state law governing notice, hearings and procedures for a zoning decision.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.06. Redevelopment standards and incentives.

In order to be declared a redevelopment district, all parcels of land lying within a proposed redevelopment district shall be subject to the conditions stated below (at subsection (1)) and may obtain one or more of the following redevelopment incentives (at subsection (2)) below as determined by the city council:

- (1) *Redevelopment standards:* To avail oneself of the hereinafter described incentives a landowner must:
- a. Expend at least 75 percent of the full assessed value of the PRD site in improving the PRD site and the taxable increase in the property value must be increased by at least 50 percent. Property value after redevelopment may be established preferably by appraisals for development loans, but if not available, then by appraisals obtained by landowner. It is the intent that upon redevelopment the city's ad valorem tax base will increase by 50 percent as to the PRD site. And, include at least two of the following conditions:
 - b. Provide at least 20 percent green space.
 - c. Mixed uses:
 1. In the Main Street District (as defined at section 94-187 of the City of Fayetteville Code of Ordinances): Street level retail or office, residential; or office above but must include residential.
 2. Outside the Main Street District: Any combination of uses except industrial. Residential must be in separate structures; that is, may not be in structures with non-residential.
 - d. Street overpasses or underpasses for pedestrians.
 - e. Mid-block connections for pedestrians. Mid-block connections are pedestrian pathways located approximately in the middle of a city block and passing through the block to connect with the other side. The pathways must be at least eight feet wide and landscaped, including street trees lining the pathway at 40-foot on centers.
 - f. Streetscape improvements, at least three of the following:
 1. Wider sidewalks (up to 15 feet wide) to accommodate street trees and/or sidewalk cafes.
 2. Brick pavers consistent with the courthouse square.
 3. Decorative (consistent with style around old courthouse square) pedestrian scale lighting.
 4. Exterior benches and decorative exterior trashcans.
 5. Street trees with grates.
 6. Large street or sidewalk exterior planters to be maintained by adjacent property owner.
 - g. Public gathering spaces adjacent to and clearly visible from the sidewalk such as plazas and fountains.
 - h. Five percent reduction in impervious surface over impervious surface of PRD site before redevelopment.
 - i. Quality restaurant as defined at City Code section 86-68.

-
- j. Scientific or academic research and development center.
 - k. Business park/class a office space.
 - l. Parking lot screened from view by a 4.5 feet opaque, decorative brick wall or underground parking or a parking garage not visible from the street.
- (2) *Redevelopment incentives:* Upon finding that the condition precedents above, the city council may approve a development plan that includes one or more of the following incentives:
- a. If the impervious surface of the PRD site before redevelopment is 76 percent or more, the PRD site after redevelopment may have a total impervious surface of up to 80 percent; otherwise, the PRD site after redevelopment may have a total impervious surface of up to 75 percent. For purposes of this subsection(2)(a), pervious pavers, meeting the requirements of the Georgia Stormwater Management Manual section 3.3.8 for Modular Porous Paver Systems, will be given credit from impervious surface calculations. Pervious paver systems shall be considered 50 percent pervious and 50 percent impervious for purposes of the calculations. Pervious pavers shall be allowed for use on 25 percent of the parking spaces in a parking lot. Pervious pavers are not allowed for use as driveways, or where traffic volumes are high or where heavy duty pavement is needed.
 - b. In the Main Street District, properties may be exempted from the highway corridor buffer and its landscaping requirements.
 - c. Fee simple residential density incentive for Main Street District only. Maximum density for rental units or apartments shall remain at eight units per acre. The landowner may obtain a density higher than eight units per acre incentive within the PRD site by the landowner's redevelopment of the PRD site in compliance with the standards in section 94-219.06(1), provided that the landowner meet all requirements of section 94-227. The actual density shall be determined by the city council.
 - d. Thirty percent reduction in parking requirements except for residential uses.
 - e. Fifty percent reduction in impact fees and sewer proportionate share fees for properties whose redevelopment will increase the ad valorem tax by 50 percent over the ad valorem taxes in the tax year prior to the redevelopment.
 - f. Allowed uses within the R-D district are those allowed in the C-1, C-2, O-I, RP, R-THC, R-15, DR-15 zoning districts, C-3 uses allowed by special exception only when the particular C-3 use is being actively utilized within the PRD site at the time of the rezoning request.

(Ord. No. 0-21-02, § 1, 6-6-02; Ord. No. 0-6-08, art. 1, 4-3-08)

Sec. 94-219.07. Penalty.

Substantial redevelopment must commence within 90 days of the granting of a redevelopment rezoning requested by a property owner and be completed within 12 months of approval date. The approved plans for redevelopment shall be incorporated within the zoning granted and shall be a part of the rezoning granted and development substantially consistent therewith is a requirement of the continuation of any redevelopment zoning. Failure to comply with the above provisions shall authorize the city to stop all work on the redevelopment project on to revert the zoning of the subject property to the original zoning prior to the R-D zoning being granted, or the city may do both.

(Ord. No. 0-21-02, § 1, 6-6-02)

Sec. 94-219.1. Definitions (sections 94-219, 94-219.1 through 94-219.7).

As used in sections 94-219, 94-219.1 through 94-219.7, the following words and terms shall have the designated meanings.

Fayetteville Main Street Architectural Overlay District means as defined at section 94-187 of the city's Code of Ordinances.

Historic property means a lot within the Fayetteville Main Street Architectural Overlay District upon which there is a structure which structure was built prior to the year 1945.

Lot and structure means as defined at section 9-3 of the city's Code of Ordinances.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.2. Permit to demolish or relocate requirement.

No demolition or relocation of a historic property shall be made, or be permitted to be made, by the owner or occupant thereof unless and until completing the applicable administrative review process and obtaining a permit issued by the city authorizing the demolition or relocation.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.3. Application for permit.

An application for, and issuance of, a permit is required prior to any demolition or relocation of any historic property.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.4 Administrative review: identified items; application requirements.

The administrative review shall consist of a review by city staff of any post-demolition or post-removal re-development plans and elevations, drawings, photographs, city development regulations, zoning, buffers, and other applicable ordinances and regulations that would impact the future development of the historic property. The council shall establish the application and review fee.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.5. Criteria.

- (a) *Relocation of historic structures within the Main Street District.* In instances of relocation of an existing historic structure within the Main Street District, city staff shall review relocation plans, including full site development plans for compliance with all applicable development regulations. Upon receipt of an application for a relocation permit, the building department shall forward the application to the planning and zoning department. Within 14 days of the date of application, the planning and zoning department shall review the relocation application for compliance with all applicable city development regulations for the subject property and notify the building department of the relocation plan's compliance. After confirmation of compliance with all applicable development regulations, the building department shall issue a relocation permit. The 14-day review period may be extended by mutual agreement between the applicant and the city.

-
- (b) *Relocation of historic structures from inside to outside the Main Street District.* In instances of relocation of a historic structure from inside the Main Street District to outside the Main Street District (either inside or outside the city limits), the applicant shall submit an application for a permit to the building department.

Upon receipt of an application for a permit, the building department shall forward the application to the planning and zoning department. Within 14 days of the date of application, the planning and zoning department shall review with the applicant all applicable city development regulations for the property being vacated. After written acknowledgement of the review and the applicant's understanding of all applicable development regulations, the planning and zoning department shall forward an authorization to proceed to the building department. The 14-day review period may be extended by mutual agreement between the applicant and the city.

- (c) *Demolition.* In instances of demolition of a historic property within the Main Street District, the applicant shall submit an application for a demolition permit to the building department.

Upon receipt of an application for a demolition permit, the building department shall forward the application to the planning and zoning department. Within 14 days of the date of application, the planning and zoning department shall review all applicable city development regulations for the subject property with the applicant. After written acknowledgement of the review and the applicant's understanding of all applicable development regulations, the planning and zoning department shall forward an authorization to proceed to the building department. The 14-day review period may be extended by mutual agreement between the applicant and the city.

Upon authorization to the building department to proceed, a sign shall be posted by the planning and zoning department on the premises of the building or structure proposed for demolition in a location clearly visible from a public street. The sign, giving notice of the proposed demolition, shall have been posted for at least 30 days prior to issuance of a demolition permit as provided herein.

The purpose of this section is to preserve historic buildings which are important to the education, culture, traditions and the economic values of the city and to give the city's interested persons, historical societies or organizations the opportunity to acquire or to arrange for the preservation of such buildings.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.6. Decision on application.

- (a) *Denial.* When considering an application for a permit, administration shall deny the application if it finds that the proposed demolition application is not in compliance with city ordinances.
- (b) *Notice to property owner.* Administration shall provide notification of each decision, in writing, to each applicant.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Sec. 94-219.7. Permit to demolish or relocate—Scope; expiration and renewal; failure to comply; amendments.

- (a) *Expiration; renewal.* A permit shall be void if work does not commence within six months of the date of issuance. A permit shall allow work in compliance thereof for a period of 12 months from the date of issuance.
- (b) *Failure to comply with demolition permit.* All work performed pursuant to the permit shall conform to the requirements of such permit, the application and supporting data, and any amendments or modifications shall require review. In the event work is performed not in accordance with such permit, the building official or his designee shall issue a stop work order, and all work shall cease. No person, firm or corporation shall

undertake any work on such project as long as such stop work order shall continue in effect. Violations shall be punished as authorized by the city's Charter for ordinance violations.

- (c) *Failure to apply for a demolition permit.* A permit shall be obtained prior to demolition or relocation of a historic property. In the event work is performed without a permit, the building official or his designee shall issue a stop work order and all work shall cease. No person, firm or corporation shall undertake any work on such project as long as such stop work order shall continue in effect. The owner shall submit an application for a permit within seven days of the issuance of the stop work order. Violations shall be punished as authorized by the city's Charter for ordinance violations.

(Ord. No. 0-38-02, art. 1, 8-1-02)

Secs. 94-220—94-225. Reserved.

7.503. - Conditional Use Permit Review Criteria.

The Mayor and City Council may grant a conditional use permit for the uses enumerated in Section 7.505 of this article. The granting of a conditional use permit is conditional upon the site plan considered by the Mayor and City Council and are subject to the following process and review procedure:

1. All applications for conditional use permits shall be advertised in the same manner as applications for rezoning and public hearings will be held thereon in the same manner as applications for public hearings are conducted.
2. The Mayor and City Council may grant conditional use permits for limited periods of time based upon the criteria set forth in Section 7.503(3).
3. In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a conditional use permit, whether to limit the time such conditional use is allowed and whether to restrict the conditional use to a particular owner or party:
 - a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
 - b. Whether or not the use is otherwise compatible with the surrounding area.
 - c. Whether or not the use proposed will result in a nuisance as defined under State law.
 - d. Whether or not quiet enjoyment of surrounding property will be adversely affected.
 - e. Whether or not property values of surrounding property will be adversely affected.
 - f. Whether or not adequate provisions are made for parking and traffic considerations.
 - g. Whether or not the site or intensity of the use is appropriate.
 - h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.
 - i. Whether or not adequate provisions are made regarding hours of operation.
 - j. Whether or not adequate controls and limits are placed on commercial and business deliveries.
 - k. Whether or not adequate landscape plans are incorporated to ensure

appropriate transition between adjacent or nearby properties.

- l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
 - m. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
 - n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
 - o. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.
4. In all applications for a conditional use permit the burden shall be on the applicant both to produce sufficient information to allow the Mayor and City Council fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the City.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

7.506. - Additional Development Regulations Required.

Where a use is conditional or permitted in Section 7.505, but is marked by a "*" and corresponding number, there are additional development regulations required as noted below:

1. P*1—Uses marked by this designation are limited to a maximum floor area of eight thousand (8,000) square feet. Bar/tavern uses shall be prohibited in any zoning classification with the Historic Overlay (HO) applied to it. No outdoor storage or sales is permitted.
2. P*2—Except within the Ridgewalk Overlay, uses marked by this designation are limited to a maximum floor area of eight thousand (8,000) square feet and shall have no outdoor storage or sales areas associated with the use. For the Ridgewalk Overlay, see Section 7.808.
3. P*3—Uses marked by this designation shall have no drive-thru facility.
4. P*4—Uses marked by this designation shall have no drive-thru facility visible from any public street.
- 5.

P*5—Uses marked are limited to a maximum floor area of fifteen thousand (15,000) square feet. Any such use in excess of fifteen thousand (15,000) square feet shall have the ability to receive a conditional use permit for the use in an existing building.

6. P*6—Uses permitted by right by this designation are required to be located on a floor of a building which is not directly adjacent to a publicly accessible street (i.e., these uses may be allowed on upper floors of a building or in the basement of a building which fronts onto an alleyway). In the DT-CBD category, this restriction is limited to those buildings which front directly on Main Street between Noonday/Fowler Street and Kyle Street, East Main Street, Chambers Street, Arnold Mill Road and Fowler Street. Uses marked by this designation shall be available on a floor of a building directly adjacent to a publicly accessible street through the issuance of a conditional use permit.
7. P/C*7—Outside the Downtown District, Residential Single-Family Detached shall be permitted by right within the R3-A district only. Residential Single-Family Attached shall be permitted within the R3-B (duplex) and R3-C (townhome) districts only.
8. P/C*8—Uses permitted by this designation shall not front or provide direct access to an A Street where nonresidential frontage is required according to the A Street design requirements, except within DT-HO, and shall not front on or provide direct access to a C Street (see Street Types Table in the Downtown District Standards). Permitted residential uses are allowed on upper floors or in basements of a building fronting any street type.
 - a. For DT-CBD and DT-CMU, the base density of twelve (12) DU/ac (Dwelling Units per Acre) can be increased up to forty (40) DU/ac maximum, using any combination of the following bonus incentive procedures:
 - i. Vertical mixed-use structure—Twenty (20) percent DU/ac increase.
 - ii. Provision of open space above the twenty (20) percent minimum requirement—One (1) percent DU/ac increase per one thousand (1,000) square feet of open space up to twenty thousand (20,000) square feet maximum or twenty (20) percent DU/ac increase maximum.
 - iii. Structured parking with parking spaces available to the public at no charge—One (1) percent DU/ac increase per one (1) parking space.
 - iv. Professional office space—Ten (10) percent DU/ac increase per ten thousand (10,000) square feet of professional office space.

- v. Mayor and City Council reserve the right to increase density above forty (40) DU/ac on a case by case basis, depending on the compatibility of the project with adopted plans, considering the following elements: economic impact, regional significance, amenities provided to the community, and public infrastructure improvements.
 - vi. Once site plans are submitted to the Community Development Department utilizing any one (1) of the above bonus incentives, the Community Development Director will brief the Mayor and City Council, reviewing the project plan at the next available City Council Meeting.
- b. Residential, Single-Family Attached is a Conditional Use in all districts where it is permitted. The following criteria shall be used for evaluating Conditional Use Permit proposals for Attached product, in addition to the criteria listed in Section 7.503, Conditional Use Permit Review Criteria:
- i. Whether or not the proposed location and site is appropriate for a townhome product, and whether the property could have a higher and better use.
 - ii. Whether or not the proposal includes a mix of housing types and/or price points.
 - iii. Whether commercially zoned property is proposed to be converted to a primarily residential use.
 - iv. Whether the proposal includes innovative or unique design.
 - v. Whether the proposal includes the construction of street connections and/or Greenprints Trail connections.
9. P/C*9—The following uses: Sexually oriented businesses, spa establishment, bodywork therapy, massage therapist, massage therapy establishment, pawn shop/dealer in precious metals and gems, tattoo parlor/body piercing, have additional regulations and/or regulatory fees governed by the Code of Woodstock.
10. P*10—Hotels shall include the following requirements:
- a. Hotels shall be required to provide main access to all guest rooms through a lobby of at least one thousand (1,000) square feet. Each guest room shall be accessed through an interior hallway and shall not have direct access to the exterior of the building unless it is required by fire safety regulations.
 - b. Each hotel shall be required to provide staff or management on duty twenty-

four (24) hours per day.

- c. Continental style dining for the guests of the facility is allowed in or near the lobby without providing additional parking.
 - d. At a minimum provisions for weekly cleaning for each guest room shall be provided.
 - e. Outside storage or long-term parking of heavy, construction or related equipment shall be prohibited.
 - f. No facility permitted as a hotel shall be converted or used primarily as an apartment or condominium.
 - g. No business license shall be issued for any business operating from a guest room within a hotel.
 - h. This use excludes extended stay hotel or motels, which are advertised, designed, or utilized for weekly or monthly operation, unless approved by City Council with a conditional use permit (C).
11. P*11—Limited Accessory Use-Commercial shall include retail bakery, barber shop, beauty salon, cafeteria/dining facility, dry cleaning—drop off, pick up only, grocery with general merchandise, pharmacy, shoe repair, tailor.
 12. P*12—Manufacturing Facility-Limited shall be limited to establishments that do not emit noise in excess of the City's noise restrictions for commercial users, odor, dust, vibration or fumes beyond the building enclosure, where all process, fabricating, assembly or disassembly of items takes place wholly within an enclosed building.
 13. P*13—Office-Contractor shall be limited to office space only. No storage of materials, vehicles and/or equipment shall be permitted in categories not allowing storage-warehouse.
 14. P*14—Parking-Commercial shall be required to be a parking structure in any of the permitted downtown districts.
 15. P*15—Consumer Fireworks Retail Stands-Temporary shall include the following requirements:
 - a. *License Required.* A license shall be required in accordance with Chapter 22 of the Code of the City of Woodstock.
 - b.

Permit Required. A permit shall be required prior to the establishment of a Consumer Fireworks Retail Stands-Temporary Use ("stand"). Said permit shall be posted on the site during the operation. Upon expiration of the permit, the use shall cease.

- c. *Permit Term.* The permit is valid for no more than forty-five (45) days, no more than two (2) times in a twelve (12) month period. The permit shall specify the first and last day of the permit term, beginning at 12:01 a.m. on the first day and expiring at 11:59 p.m. on the last day specified by the permit.
- d. *Permission Required.* The applicant shall provide a notarized written permission statement from the property owner or lease holder of the subject site. A twenty-four (24) hour contact number of the property owner or lease holder shall be provided along with the permit application.
- e. *Location.* Only one (1) permit shall be issued per tax parcel stands shall be located within one thousand (1,000) feet of a fire hydrant, unless the Fire Chief or designee of the Woodstock Fire Department in writing authorizes operation in excess of one thousand (1,000) feet. Stands shall maintain a minimum twenty-five (25) foot setback from the right-of-way and not be located within required landscaping or buffer. Stands shall also maintain a minimum setback of ten (10) feet from any driveway and shall not be located within three hundred (300) feet of nursing homes, hospitals, day care facilities, schools, or residential districts.
- f. *Distance.* Shall not be located within one thousand five hundred (1,500) feet of another Consumer Fireworks Retail Sales Stand—Temporary or Consumer Fireworks Retail Sales Facility-Permanent, measured by the shortest distance between property lines.
- g. *Parking.* A minimum of six (6) parking spaces shall be provided adjacent to the stand for the exclusive use of the operation.
- h. *Hours.* The hours of operation shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
- i. *Signage.* Shall be limited to the requirements set forth under Chapter XX.
- j. *Mobile Stand.* It shall be unlawful to sell consumer fireworks from any motor vehicle or from a trailer towed by a motor vehicle.

16.

P*16—Innovator Space. In the interest of economic development and to remain as competitive as possible, the innovator space use is hereby established. Once a proposed use is classified as innovator space by the Zoning Administrator, it may proceed under these provisions, adhering to the following requirements:

- a. The maximum floor area in a building used for innovator space shall not exceed ten thousand (10,000) square feet in DT-GC, DT-CMU, and GC in the Ridgewalk Overlay District, or four thousand (4,000) square feet in DT-CBD, DT-RO, and NC in the Ridgewalk Overlay District.
- b. An area of the building equal to a minimum of twenty (20) percent of the total square footage of the innovator space shall be dedicated to the retail sale of product made on premises, merchandise associated with the products and/or education about the processes utilized in the space.
- c. Activities related to innovator space shall take place within an enclosed building and outdoor storage of materials, inventory, equipment, commercial vehicles or equipment is prohibited.
- d. Activities related to innovator space shall not result in emissions of noise, smoke, fumes, heat, or odors that leave the innovator space.
- e. No more than one (1) delivery or pick-up per day by vehicles exceeding thirty (30) feet in length.
- f. Minimum parking requirement shall be one (1) space per employee plus one (1) space per three hundred (300) square feet of customer sales or showroom area, but not less than one (1) parking space per five hundred (500) square feet of gross floor area (GFA).
- g. In the event that a proposed innovator space project requires rezoning, conditional use permit, or a variance from the Code, the applicant may request expedited approval by the City Council. Expedited approval means the requirement of only one (1) public hearing before City Council and possibly a waiver of the public input meeting, as determined by the Community Development Department. All other public hearing requirements of the Land Development Ordinance shall remain.
- h. City Council may modify any of these requirements with a conditional use permit.

17.

P*17—Residential, Multi-Family, Rental uses shall not solely have access from D streets, unless there are a minimum of four (4) access points to B and/or D streets, each connecting to the existing transportation network outside the development and which are not dead end streets. Developments with more than thirty (30) units shall complete a sewer availability and capacity study, and shall submit a traffic study, at the time of site plan submittal.

18. P*18—Residential, Multi-Family, Fee Simple uses (also known as condominiums or townhomes) shall not solely have access from D streets, unless the total number of residential, multi-family, fee simple uses accessed by such D streets does not exceed thirty (30) units. Developments with more than thirty (30) units shall complete a sewer availability and capacity study, and shall submit a traffic study, at the time of site plan submittal.
19. P/C*19—Uses with this designation are exclusive to the Ridgewalk Overlay District. Uses identified with a "C" denotes that a conditional use permit (CUP) is required. Customary home occupations are permitted in residential units within the Ridgewalk Overlay District.

20.

C*20—Car wash shall include the following requirements:

a.

Distance. Must be more than one (1) mile away from another building being used as a car wash;

i.

Within twelve (12) months from the date an existing car wash ceases to operate, the distance requirement shall not apply. For more information on what qualifies as "ceases to operate", reference section 11.305, Conditional Use Permits and Nonconforming Conditional Uses—Discontinuance;

b.

Lighting. Must keep establishment relatively well-lit with adequate lighting in compliance with Chapter XIX—Outdoor Lighting standards;

c.

Loitering. Must install a sign with a statement that loitering as defined in O.C.G.A. § 16-11-36 or being on the premises for any purpose other than washing, waxing, vacuuming, polishing, detailing, or a combination thereof or for any purpose for which the operator/agent has given express permission is

prohibited under state law and a warning that such activity is considered trespassing for which law enforcement agencies are authorized to enter onto the car wash premises and take appropriate action.

d.

Recycled Water.

i.

Newly constructed car wash, conveyer and car wash, in-bay automatic after the date of adoption must recycle at least fifty (50) percent of water as amended by GA R&R 391-3-31-.03;

ii.

Newly constructed car wash, hand wash and car wash, self-service after the date of adoption must use wash nozzles and a pump system that is high pressure, and flow at no greater than three (3) gallons per minute, as amended by GA R&R 391-3-31-.03.

e.

Signage.

i.

Must conspicuously display business hours, business license, and prices;

ii.

Must conspicuously display contact information for the owner, or a designated manager of the establishment.

21.

C*21—Build-to-rent is hereby established. It shall include the following requirements:

a.

Amenities. A11 build-to-rent neighborhoods must have a company which manages HOAs in various neighborhoods in the state of Georgia as its main business purpose (a "management company"), managing the homeowners' association. Any BTR development must dedicate at least five (5) percent of the gross land area for an amenity area, selecting at least one (1) of the following features:

i.

Amphitheatre, clubhouse, garden, park, playground, pool area, recreation facilities. (The amenity area proposed will be finalized as part of the conditional use permit approval process);

b.

Architecture. All build-to-rent neighborhoods may only use the following materials on the facades of units: Brick, cast stone, concrete siding—such as fiber cement siding natural wood, or stone;

c.

Detached. All newly constructed build-to-rent residential units must be detached;

d.

Management. Build-to-rent neighborhoods must be commonly managed by a management company with an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday;

e.

Utilities. Each residential unit within a build-to-rent neighborhood must have individual connections to utilities with individual service accounts, including but not limited to electricity, water/sewer, telephone, natural gas, and services for solid waste and recycling;

f.

Short term rental. Short term rentals, as described in Article IX, Short Term Rentals, of Chapter 22, Businesses, of the Code of Ordinances, will not be allowed within build-to-rent neighborhoods.

22.

P*22—Uses with this designation are limited to a maximum floor area of four thousand (4,000) square feet. Any such use in excess of four thousand (4,000) square feet, except for those uses in DT-CBD and DT-RO zoning districts, shall have the ability to apply for a conditional use permit.

23.

P/C*23—Residential uses are not allowed on the ground floor of buildings in the GC-VMU district.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 6134-2019, § 3, 12-9-2019; Ord. No. 6194-2020, §§ 2—5, 1-13-2020; Ord. No. 7021-2021, § 4, 3-22-2021; Ord. No. 7175-2021, § 3, 5-24-2021; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

CITY OF WOODSTOCK USES / ZONING DISTRICT MATRIX

Uses	GC	GC/MU	HC	LI	HI	OSI	EV/RS	RS	RA	RS	EV	RD	OS	DT-OS	DT-QV	DT-GSD	DT-AMU	DT-GC	DT-RD	DT-MBA/B	DT-IA/IR	SL-A	SL-B	SL-C	T3	T4	T5 Open	
Residential - Single Family Attached																												
Residential - Single Family Attached, Age-Restricted																												
Residential - Single Family Detached																												
Residential - Single Family Detached, Age-Restricted																												
Restaurant - Fast Casual/Fast Service	P	P	P																									
Restaurant - With Drive-Thru	P	P	P																									
Retail Store	P	P	P																									
Specialty Outdoors	C	C	C																									
Specialty Outdoors - Yard	C	C	C																									
School - Private	C	C	C																									
Self-Storage With Warehouse	C	C	C																									
Self-Storage Without Warehouse	C	C	C																									
Seniors/Assisted Living	P	P	P																									
San Establishment (R)	P	P	P																									
Storage Yard	C	C	C																									
Tattoo Parlor/Body Piercing (R)	C	C	C																									
Tobacco Specialty Shop	C	C	C																									
Truck Terminal	C	C	C																									
Utilities	C	C	C																									
Warehouse - Storage	C	C	C																									
Warehouse - Distribution	C	C	C																									
Waste Transfer Station	C	C	C																									

P = Permittee; C = Conditional Use Permit; (R) = Additional regulations or regulatory permit required; P+C = Additional regulations or standards - see LDO Chapter 7, Article 5 for information.

DCA

Architectural Standards

Amenities Guide

**2021 ARCHITECTURAL MANUAL
APPENDIX I
ARCHITECTURAL STANDARDS**

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I. INTRODUCTION

In accordance with federal requirements established by 24 CFR 92.25 (HOME), IRC Section 42 (LIHTC), and the 1989 Georgia General Assembly Housing Trust Fund (HTF) for the Homeless, the Georgia Department of Community Affairs (DCA) has established these Architectural Standards. All projects receiving DCA resources for the construction of new and/or rehabilitation of existing rental housing, including HOME, CDBG-DR, NHTF, TCAP, 9% LIHTC, 4% LIHTC/Bonds, and/or Housing Trust Fund (HTF), must meet these Architectural Standards. It is the Project Team's responsibility to ensure 100% compliance with this Manual (and approved DCA Architectural Waivers)

All properties funded with a DCA Georgia Housing and Finance Authority (GHFA) loan and/or grant must meet all the requirements in this manual, unless a waiver is granted by DCA. Funding sources include, but are not limited to: HOME, NHTF, CDBG-DR, TCAP.

The Qualified Allocation Plan (QAP) requires that projects funded under the Plan meet applicable Federal, State, and DCA codes, acts, and regulations. These architectural standards are not meant to replace Federal, State, or local codes. These standards shall be in addition to the following that are applicable to all properties funded in the program:

- Georgia State Minimum Standard Codes (with Georgia Amendments)
 - i. International Building Code
 - ii. International Energy Conservation Code
 - iii. International Fire Code
 - iv. International Fuel Gas Code
 - v. International Mechanical Code
 - vi. International Plumbing Code
 - vii. International Residential Code
 - viii. National Electrical Code
- HUD Housing Quality Standards (HQS)
- HUD Minimum Property Standards (MPS)
- HUD Uniform Physical Condition Standards (UPCS).

The Qualified Allocation Plan (QAP) requires that all projects funded under the Plan meet all applicable federal and state accessibility standards as well as all DCA accessibility requirements. For further information on the accessibility laws and requirements that are applicable to projects funded under the Plan, refer to the DCA Accessibility Manual.

By some measures, DCA architectural and accessibility requirements will exceed the referenced state and federal requirements.

All new and rehabilitation construction work scopes must consider the property marketability and residential quality of life which includes, but is not limited to, upgraded building exteriors and unit interiors, and improved site conditions and amenities. These upgrades should be reflected in the Threshold and Scoring portions of the DCA Application. Both new construction and rehabilitation projects must meet the threshold requirements (longevity, per unit cost limitations, financial feasibility, and economic viability, including construction standards for potential disaster mitigation, etc.), as published in the Qualified Allocation Plan. These Architectural Standards, as well as

the QAP and Rehabilitation Standards, should be read in their entirety for further information regarding materials longevity and components replacement for completed properties.

New and rehabilitation construction costs are subject to DCA regulations, and per unit cost limits must reflect the reasonable and necessary costs required to develop a project in the State of Georgia. DCA may determine that projects which exceed customary and reasonable construction costs, even if they are within published per unit cost limits, represent a poor utilization of resources, and may fail Threshold. Final determination of compliance with the Architectural Standards rests solely with the mortgage lender, the credit enhancement provider, and Georgia Department of Community Affairs (DCA).

DCA may grant an architectural waiver to projects that will not meet the above requirements ONLY if there is an overriding public policy or historic preservation need and the physical needs assessment clearly documents that the existing property does not require a comprehensive rehabilitation.

Applicants must submit ALL "waivers" at the pre-application stage (refer to the 2021 DCA Rehabilitation Guide for further guidance). The Applicant must demonstrate that efforts were taken to meet the minimum design criteria.

Waiver requests for accessibility related items should be accompanied by a legal opinion from the applicant/developer, letter of support from the Accessibility Consultant along with compelling information (i.e., feasibility analysis, site conditions, etc.) that would justify DCA's consideration of waiving the requirement as outlined in DCA QAP and all related manuals. Refer to the 2021 DCA Accessibility Manual for further guidance. DCA will only waive items related to DCA's accessibility mandates. DCA will not approve accessibility waiver requests for projects utilizing GHFA administered funds (i.e., HOME, NHTF, CDBG-DR, and TCAP funds).

All DCA Hard Costs identified with "Contractor Services" are deemed to be work performed by the primary General Contractor. This Contractor work scope would be further defined in the Uses of Funds tab of the Owner's Core application, DCA Rehabilitation Work Scope form, DCA Schedule of Values form and the executed agreement between the Owner and Contractor. The project oversight of the Contractor's work scope, including DCA QAP requirements, must be defined in the executed agreement between the Owner and the Architect. In addition, the Contractor work scope would be subject to the QAP Identity of Interest limitations, Front-End Cost Review and Contractor Cost Certification requirements.

All DCA Hard Costs identified as "Other Construction Hard Costs" in the Core Application and elsewhere are deemed to be work managed directly by the Ownership. This Hard Cost category is intended for very limited use and would be a small percentage of the overall Hard Cost Budget. Past DCA approved uses for this category have been for owner installed window blinds and owner contracted power company parking lot lighting. The "Other Construction Hard Costs" work scope must be identified and approved by DCA both at application and prior to construction commencement. Documents certifying the actual cost must be maintained by the ownership and submitted to DCA with the appropriate Construction Services submissions.

For any project utilizing Georgia Housing and Finance Authority (GHFA) administered funds (i.e., HOME, NHTF, CDBG-DR, TCAP funds), a **Pre-construction Conference** shall be scheduled prior to the GHFA loan closing event, and must occur prior to the commencement of construction to review federal compliance requirements and draw request procedures. An onsite **OAC Meeting** shall be scheduled monthly.

II. DESIGN SUBMITTALS AND CONSTRUCTION MONITORING

A. Drawings and Specifications:

Construction documents, including architectural drawings and specifications, are required for both new construction and rehabilitation projects. To minimize construction problems, unnecessary change orders, discrepancies in documentation and cost overruns, architectural drawings and specifications must meet industry standards, being clear and consistent while faithfully depicting the design, location, and dimensions of project elements. Refer to the Architectural Submission Requirements for document format and submittal requirements.

B. Building Permits:

Building permits are required for all work to be funded under DCA programs. Proof of inspections and approvals by local officials, including Certificates of Occupancy, are required for final allocation of Low Income Housing Tax Credits (LIHTC). See Architectural Submission Requirements and contact DCA LIHTC and HOME underwriters for specific information.

C. Soils and Materials Testing:

All new soils and structural concrete must be tested to ensure compliance with engineered specifications. Additional materials should be tested as dictated by industry standards. A licensed and state accredited testing lab, using standardized testing procedures, must conduct the tests.

D. Construction Monitoring and Compliance:

Construction work must adhere to the standards and requirements contained in Qualified Allocation Plan (QAP), the respective DCA Architectural program manuals, the Application, Land Use Restrictive Covenant or Land Use Restriction Agreement, and all manufacturers recommended installation procedures and guidelines for all materials used during the construction of the project.

For ALL "non-GHFA" funded projects (i.e., 4% LIHTC/Bond and 9% LIHTC funded projects), Owners must contract with a DCA approved "Construction Compliance Inspector" to perform monthly inspections and complete reports in accordance with the DCA inspection report form.

Reports must address any concerns pertaining to construction quality, safety, and progress. Reports for rehabilitation projects must also address any concerns pertaining to resident safety and treatment of resident belongings. DCA reserves the right to request such reports, but these need not be submitted monthly to DCA.

The Owner's "Construction Compliance Inspector" must approve all draw requests.

The Owner's "Construction Compliance Inspector" must return to the site in the below timeframes to confirm issue resolution:

- Issues identified in a monthly inspection report related to site safety, resident safety, and treatment of resident belongings must be resolved within 48 hours.
- Issues identified in a monthly inspection report related to construction quality must be resolved within 3 months.

NOTE: See Section #20 "Monitoring and Compliance" of the Qualified Allocation Plan – Core for additional information.

For "GHFA" funded projects (i.e., HOME, NHTF, CDBG-DR, TCAP), Owners must contract with a DCA approved "Construction Compliance Inspector" to perform monthly inspections and complete reports in accordance with the DCA inspection report form. Completed reports shall be submitted to DCA during the monthly GHFA draw submission process.

DCA reserves the right to inspect all properties throughout the entire construction process and prior to issuance of Final LIHTC Allocation. Non-compliance with building codes, accessibility codes and/or DCA requirements must be corrected prior to issuance of Final LIHTC Allocation and may require additional third party DCA inspections at the Owners expense. DCA may perform additional unannounced site visits to ensure compliance with DCA requirements. All inspection costs are the responsibility of the Owner.

DCA will monitor construction through inspection reports and other sources to ensure quality standards and completion dates are met. Periodically, DCA may require Owners to submit additional reports and project documents generated by inspectors, construction managers, architects, and/or engineers as DCA deems necessary.

If during the construction monitoring period DCA deems that unsafe project site conditions exist, DCA reserves the right to issue a stop work order to the Owner.

Refer to the QAP for further DCA and IRS requirements.

III. SITE DEVELOPMENT STANDARDS

A. Environmental Conditions:

Surrounding environmental conditions must be carefully evaluated. Negative environmental conditions (i.e., ditches, canals, railroad tracks, expressways, noise sources, flood prone areas, etc.) must be corrected or alleviated through approved mitigation measures. Refer to the Environmental Phase I Site Assessment standards published in the DCA Environmental Manual for the environmental documentation and review process. All applications are required to submit a Phase I Environmental Site Assessment and a Phase II investigation if recommended in the Phase I report.

B. Parking:

Parking spaces shall meet local zoning requirements. In the absence of any other requirements, there shall be no less than "1.5 spaces per unit for family tenancy projects" and "1 space per unit for senior tenancy projects."

NOTE: An Architectural Waiver will NOT be needed if the local jurisdiction parking requirements are less than noted above

Parking areas shall be concrete, asphalt paving or pervious pavement (porous asphalt, plastic grids, permeable interlocking concrete pavers, permeable clay brick pavers, resin-bound paving, bound recycled glass porous pavement) and have curbs (*NOTE: See handicapped parking exceptions*).

All handicapped parking spaces must meet federal and state accessibility requirements. All "newly" constructed handicapped parking spaces shall be "concrete paving" and all "accessible routes" that incorporate the parking areas should be clearly delineated along the pavement surface (i.e., striping,). Please refer to the DCA Accessibility Manual for more information.

C. Vehicle Circulation:

For tenants, guests, and emergency services providers, vehicle circulation routes should be designed to provide safe ingress and egress to and from all buildings and amenities. Roads shall be either concrete, asphalt paving or pervious pavement (porous asphalt, plastic grids, permeable interlocking concrete pavers, permeable clay brick pavers, resin-bound paving, bound recycled glass porous pavement) and have curbs and sidewalks.

D. Pedestrian Circulation:

Pedestrian circulation should provide paved accessible routes to parking, buildings, and amenities. Streets (except crossing routes), grass and gravel/sand surfaces are not acceptable pedestrian circulation routes. Accessible ramps and no-step access must be provided as applicable.

E. Open Spaces:

Open landscaped spaces or green belts should be included in the overall site design.

F. Landscaping:

Landscaping should be appropriate for the climate zone, appealing, and convey a residential image. Low maintenance plant materials are preferred. For appropriate landscape options, please refer to *Landscape Plants for Georgia*, published by the Cooperative Extension Service, The University of Georgia College of Agricultural and Environmental Sciences.

G. Site Lighting:

One foot-candle is the general standard for site lighting. All parking, building, amenity, and site lighting should be sufficient for its purpose (i.e., evening mail collection, etc.), and be directed down to diminish nuisance light. Additionally, units should have exterior entry and porch door lights controlled from within the unit.

H. Site Amenities:

Required Standard Amenities and Additional Amenities selected must meet applicable federal, state, and DCA accessibility requirements, provide seating appropriate to the amenity, and if proper, should be protected from the elements. Amenities such as the playground should be centrally located in visual proximity to the buildings while other noise prone amenities may be appropriately sited on the property.

Standard and Additional selected site amenities identified in the application submission must be in the final construction documents and budget. DCA reserves the right to determine the adequacy of amenities and whether or not they meet DCA requirements.

NOTE: Minimum standards for Site Amenities are outlined in the "Amenities Guide" and the "Accessibility Manual".

I. Trash Collection:

Trash collection sites must be screened from residential and community areas and placed at such a distance from the tenant dwelling units and amenities so as to eliminate objectionable sights and odors. The collection areas must be accessible to disabled persons while convenient to tenants and service vehicles. Dumpsters must be placed on concrete slabs with concrete approach aprons at least 10'-0" in depth.

J. Signage and Fixtures:

Building signage should meet the requirements of local 911 service providers. Illumination for the property entrance signage must be provided.

K. Site Grading and Drainage:

Site grading should allow storm water to positively drain away from buildings and site amenities while eliminating pooling, puddling, etc. All on-property retention and detention areas must be fenced, and for maintenance and safety purposes, a properly securable gate may be provided.

Inlet or outlet drainage ways must be designed to prevent resident entry. On-property retention ponds must be well maintained. Foundation walls should prevent the entrance of water, insects, and rodents into the basement or crawl space areas. Access and ventilation of basement and crawl spaces must meet code requirements and must be secured from the exterior as appropriate.

L. Security:

Security measures should be incorporated into the architectural design. As necessary, fencing, lighting, and other security features must mitigate poorly lighted parking areas, blind corners and recesses, inappropriate landscaping, and steep grades. The Owner may wish to include security cameras, HVAC cages, and other site security features. Entry doors to units shall be equipped with a viewer and bell or buzzer. Exterior doors and windows must be equipped with locks to prevent access from the outside. All doors shall be provided with hardware that complies with ANSI/BHMA Standards.

M. Site Utilities:

All utility distribution systems should be underground where possible. **All projects must have requisite access and connectivity to the existing public utilities.** For further information, refer to the Qualified Allocation Plan, Appendix I, Threshold Criteria.

IV. BUILDING EXTERIOR DESIGN STANDARDS

Building exteriors should create a residential image appropriate to the market. DCA encourages the use of materials that provide low maintenance and longevity for the life span of the property. All materials are to be installed using standard construction methods and means, and result in the issuance of manufacturers guarantees.

A. Roofing:

Anti-fungal dimensional (architectural) shingles with a minimum 30-year warranty are required for all shingle roof applications. Flat roofs are not encouraged, but a minimum 30-year warranty is required for all flat roof applications. All edges of the roof must have an aluminum drip edge that extends a minimum 3" under the shingles, 2" onto the fascia and have a minimum ½" 45 degree kick out at the bottom end of the fascia extension.

B. Gutters and Downspouts:

Seamless gutters and downspouts are mandatory for all construction and on all buildings.

C. Exterior Cladding:

1. Brick: See Appendix I, Threshold Criteria, Architectural Design & Quality Standards, Qualified Allocation Plan.
2. Insulated vinyl siding must be impact resistant commercial grade with a minimum thickness of .046" and a minimum 30-year warranty to be provided by the manufacturer and must meet or exceed ASTM D3679 & ASTM D7856 standards.
3. Fiber Cement/Cementitious Siding must be 5/16" nominal thickness with a 30-year warranty to be provided by the manufacturer.
4. Natural or manufactured stone.
5. Other materials: The use of synthetic stucco (EIFS: Exterior Insulation and Finish Systems), and cement stucco must be pre-approved by DCA prior to application submission. Wood siding is not permitted. All exterior trim, including fascia and soffits, window and door trim, gable vents, etc. must also be constructed of no or very low maintenance materials. Vinyl soffit must be commercial grade with a minimum thickness of .046" and a minimum 30-year warranty to be provided by the manufacturer. Wood fascia must be covered completely with prefinished aluminum with a minimum thickness of .024".

Where exterior brick does not extend to an eave line, aluminum flashing shall be installed that extends a minimum of 2" under/behind the above exterior wall surface material and over the outer edge of the brick to prevent water penetration.

D. Exterior Doors and Windows:

1. Exterior doors must be 1 ¾" high durability, insulated (such as steel or fiberglass) and meet the requirements of the *Georgia State Minimum Standard Codes (with Georgia Amendments)*.
2. All primary entries must either be within a breezeway or have a minimum roof covering of 3 feet deep by 5 feet wide, including a corresponding porch or concrete pad.

3. Exterior doors for fully accessible units must include spring hinges.
4. Windows and door glazing must meet the requirements of the *Georgia State Minimum Standard Codes (with Georgia Amendments)*.
5. Wood windows and exterior entry doors are not permitted.
6. Windows must not be located within a shower surround area or over shower units.
7. Install a continuous bead of silicone caulk behind all nail fins before installing new windows per manufacturer's specifications.
8. Skylights, windows and locations, sizes and operable panels must meet the requirements of the *Georgia State Minimum Standard Codes (with Georgia Amendments)*.

E. Exterior Stairs: All exterior stairs are to be covered and protected from the elements for both new construction and the rehabilitation of existing buildings.

BUILDING INTERIORS DESIGN STANDARDS

A. Room Configuration:

Room configuration should be functional while providing economic use of space:

1. The primary bathroom shall be accessible from a common area such as a hall. Exceptions may be considered for the rehabilitation of one-bedroom units.
2. The kitchen should be accessible from the entry.
3. Bathrooms must not open from areas of food preparation or be used as a sole passageway to a habitable room, hall, basement, or the exterior.
4. No habitable rooms are permitted in basement or cellar spaces unless egress is provided according to applicable fire codes.
5. All windows in bedroom units must comply with all local and state life safety requirements. No windowless bedrooms will be allowed unless an architectural standards pre-application waiver is submitted with documentation evidencing the approval of such by the local code official and/or State Fire Marshal.

B. Unit Sizes:

The following criteria are the minimum requirements and submissions that appear to violate the spirit and intent of these minimums may be considered by DCA as a poor use of resources.

Net Rentable (Leasable) Square Footage:

This is the DCA definition for calculating "Residential Unit Square Footage" as it pertains to the Architectural Manual and other documents in Qualified Allocation Plan (QAP). It is calculated for each individual dwelling type.

The unit net rentable area is measured from the inside face of each of the unit's perimeter walls.

1. Net area included air-conditioned space only.
2. Measure from the inside (paint) face of all unit perimeter walls.
3. Do not include any patio, balcony, or breezeway areas.
4. Do not include any outside storage closets.
5. Do not deduct any interior walls.

6. Include non-revenue units in total net rentable living area (Total Residential Unit Square Footage)

C. Minimum Unit Sizes (Waiver may not be requested for new construction)

DWELLING TYPE	MINIMUM SQUARE FOOTAGE	KITCHEN	BATHROOM
Studio	375	Cooking area	1
Efficiency	450	Full kitchen	1
1 bedroom	650	Full kitchen	1
2 bedrooms	850	Full kitchen	1
3 bedrooms (+)	1,100	Full kitchen	2

D. Kitchen Requirements (Waiver may not be requested for new construction)

UNIT TYPE	MINIMUM CLEAR COUNTERTOP FRONTAGE	MINIMUM LINEAR FOOTAGE OF CABINETS (includes base & wall cabinets, combined)
1 bedroom	6'-9"	16
2 bedrooms	7'-9"	18
3 bedrooms	8'-9"	20

E. Closets

1. According to market demand, a suitable number of closets should be provided for each dwelling unit.
2. All closets designed to contain clothes must be a minimum of 2'-0" deep.
3. Closets and defined storage areas must not be included in the room area square footage computations.
4. Closets and storage spaces in accessible units must meet applicable reach range requirements.
5. All closets must have doors.

F. Ceiling Heights

1. Flat ceilings must be a minimum of 8'-0" above finished floor.
2. Sloped ceilings must not be less than 5'-0" for the purposes of computing floor areas.
3. Ceiling heights must meet minimum requirements established by the *Life Safety Code* and the Georgia State Fire Marshal's Office.

G. Floor Finishes:

Floor finishes are to be suitable for market conditions and appropriate to the space considered.

1. Living Areas and Bedrooms: Carpet or LVT
2. Bathrooms, Mechanical Closets, Laundry Areas, Kitchen, and other high moisture areas: Sheet Vinyl, VCT, LVT or Ceramic Tile.

DCA will evaluate kitchen and living room flooring materials for appropriate marketability, durability, sound transmission, and tenant comfort.

All materials are to be installed to manufacturer's specifications using standard methods and resulting in the issuance of a manufacturer's guarantee. DCA may approve material upgrades that possess improved maintenance qualities, durability, safety and/or indoor air quality for the tenants. Manufacturer's warranties must be submitted to the Owner.

Additional Flooring Requirements:

- Unit carpeting may have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. DCA may approve alternate carpeting materials and installation methods in units intended for the elderly or disabled. Carpeting shall comply with HUD's Use of Materials Bulletin No. 44d.
- Carpet pad must be installed under all carpeting for which it is intended and should comply with HUD's *Use of Materials Bulletin No. 72a*.
- Sheet vinyl must be a minimum 0.095 in. thickness and provide a 20-year residential warranty.
- Ceramic floor tile shall be minimum 12" x 12" and installed over poured concrete slab or cementitious backing material.
- VCT must be at minimum 0.080 in. thickness.
- Luxury Vinyl Tile (LVT) must have a 12mil wear layer and provide a 15-year residential warranty. LVT installed in kitchens, bathrooms, laundry areas and mechanical closets must be 100% waterproof.

H. Additional Requirements:

1. Bathrooms must have adequate storage. If adequate cabinet space is not available, bathrooms must have medicine cabinets. Medicine cabinets should not be placed in party walls unless fire separation is continuous behind and around the cabinet installation.
2. Plastic laminate material must be installed the full width and depth on the bottom shelf of vanity sink cabinets and kitchen sink cabinets and must be sealed/caulked around the full perimeter to all cabinet sides to prevent moisture/water penetration.
3. Kitchen countertops must be constructed of a 3/4" plywood base with laminate top or solid surface material. No particle board press board or fiber board will be allowed.
4. All open voids above and below upper and lower kitchen cabinets shall be sealed with caulk or cabinet matching material/finish and all cabinets shall be caulked where the cabinet meets a wall surface to prevent pest infestation. No open voids will be allowed. All open voids/holes in cabinet backs must be sealed with matching cabinet material, caulk or expandable foam and all pipe penetrations must be covered with an escutcheon.
5. Kitchen cabinets must be provided above and below countertops. Cabinets shall be constructed with solid wood or plywood boxes, stiles, rails, doors, and drawer fronts. All cabinets will conform to the performance and fabrication requirements of KCMA Severe Use and bear the KCMA Certification Seal. No particle board press board or

fiber board will be allowed.

6. Blinds: All windows should have neutral color horizontal mini blinds. All glass doors should have either mini-blinds or vertical slat blinds.
7. Cable outlets must be provided in the main living area and in all bedrooms.
8. All interior finishes, especially interior paint, must be low in Volatile Organic Compounds (VOCs) as defined in the EarthCraft Multifamily program (<http://www.earthcraft.org/multifamily>).
9. In new construction and adaptive re-use projects, all water heater tanks must be placed in an overflow pan piped to the exterior of the building, regardless of location and floor level, unless a primed p-trap is installed. The temperature and relief valve must also be piped to the exterior. Water heaters must be placed in closets to allow for their removal and inspection by or through the closet door. Water heaters may not be installed over the clothes washer or dryer space.
10. Bathroom shower walls shall be either ceramic tile, solid surface material (i.e., three-piece acrylic wall panels), fiberglass tub/shower enclosure/surround or fiberglass shower enclosure/surround.

NOTE: For multi-piece molded fiberglass tub/shower units, enclosure/surround shall have applied acrylic surface. Core material fiberglassed in appropriate locations for grab bar reinforcement. Corners shall be seamless with overlapping panel edges.

NOTE: Ceramic wall tile shall be installed over cementitious backing material (including existing residential units).

11. For new construction only, all dwelling units shall have washer and dryer "hookups".

I. Appliances:

Appliances must include:

- microwaves
- refrigerators
- ranges
- dishwashers (*Note: Dishwashers NOT required in "senior" USDA properties or HUD properties*)

Minimum refrigerator sizes for one- and two-bedroom units -"14 cu. ft."; three-bedroom units—"16 cu. ft." All refrigerators shall have a built in "ice maker".

Other kitchen appliance sizes must be appropriate for the unit and number of tenants. Appropriate appliances listed in US EPA's Energy Star program must be provided. Further information is available at <http://www.energystar.gov/>.

NOTE: Minimum standards for Unit Amenities and Laundry Amenities are outlined in the "Amenities Guide" and the "Accessibility Manual".

J. Mechanical

Mechanical system equipment must meet the requirements of the *Georgia State Minimum Standard Codes (with Georgia Amendments)*.

K. Electrical, Plumbing, and Indoor Air Quality:

The minimum requirements for this section are located in *Appendix I, Threshold Criteria, BUILDING SUSTAINABILITY, Qualified Allocation Plan.*

L. Electrical:

Electrical distribution system minimum panel size is 100 amps, or per code. Electrical switches, outlets, thermostats, phone and television jacks and other controls are to be installed per Fair Housing Act Design Manual requirements in qualified units and per appropriate accessibility law in accessible units. All penetrations of smoke partitions and rated assemblies must comply with fire codes as administered by the local authorities.

M. Dwelling Unit Acoustical Isolation:

All developments must meet DCA requirements for interior and exterior noise limits. The DCA and HUD Noise Limitations are 45 decibels (dB) for interior locations and 65 dB for exterior amenities. For HUD funded projects submitted to DCA, all new construction and rehabilitation projects must also meet the requirements set forth in the HUD noise regulations, 24 C.F.R. 51b. Applications for rehabilitation may request a waiver from HUD Noise Limitations.

Dwelling Unit Acoustical Isolation requires a minimum STC (Sound Transmission Class) rating of "52" between units. Acoustical Isolation between dwelling units surpassing the required minimums will increase unit quality.

The following minimum design standards apply for Dwelling Unit Acoustical Isolation:

1. Between units: 1 hr. rated UL assembly with one-layer 5/8" GWB on each side (minimum or per local fire requirements if greater) w/two sets of staggered 2x4 studs (or metal stud equivalent), sound-insulated with blanket material to STC rating of 52. All wall edges must be caulked.
2. Within unit: one-layer 1/2" GWB on each side 2x4 studs (or metal stud equivalent)
3. Floor to floor: 1 hr. rated UL assembly with a minimum STC rating 52. A minimum of 1" lightweight concrete or 3/4" gypcrete topping over wood sub floor (optional floor construction may be considered for the rehabilitation of existing residential units).

In addition to the "Dwelling Unit Acoustical Isolation" requirements as outlined in Architectural Manual, the DCA Environmental Manual determines the environmental "Noise" limitations. Per the 2021 DCA Environmental Manual, Non-ASTM Issues for Phase I Reports, issue #4 "Noise" states the following:

"All new construction projects must meet DCA requirements for interior and exterior noise limits. The "DCA and HUD Noise Limitations" are "45 decibels (dB) for interior locations" and "65dB for exterior locations". While rehabilitation projects may be exempt from HUD Noise Limitations, a noise assessment as described below is required and DCA may require attenuation features. For HUD funded projects submitted to DCA, all new construction and rehabilitation projects must also meet the requirements set forth in the HUD noise regulations, 24 C.F.R. Part 51 Subpart B (24 C.F.R. § 51.100 et seq.)."

NOTE: Refer to the DCA Environmental Manual for all requirements and procedures regarding environmental interior (building perimeter exterior walls) and exterior Noise limitations.

N. Thermal Insulation:

Thermal insulation must meet minimum standards as defined in *Georgia State Minimum Standard Energy Code (International Energy Conservation Code)*. To prevent freezing of supply lines, all plumbing in exterior walls must be insulated on the cold side of the wall.

O. Radon:

All new construction must be built in accordance with current EPA requirements for radon resistant construction techniques, including, but not limited to, ASTM E1465 – 08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings. Both new construction and rehabilitated buildings must be tested upon completion of the construction work scope and prior to tenant occupancy for compliance with EPA's established limits for radon levels.

VI. FIRE AND LIFE SAFETY

Through strict code compliance, the property design shall provide a safe environment for all tenants. Adherence to the most recently adopted editions of the *Georgia State Minimum Standard Codes (with Georgia Amendments)* is required. This includes but is not limited to:

- A. Smoke detectors must be hard-wired and located per code for all construction, either rehabilitation or new. Carbon Monoxide Detectors shall be in accordance with NFPA 101 Life Safety Code and NFPA 720.

NOTE: DCA will not waive this requirement for rehabilitation proposals.

- B. Fire alarms and sprinklers must meet fire department, state, and local code requirements.
- C. Attics must be constructed or rebuilt to meet all current fire and life safety codes for new construction, regardless of the requirements of the local building authority. These include draft stop walls, and rated ceiling, floor, and wall assemblies.
- D. All through-penetrations of smoke walls, draft stops, and rated assemblies must meet current fire codes for "new" construction.
- E. Projects shall be in compliance with all disaster mitigation-related requirements of the latest editions of the applicable mandatory State Minimum Standards as adopted and amended by the Department of community Affairs, and with all local ordinances regarding disaster mitigation.

VII. ACCESSIBILITY

It is mandatory that the Property be designed to meet all applicable federal, state, local and DCA requirements for accessibility by the disabled. The accessibility characteristics

are to be incorporated in the layout and design of open spaces, building locations and unit designs. Refer to the "2021 DCA Accessibility Manual" for additional information. Please note that DCA requirements may be more stringent than federal or state requirements.

Newly constructed and rehabilitated single-family and multi-family housing developments receiving DCA funding are subject to statutory and regulatory accessibility requirements. It is the responsibility of the Owner, Architect, and Contractor to ensure compliance with all federal, state and local laws. DCA's direct relationship to the Owner pertains only to the awarding of funds. The Owner bears final responsibility for compliance, regardless of fault, though he may seek legal restitution from the source of non-compliance.

Specifically, the Owner, Architect, and Contractor must ensure that the project is designed and built to meet applicable standards. Failure to meet these standards may result in federal and state noncompliance and costly repairs or corrections. Projects receiving DCA funding must meet federal, state, and local accessibility laws and meet the requirements of the DCA 2021 QAP and the 2021 DCA Accessibility Manual.

2021 ARCHITECTURAL MANUAL

APPENDIX III

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- Equipped Walking Path
- Equipped Playground
- Covered Pavillion with Picnic/barbecue Facilities
- Furnished Arts & Craft /Activity Center
- Equipped Computer Center
- Furnished Exercise / Fitness Center
- Wellness Center

UNIT AMENITIES

ADDITIONAL SENIOR DEVELOPMENT AMENITIES

- Elevators
- Interior Conditioned and Furnished Gathering Areas

AMENITIES GUIDEBOOK PHOTOS

INTRODUCTION:

This guidebook is an outline of minimum standards for site amenities required by the Low Income Housing Tax Credit (LIHTC) and HOME, NHTF, CDBG-DR, TCAP (GHFA) funding programs and establishes a baseline for the quality of construction and financial investment in amenities. More requirements for unit amenities may be found in the Architectural Manual.

ALL AMENITIES:

- New construction and rehabilitation property amenities must meet accessibility requirements outlined in the DCA Accessibility Manual. For tenant safety and security, exterior amenities should be within view of at least one apartment building.
- Amenity lighting should be sufficient for its purpose (i.e. evening mail collection, etc.), and be directed down to diminish nuisance light.
- Rules posted at all amenities must be in accordance with the Federal Fair Housing Amendments Act.
- Amenities should be usable beyond leasing office hours and on weekends.
- Post permanently affixed signage with hours of operation, and, as applicable, safety guidelines.
- Prior to commencement of construction, the requirements for each QAP project amenity (i.e., furnishings, equipment,) must be clearly delineated (both written and graphically) on the construction drawings provided by the Project Architect (NOTE: For GHFA funded projects this would include the DCA "Review Set" of CDs).

Qualified substitutions may be submitted for approval prior to Application submission; equivalency standards will be applied to amenity substitutions.

STANDARD SITE AMENITIES

All properties must include the following on-site amenities:

Community Room / Community Building

The community gathering room/building should provide a space for tenants to "gather for lounging", "special events", "meetings", "parties", "classes", and "workshops". The space should comfortably accommodate the number of tenants in the community and be designed to meet Minimum State Code requirements for occupant load and means of egress. Signage, as required by UFAS, shall be provided. The room should have windows.

Furnishing must include, but are not limited to:

- Seating Area
- Coffee Table
- Task Lighting

****NO FOLDING FURNITURE ALLOWED****

Suggested furnishings include:

- Television
- Sound System
- Musical Instruments
- Game / Card Table
- Couches

Additional Requirements:

Kitchen and bath facilities intended for tenant use must be accessible. See the DCA Accessibility Manual for further guidance.

Exterior Gathering Area

The exterior gathering area shall provide proper shelter from the elements and be reserved exclusively for the social interaction of the tenants and their guests. Porches may not be used for other purposes, such as a driveway or parking space.

Additional Requirements:

- The gathering area must be covered by a roof

- Must be permanently attached/anchored to a concrete foundation/slab.
- Landscaping
- One bench for every 25 units.
- Exterior Gathering Area must be separate from the Equipped Playground observation area.

Examples of exterior areas that "do not" meet the requirements of this amenity:

- Porte-cocheres
- Carport, driveways, or parking spaces
- Small awnings that can shelter only one person
- Pergolas

On-site Laundry Facility and/or Washers / Dryers installed in each unit

All communities must provide washer/dryer facilities and equipment on site. An onsite laundry is not required if washers and dryers are installed in units and maintained at no additional cost to tenants. Laundry facilities shall be large enough to accommodate the required number of washers and dryers. Laundry facilities must be accessible to the disabled (see the DCA Accessibility Manual for further guidance).

NOTE: In addition, for new construction only, all communities must provide washer and dryer "hookups" in each unit.

Signage and Equipment:

- There shall be one washer and one dryer per every 25 units.
- All washers must be Energy Star rated
- All owner-furnished "washers" in mobility units shall be front-loading.
- Each laundry facility must include at least once "accessible" washer (front-loading) and dryer placed in required clear floor spaces.
- Post signage that addresses machine operation, safety guidelines, and hours of operation.

Additional Requirements:

- Free-standing laundry buildings must be within a reasonable walking distance of the residential units.

- The facility must be accessible to the disabled.
- NOTE: See the "Accessibility Manual" for additional requirements.*
- Access must be provided to this area "beyond" leasing office business hours.
 - Laundry facilities, including those within units, must be vented to the exterior, controlling humidity levels to prevent the growth of bacteria, mold, mildew, and dust mite infestations.
 - Washers in units must be equipped with a "drain pan or floor drain" as required by the Georgia State Minimum Standard Codes (with Georgia Amendments).

ADDITIONAL SITE AMENITIES

A Properties that have 125 units or fewer must include at least two (2) additional site amenities. Properties with more than 125 units must include at least four (4) additional site amenities.

Fenced Community Garden

A fenced community garden will provide a minimum planting area of 200 square feet. Community gardens, which for various reasons are not used, must be kept. Community gardens that are allowed to deteriorate through management neglect will not be tolerated.

Signage and Equipment:

- Provide a water source within the fenced area of the community garden located near the entrance or to one side of the planting area. The water source should take into consideration best practices for water conservation. Rain barrels may be used, but not as the primary source of water.
- Post rules and safety guidelines at garden entrance.

Additional Requirements:

- The soil must be properly prepared for planting.
- Gardens shall be surrounded on all sides with a minimum 4' high fence of weatherproof construction to discourage small children and animals from entering the garden. If pressurized wood is used for fencing or raised-beds,

ensure the manufacturer verifies that it is safe to grow edible plants in soil surrounded by their wood product.

- The effects of all contaminants discovered in the Phase I Environmental Assessment must be considered before choosing to build the garden.
- A portion of these plots must be accessible to those with mobility impairments, including reach range limitations. The route to the fenced community garden, garden water source and to the accessible planting area or areas must be paved and meet all accessibility requirements for an accessible route. Accessible planting areas must have accessible reach ranges from the accessible route.

Equipped walking path with exercise stations or sitting areas

The walking path should be a minimum of 500 feet long and 5 feet wide and provide a safe and accessible path for fitness and leisure. Rules and safety guidelines should be posted along entry points to the path.

- Walking surface should provide proper firmness, stability, and slip resistance. Asphalt paving, crushed stone or fines, packed soil, and other natural materials can provide surfaces that are firm and stable and accessible. A surface stabilizer may be needed to create a firm and stable surface. Concrete paths shall have a brushed finish.
- Base material should be laid over a geo-textile fabric to prevent vegetation growth and compacted with the correct moisture content, similar to the preparation of a roadbed.
- Walking paths must be separate from the sidewalks that access parking and buildings and must not disturb more than 1/10th of an acre of wetland.

Equipment (either benches or fitness stations):

Benches:

- There must be at least one bench for every 100 feet of walking path.
- Benches must have backrests and an armrest at one end of the bench for use by the elderly and disabled.
- A fully accessible clear floor space measuring 30"x48" minimum shall be provided at one end of each bench.
- Benches must be secured to the ground or walking path and protected against

ground subsidence.

- Benches shall be made of a weatherproof material.

Fitness Stations:

- Provide one piece of equipment per every 100 feet of walking trail.
- All strength, cardiovascular, flexibility, or balance/coordination equipment must be intended for outdoor use and made of a durable and weatherproof material (see <http://www.triactiveamerica.com/>).

Equipped Playground

The design of the playground should provide a safe, accessible play area for children of different ages and shall be designed following the guidelines set forth in Publication Number 325, the U.S. Consumer Product Safety Commission's (CPSC) Handbook for Public Playground Safety. <https://www.cpsc.gov/s3fs-public/325.pdf>

Signage and Equipment:

- Provide three or more separate pieces of equipment.
- Include equipment for younger children (ages 2 -5).
- A minimum of one bench for adult supervision is required. An accessible route is required within the playground area from the accessible entrance to the bench. An accessible space next to the bench is also required.
- Post rules and safety guidelines that include guidance as to the age appropriateness of the equipment.

Additional Requirements:

- In playgrounds intended to serve children of all ages, the layout of pathways and the landscaping of the playground should show the distinct areas for the different age groups.
- Groundcover must be provided as specified in Publication Number 325, the U.S. Consumer Product Safety Commission's (CPSC) Handbook for Public Playground Safety.
- Equipment intended for younger children (ages 2 -5) must be separated at least by a buffer zone, which may be an area with shrubs or benches. Short fencing is preferable.

- A portion of the playground equipment must be accessible to those with mobility impairments. The route to the playground must be paved and meet all accessibility requirements for an accessible route. See the DCA Accessibility Manual for further guidance.
- Access must be provided to this area "beyond" leasing office business hours.
- Equipped playground needs to be separate from the Exterior Gathering Area.

Covered Pavilion with picnic/barbecue facilities

The pavillion encourages residents to hold community or family reunion type functions. The shelter should be a permanent structure made of weatherproof material and be permanently attached to a concrete foundation/slab.

Signage and Equipment:

- One picnic table for "every 25 units". At least one picnic table shall have an extension that allows clear knee space for handicap access. Picnic table shall have permanent anchorage to the ground.
- One permanent barbeque grill (gas or charcoal) for every 50 units. At least one grill shall be accessible an accessble path and have permanent anchorage to the ground.
- The pavillion area shall have a durable surface with defined edges such as concrete.
- Post rules and safety guidelines for grill use.

Furnished Arts & Craft /Activity Center

The activity center will provide either children or seniors, as appropriate to tenant base, an indoor gathering space for games and craft activities. 200 square feet is the minimum room size. Maintain adequate stock/inventory of equipment and materials.

Signage & Equipment:

- Handicap accessible sink
- Storage for games and craft materials
- Work tables and seating.

- TV with capability to broadcast instructional videos
- One corkboard or dry-erase board

Additional Requirements:

- Access must be provided to this area "beyond" leasing office business hours.

****NO FOLDING FURNITURE ALLOWED AS PRIMARY FURNITURE****

Equipped Computer Center

The computer center, of at least 150 square feet, should provide tenants high-speed access for educational or leisurely web-surfing as well as basic software applications to help facilitate personal, educational and career development.

Signage and Equipment:

- One working computer for every 25 units and WiFi accessibility (replaced every 5 years)
- Computer desk or desk area (folding tables are not allowed)
- Seating: chairs specifically designed for computer use
- One printer at a minimum
- One scanner, at a minimum
- High speed internet access
- Basic word processing and spreadsheet software
- Post rules and guidelines for computer use.

Additional Requirements:

- Appropriate controls to restrict internet surfing must be installed.
- Access must be provided to this area "beyond" leasing office business hours.

Furnished Exercise / Fitness Center

The exercise/fitness center, of at least 200 square feet, should provide tenants with access to equipment that will improve the fitness and well-being of residents.

Signage and Equipment:

- Provide at least one piece of equipment per 25 units.

- One wall must have mirrors covering 70% of the wall area.
- Post rules for operating each piece of equipment in addition to general exercise and safety guidelines.

Additional Requirements:

- Access must be provided to this area beyond leasing office business hours.

Additional Recommendations:

- A balance of cardio-vascular and strength equipment is optimal.
- A mix of free weights is recommended.
- A small library with information on exercise, nutrition, and exercise videos is recommended.

Wellness Center

A wellness center, of at least 150 square feet, will provide tenants with onsite access to professional medical screenings and health education.

Equipment:

- Prep sink
- Exam Table
- Task Lighting
- Library with wellness information appropriate to tenancy

Additional Requirements:

- A separate private restroom adjacent to the exam room.

UNIT AMENITIES

All dwelling units must include the following Unit Amenities:

- HVAC systems.
- Energy Star refrigerators.
- Energy Star dishwashers (Note: Dishwashers NOT required in "senior")

USDA properties or HUD properties).

- Stoves.
- Microwave ovens.
- Powder-based stovetop fire suppression canisters installed above the range cook top OR electronically controlled solid cover plates over stove top burners.

Additional Requirements:

Minimum refrigerator sizes for:

- one- and two-bedroom units -"14 cu. ft."
- three-bedroom units—"16 cu. ft."

All refrigerators shall have a built in "ice maker".

Other kitchen appliance sizes must be appropriate for the unit and number of tenants.

Appropriate appliances listed in US EPA's Energy Star program must be provided. Further information is available at <http://www.energystar.gov/>

ADDITIONAL SENIOR DEVELOPMENT AMENITIES

All "Senior Developments (Elderly and Housing for Older Persons) must include the following:

Elevators

Elevators must be installed for access to all units above the ground floor.

Interior Conditioned and Furnished Gathering Areas

A gathering area shall be provided at each lobby. In addition, buildings with "multi-story" construction must have "interior conditioned and furnished gathering areas". These gathering areas should be located throughout the complex including but not limited to areas near elevators. These areas provide a space for rest as well as small gathering spaces for conversation.

Locations:

A gathering area at each lobby

A minimum of one (1) interior conditioned and furnished gathering area per floor shall be provided in addition to the required gathering area at each lobby.

Furnishings and Equipment:

- Table, chairs/sofa, task lighting

****NO FOLDING FURNITURE ALLOWED****

Additional Requirements:

24-hour access must be provided to these areas.

AMENITIES GUIDEBOOK PHOTOS

This appendix to the Amenities Guidebook provides pictures of Georgia Department of Community Affairs projects representing good and bad examples of site amenities listed in the Guidebook. Refer to the Guidebook for detailed requirements and specifications for these amenities.

REQUIRED STANDARD AMENITIES

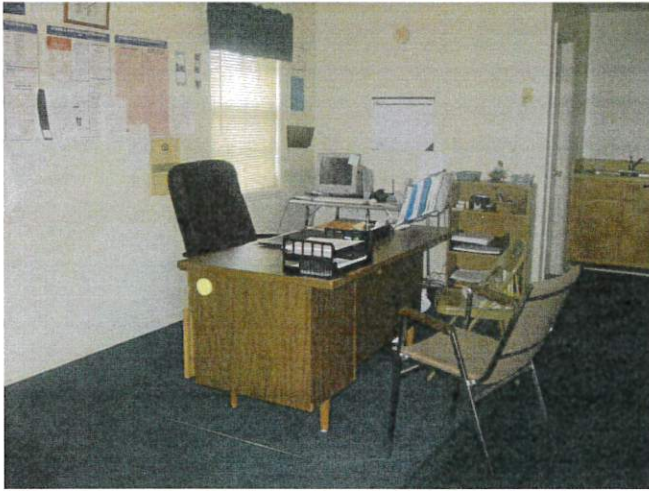
Community Building/Room



Acceptable Community Building Exterior



Acceptable Community Room Interior



Not Acceptable Community Room Interior

The property manager's office must be separate from the community room.

Exterior Gathering Area



Acceptable



Not Acceptable

The gazebo is not permanently set, has no landscaping, and no accessible path.

On-site Laundry Facility or Washers/Dryers installed in each unit



Acceptable

Note the front-loading machine at right.

Interior Furnished Gathering Areas (Senior Only)



Acceptable



Not Acceptable

(No table or task lighting)

ADDITIONAL AMENITIES

Attractively Fenced Community Garden



Acceptable

The garden beds are elevated to an accessible height, each plot has a water source, and the plots are on an accessible path.



Not Acceptable
No fence; overgrown with weeds.

Equipped Playground



Acceptable



Not Acceptable

Equipment not constructed in compliance with CPSC guidelines for materials, ladder handrails, or ground cover. There is no observation bench.

Covered pavilion with picnic/barbecue facilities



Acceptable



Not acceptable

The pavilion structure is borderline permanent, weatherproof structure. There are no grills, there are not enough picnic tables, and the absence of landscaping makes the pavilion appear uninviting.

Furnished Children's Activity/Seniors Craft Center



Acceptable



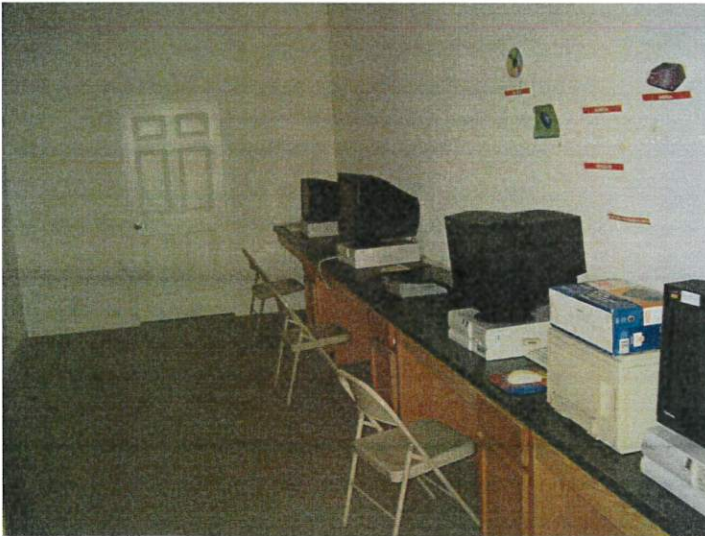
Not Acceptable

(Uninviting room without decorations and use of folding furniture and table)

Computer Center



Acceptable



Not acceptable

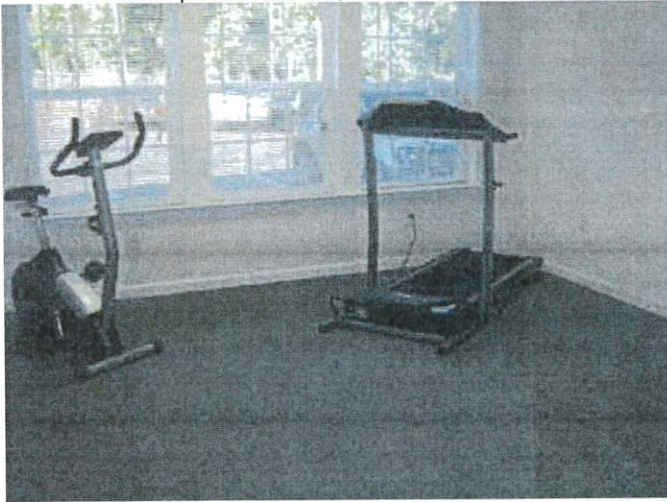
Folding chairs are not acceptable. Equipment should be new; the condition of this equipment is questionable.

Furnished Exercise / Fitness Center



Acceptable

There is a variety of commercial grade equipment, cardiovascular equipment rests on slip-resistant mats, and the room is mirrored.



Not Acceptable

Equipment is used and not commercial grade.
There is not enough equipment for the size of the complex.

Wellness Center



Not Acceptable

This Wellness Suite includes a prep sink, and exam area, a library waiting area and a bathroom that services the suite. The suite requires an exam table and furnished library with health literature to be acceptable.

Ordinances

Inclusive Development

GIS Mapping of Properties

ARTICLE VIIB. INCLUSIVE COMMUNITY

Sec. 74-146. Purpose of the inclusive community district (IC).

The purpose of the inclusive community district is to (1) address the lack of affordable and moderately-priced housing characterizing the Senoia housing supply, (2) foster neighborhood cohesiveness and social interaction, (3) promote infill development in locations served by public improvements rather than development of greenfields, (4) create walkable settings, (5) foster residential development compatible with existing neighborhoods and (6) realize savings in infrastructure and public services delivery costs. These purposes may be achieved by such approaches as reduced dwelling floor areas, smaller lot sizes in combination with greenspace reservation, and implementation of a sidewalk network linking such developments to town center.

The inclusive community district is intended to foster development of affordable housing that blends with the historic development pattern of the city. Given the dominance of market rate housing, demonstrating price escalation that is placing homeownership beyond the reach of many of Senoia households, the IC shall be limited to developments that mandate that all dwellings be affordable as defined by U.S. Department of Housing and Urban Development guidelines. This limitation is significant as public policy objectives of inclusiveness are paired with substantial infrastructure improvements designed to achieve these important objectives.

The inclusive community district is established to allow single family detached dwellings at an approximate density of five dwellings per acre. Public water and sanitary sewer systems are required to support such development.

(Ord. No. 19-06 , § 1c, 7-1-2019)

Sec. 74-147. Connectivity improvements within IC district.

A development strategy identified in the Draft 2016—2036 Comprehensive Plan states, "The city intends to protect these areas (R-40 residential developments) from incompatible adjacent development, particularly loud or noxious uses. The construction of sidewalks in these subdivisions where there are none. The connectivity of these subdivisions to each other and near to commercial areas via multi-use trails, paths, and sidewalks. The city shall endeavor to construct pedestrian and street connectivity to future developments." The provision of public improvements such as sidewalks to serve new inclusive community district neighborhoods is consistent with this plan strategy. Input gleaned from a visioning exercise revealed the following comments concerning housing that support the tenets of the inclusive community district:

- Affordable, yet historic; and
- Senior housing that is historic and affordable; and
- Smaller homes; and
- Quality housing for all economic groups.

(Ord. No. 19-06 , § 1c, 7-1-2019)

Sec. 74-148. Policy objectives.

Public policy objectives associated with the IC district include a desire to focus moderate density residential development near the town center and expand housing options to offer a wider range of price points. Based on price escalation in the local housing market, IC developments and price points will concentrate on affordable housing. Accordingly, the IC will be limited to publicly owned land within which land costs can be controlled and infrastructure improvements can be provided by the City of Senoia or for *developments utilizing Department of Community Affairs Grants*. Only the following properties shall be rezoned to the inclusive community district to facilitate such development:

Parcel Identification Number	Ownership
E02 0010 001	Public or government-owned
E02 0010 002	Public or government-owned
E02 0010 003	Public or government-owned
E02 0010 005	Public housing authority
E02 0011 004	Public housing authority
E02 0019 002	Public housing authority
E02 0003 009	Public or government-owned
162 1260 017	Public or government-owned
163 1247 067	Public or government-owned
E02 1248 014	Public or government-owned
E02 1248 094	Public or government-owned

(Ord. No. 19-06 , § 1c, 7-1-2019)

Sec. 74-149. Development standards.

The following development standards are intended to foster construction of medium density, affordable housing in compact subdivisions featuring smaller lot sizes and reduced dwelling unit floor areas:

Floor area and housing prices. In an effort to improve housing affordability, minimum average floor area in the inclusive community district shall be 1,000 square feet and minimum dwelling floor area shall be 800 square feet. Dwelling unit sizes shall range from 800 square feet to 1,250 square feet. All dimensions refer to heated floor area.

Minimum and average lot size. Together with minimum floor area, architectural design and exterior finish, minimum lot area forms a significant indicator of housing cost. The cost of land to the developer is a substantial portion of total development costs. These costs are passed on to the buyer and larger lot size tends to yield higher housing costs. The cost of larger lots also becomes a real cost to the community, as the costs of new streets and eventually street maintenance, and the cost of all public improvements, are associated with the linear footage of improvements such as sidewalks, potable water, sanitary sewer service, stormwater systems, lighting and street trees. Smaller lots mean shorter utility runs and long term savings to the City of Senoia.

Senoia has historically developed with a reliance on septic systems. However, Senoia has been building sanitary sewer capacity and this capacity can serve commercial, industrial and residential development. Public sanitary sewer service allows residential development on relatively small lots.

The inclusive community district establishes a minimum average lot size of 8,000 square feet and an absolute minimum lot size of 6,000 square feet. Minimum lot size for developments that feature rear alleys and a "village green" shall be 3,200 square feet. For the purposes of this district, a village green shall be any contiguous space that contains a minimum area of 4,800 square feet. The village green shall be served by a public sidewalk and landscaped with canopy trees, treeform shrubs and ground covers. The green shall also feature a minimum of one picnic shelter appropriately sized to the scale of the development. The village green shall be dedicated to the City of Senoia. The purpose of the village green is to promote social interaction, relegate personal vehicles to the rear of the lot, and allow reduced front yard setbacks to place dwellings near the village green. See exhibit "A" attached [below].

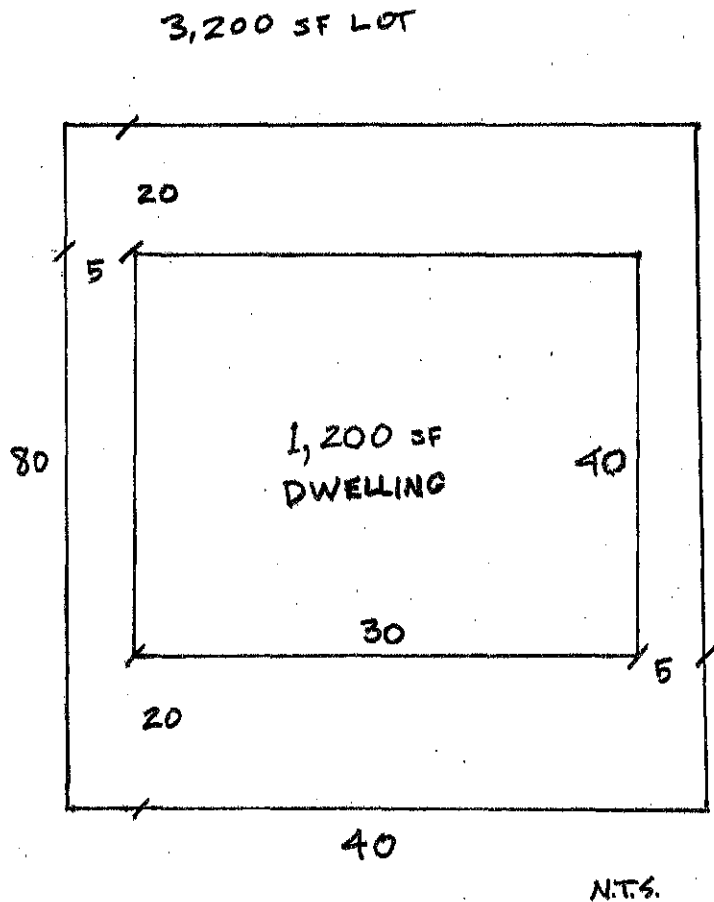


Exhibit A

Architectural design and finishes. Given Senoia's historic character and a desire to promote inclusiveness by blending new housing with the characteristics of historic homes in and around the town center, the following architectural standards shall apply to the inclusive community district:

- (1) Architectural style shall be limited to craftsman, cottage and victorian styles.
- (2) Minimum roof pitch shall be 6:12 using materials as currently permitted; provided that the craftsman style dwellings may have a minimum roof pitch of 4:12. Dwelling roofs shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials or other materials approved by the building inspector.
- (3) Exterior finishes shall be of a clapboard design featuring wood, fiber cement siding or high quality vinyl and other siding materials and application techniques, including masonry, concrete stucco, masonite, and vinyl lap or other material of like appearance.
- (4) Front loading garages and carports shall be allowed, provided these structures are recessed a minimum of four feet from the front elevation of the dwelling.

Placement on the lot. The front yard setback shall be a minimum of ten feet on a local street to accommodate a physical connection to the village green. The street side setback of a corner lot in an IC development shall be 15 feet and minimum lot width of a corner lot shall be 60 feet. The street side setback of a

corner lot in an IC development using the village green option shall be ten feet and minimum lot width of a corner lot shall be 40 feet. All other development standards shall be as indicated in Table 6.1, below:

Table 6.1 Zoning District Area, Yard and Height Requirements

Zoning District	Minimum Lot Area	Minimum Lot Width at Setback line	Min. Front Yard Setback (feet)				Min. Side Yard (feet)		Min. Rear Yard (feet)		Max. Building Height (feet)
			Arterial and Collector	Local Street	Arterial and Collector	Local Street	Arterial and Collector	Local Street			
R40 Single-family residential	1-acre	110 feet	60	40	20	20	40	40	35		
Inclusive community district	6,000 square feet	50 feet	30	20	10	10	30	30	35		
Village green option	3,200 square feet	34 feet	20	10	5	5	20	15	35		

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Driveway materials, maximum width and location. Parking areas and driveways shall consist of concrete pavement. Driveways accessing a one-car garage or a parking pad shall have a maximum width of ten feet. Driveways accessing a two-car garage or a tandem parking pad shall have a maximum width of 16 feet at the garage and a maximum width of 12 feet at the street with a flare no further than 20 feet from the garage or tandem parking pad. No driveway shall be located less than five feet from a side lot line.

Ample buffering. A typical method for mitigating the impact of a more intense use on a less intense use is a landscape buffer. More often used to diminish the impact of commercial uses on residential uses, this same method can be used to protect low density single family neighborhoods from the depreciating effects of small lot development, if any exist. Accordingly, the inclusive community district shall meet the following buffer standards:

- (1) A landscaped buffer having a minimum horizontal dimension of 30 feet and consisting of tree form shrubs and hardwood species to approximate a natural condition while achieving a partial screen shall be established along all common boundaries with any property developed or zoned as single family residential. Such buffer shall achieve a minimum height of six feet at the time of planting and shall be subject to approval by the zoning official who may approve a buffer dimension of 20 feet based on berming and other design characteristics that will achieve an appropriate screen. Such buffer shall be established and permanently maintained on the higher density property.
- (2) A landscaped buffer having a minimum horizontal dimension of 100 feet and consisting of tree form shrubs and hardwood species to approximate a natural condition and while also achieving a partial screen shall be established by the developer along any property boundary fronting on an arterial or collector street. An identical buffer having a minimum horizontal dimension of 50 feet shall be established by the developer along any property boundary fronting on a local street. Such buffers shall be dedicated as public right-of-way.
- (3) Such buffers shall be depicted on the recorded final plat accompanied by a statement as to the perpetual maintenance of the dimensions and character of the buffer.

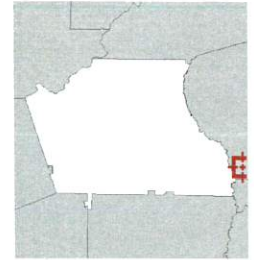
Parking and vehicle storage. A maximum of two vehicles shall be parked or stored outdoors on the lot at any time.

(Ord. No. 19-06 , § 1c, 7-1-2019)

Secs. 74-150—74-154. Reserved.



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID E020010001
 Class Code Exempt
 Taxing District SENOIA03
 Acres 1.37

Owner CITY OF SENOIA
 P O BOX 310
 SENOIA, GA 30276
 Physical Address n/a
 Assessed Value Value \$73515

Last 2 Sales			
Date	Price	Reason	Qual
10/3/1996	\$1540	03	U
2/6/1989	0	09	U

(Note: Not to be used on legal documents)

Date created: 1/5/2022
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 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
- Municipalities**
 -  CHATTAHOOCHE HILLS
 -  GRANTVILLE
 -  HARALSON
 -  MORELAND
 -  NEWNAN
 -  PALMETTO
 -  SENOIA
 -  SHARPSBURG
 -  TURIN

Parcel ID	E020011004	Owner	CITY OF SENOIA HOUSING AUTHORITY	Last 2 Sales			
Class Code	Exempt		P O BOX 310	Date	Price	Reason	Qual
Taxing District	SENOIA03		SENOIA, GA 30276	n/a	0	n/a	n/a
Acres	1.83	Physical Address	25 RAY ST	n/a	0	n/a	n/a
		Assessed Value	Value \$168670				

(Note: Not to be used on legal documents)

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 GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID E020019002
 Class Code Exempt
 Taxing District SENOIA03
 Acres 3.21

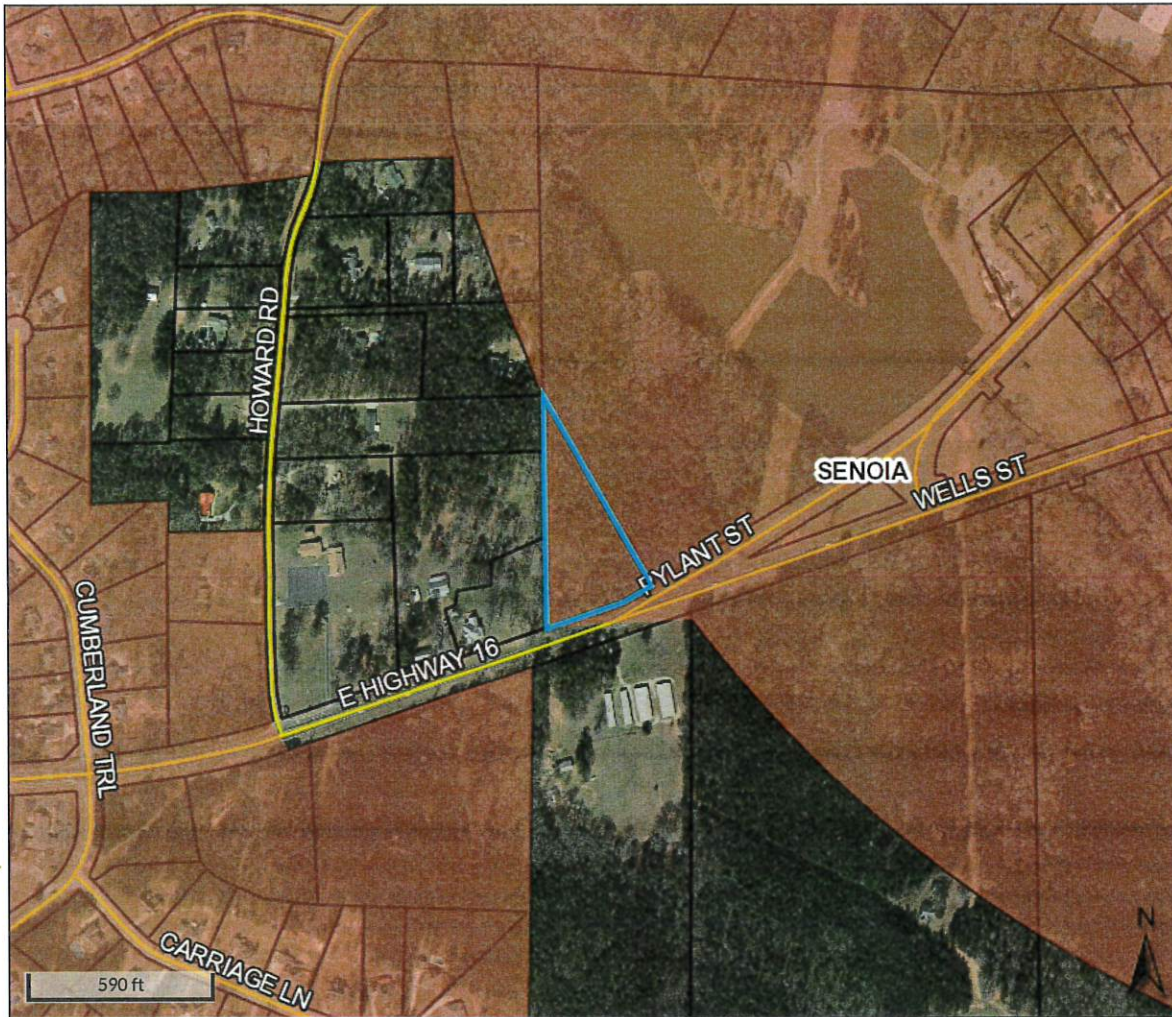
Owner CITY OF SENOIA HOUSING AUTHORITY
 Physical Address 143 JOHNSON ST
 Assessed Value Value \$334394

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

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Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID 162 1260 017
 Class Code Exempt
 Taxing District COUNTY 01 UNINCORPORATED
 Acres 2.23

Owner CITY OF SENOIA
 80 MAIN ST
 SENOIA, GA 30276
 Physical Address n/a
 Assessed Value Value \$56547

Last 2 Sales			
Date	Price	Reason	Qual
10/10/2005	\$667008	LM	Q
2/7/1994	0	07	U

(Note: Not to be used on legal documents)

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 12:51:01 AM

Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID	163 1247 067	Owner	HABITAT FOR HUMANITY OF COWETA COUNTY	Last 2 Sales			
Class Code	Exempt		PO BOX 73619	Date	Price	Reason	Qual
Taxing District	SENOIA 09 ANNEX		NEWNAN, GA 30271	8/5/2020	0	03	U
Acres	2.22	Physical Address	n/a	9/3/2019	0	03	U
		Assessed Value	Value \$35453				

(Note: Not to be used on legal documents)

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Developed by **Schneider**
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
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- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID E030003009
 Class Code Exempt
 Taxing District SENOIA 03
 Acres 4.43

Owner CITY OF SENOIA
 P O BOX 310
 SENOIA, GA 30276
 Physical Address n/a
 Assessed Value Value \$122940

Last 2 Sales			
Date	Price	Reason	Qual
11/12/2001	\$45000	03	U
11/5/2001	0	04	U

(Note: Not to be used on legal documents)

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 12:51:01 AM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID 162 1248 014
 Class Code Exempt
 Taxing District NEWNAN 02
 Acres 2.44

Owner CITY OF SENOIA
 80 MAIN ST
 SENOIA, GA 30276
 Physical Address n/a
 Assessed Value Value \$36647

Last 2 Sales			
Date	Price	Reason	Qual
10/10/2005	\$667008	LM	Q
2/7/1994	\$17400	03	U

(Note: Not to be used on legal documents)

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 12:51:01 AM

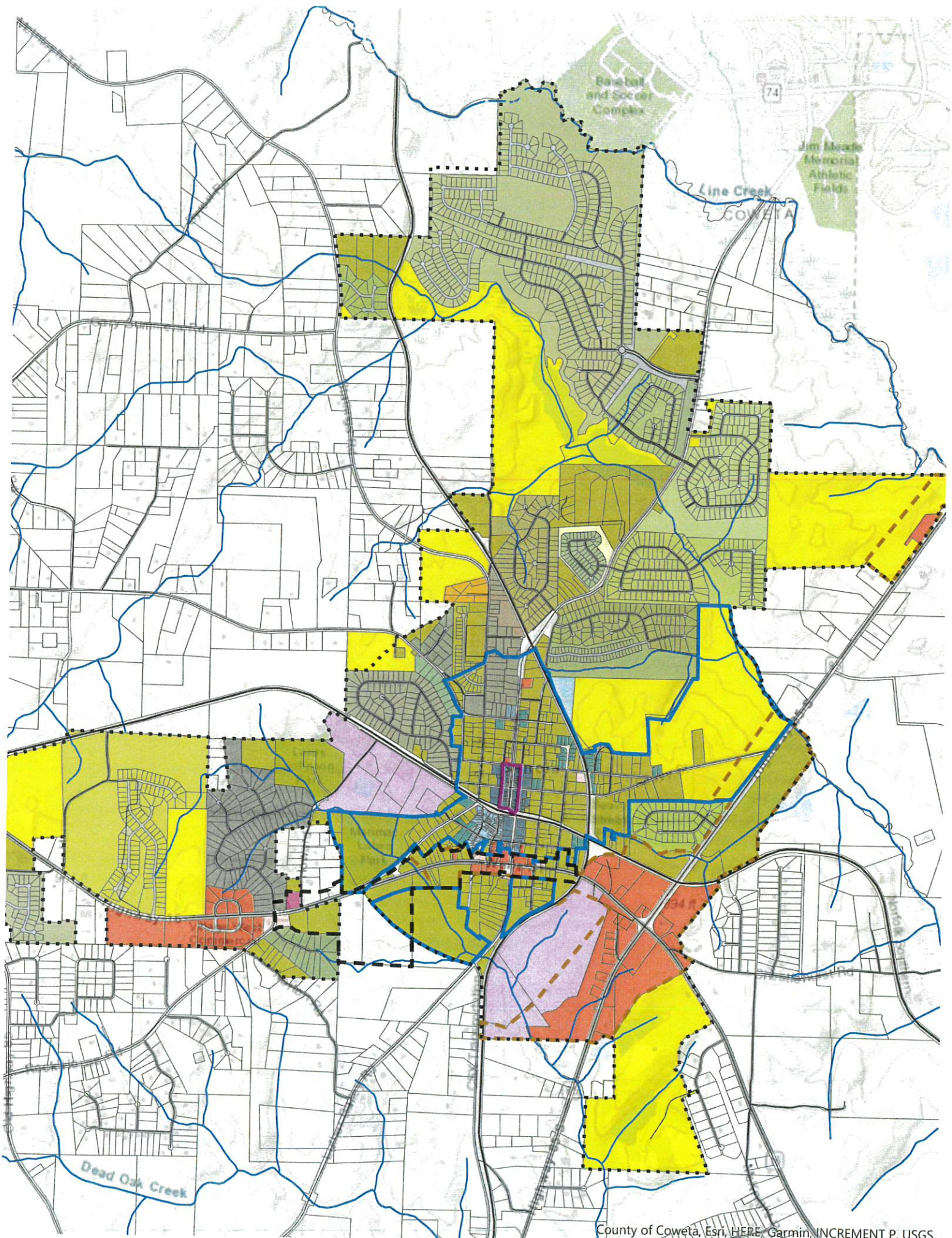
Developed by  **Schneider**
 GEOSPATIAL

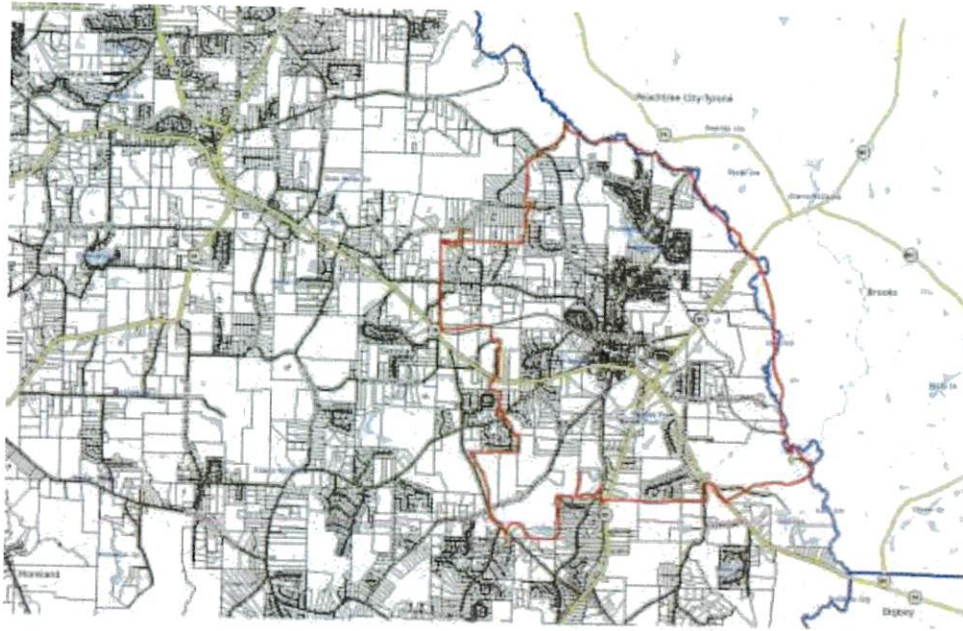
Map

Zoning Map

Character Map

Annexation Map





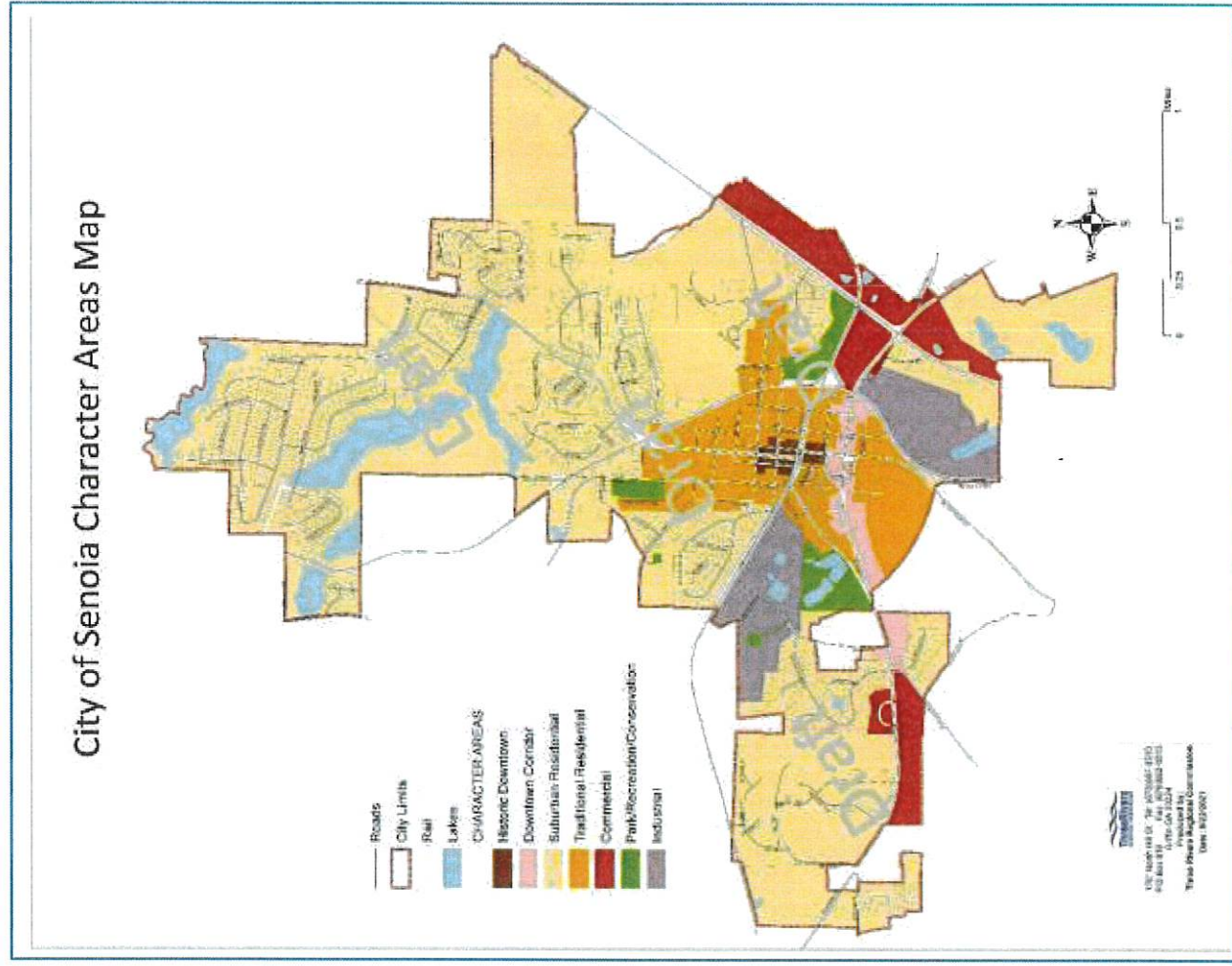
CHARACTER AREAS And Future Land Use

Character areas are geographic sub-areas of a community which contain unique characteristics, function, identity and physical form. Character areas have unique or special characteristics to be preserved or enhanced and have potential to evolve into a unique area with more intentional development and guidance. They may require specific attention due to unique development issues.

Character Area and Future Land Use Map:

The Future Land Use Map is intended to be used as a guide for the decision and policy makers in Senoia to implement the growth and development vision within the community. The community stakeholders identified the following character areas with the City of Senoia.

- Historic Downtown
- Downtown Corridor
- Suburban Residential
- Traditional Residential
- Commercial
- Parks, Recreation, Conservation
- Industrial



Land Development Regulations

Multi Use Trails.

Zoning Ordinance

R-40 C

Sec. 40-130. Multiuse trail standards.

When required by the mayor and council, multiuse paths shall be installed by the developer and shall comply with the following standards:

- (1) The alignment of the path shall conform to the general plan for the area or as directed by the planning commission. The path shall be located a minimum of four feet from any property line except where located on an easement for access to a street or where unique topographical features warrant such location. Such locations must be noted on the preliminary plat.
- (2) All new multiuse paths shall be constructed at a minimum of ten feet in width, and shall be constructed of two-inch 9.5 mm Superpave asphalt over a four-inch compacted, aggregate base. The aggregate base shall extend a minimum of 36 inches on either side of the multiuse path. A clearance zone measuring four feet in width x eight feet four inches in height shall be provided and maintained as measured from the edge of the path. (A detail of these path standards is found within local design manual.)
- (3) Where the city engineer shall direct existing ground conditions require cross drainage under paths, the pipe size and alignment of the culverts.
- (4) After the paving is complete, the city engineer and any defects noted and the developer so notified of the deficiencies shall inspect the paths. Grassing and backfilling the edges of the path shall be included within the specifications.
- (5) Easements for multiuse paths shall be 20 feet in width as a minimum.
- (6) In all new residential subdivisions where a multiuse path is located between two platted lots, a city-owned greenbelt of no less than 50 feet in width shall be provided and deeded to the city as a part of the final plat process. Clearing and grading within the greenbelt shall be kept to the absolute minimum necessary to accommodate construction of the path.

(7) Construction of a Multi-Use Trail cannot be used as a density bonus in the R 40 C zoning category.

(Ord. No. 19-13 , § 1, 10-7-2019)

Sec. 40-130. Multiuse trail standards.

When required by the mayor and council, multiuse paths shall be installed by the developer and shall comply with the following standards:

- (1) The alignment of the path shall conform to the general plan for the area or as directed by the planning commission. The path shall be located a minimum of four feet from any property line except where located on an easement for access to a street or where unique topographical features warrant such location. Such locations must be noted on the preliminary plat.
- (2) All new multiuse paths shall be constructed at a minimum of ten feet in width, and shall be constructed of two-inch 9.5 mm Superpave asphalt over a four-inch compacted, aggregate base. The aggregate base shall extend a minimum of 36 inches on either side of the multiuse path. A clearance zone measuring four feet in width x eight feet four inches in height shall be provided and maintained as measured from the edge of the path. (A detail of these path standards is found within local design manual.)
- (3) Where the city engineer shall direct existing ground conditions require cross drainage under paths, the pipe size and alignment of the culverts.
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(Ord. No. 19-13 , § 1, 10-7-2019)

ARTICLE VII. R-40 CONSERVATION SUBDIVISION DISTRICT
Adopted December 1, 2003

Sec. 74-111. Purpose.

The purpose of the R-40 conservation subdivision district (R-40C) is:

- (a) Provide opportunities for flexibility in lot design and building arrangement not afforded by the R-40 traditional subdivision district, fostering the location of buildings and other improvements to accommodate site conditions, with street, blocks and lot layout sensitive to environmental constraints;
- (b) Provide a more varied, innovative and efficient land development pattern;
- (c) Promote new development compatible with existing uses, architecture, landscapes and local character;
- (d) Provide standards reflecting the varying circumstances and interests of individual landowners, and the distinctive characteristics of their properties;
- (e) Preserve unique and sensitive landscapes and site features by locating new building lots outside of such areas;
- (f) Foster clustering of dwellings and structures on less environmentally sensitive soils to reduce the amount of paved surfaces and utilities;
- (g) Minimize erosion and sedimentation by minimizing land disturbance and removal of vegetation;
- (h) Preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- (i) Conserve scenic vistas from encroachment by development;
- (j) Reduce perceived density by maximizing the number of dwelling with direct access to and views of greenspace;
- (k) Retain and protect greenspace within residential developments for aesthetic, watershed protection and nonstructural stormwater management purposes;
- (l) Promote interconnected greenways and corridors throughout the community, and
- (m) Provide a means to attain the goals and objectives of the City of Senoia Comprehensive Plan relative to orderly growth, enhancement of environmental resources and preservation of rural character.

(Ord. No. 07-05, Art. 7, § 1, 12-3-2007)

Sec. 74-112. General regulations.

- (a) Applicants shall comply with all applicable provisions of the City of Senoia Zoning and Land Development Ordinances.
- (b) Development of a conservation subdivision is available in the R-40(C) zoning district as a use by right.
- (c) A public, community or individual potable water system shall serve all R-40 conservation subdivision district developments.

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- (d) Conservation subdivision district development shall be served by public sewer.
 - (e) The proposed development will be generally consistent with the goals and objectives of the City of Senoia Comprehensive Plan.
 - (f) The tract of land to be developed shall be in one ownership or, if in multiple ownership, shall be developed according to a single plan with common legal authority and responsibility.

(Ord. No. 07-05, Art. 7, § 2, 12-3-2007)

Sec. 74-113. Area and bulk requirements under the R-40 conservation subdivision district.

- (a) *Density of development.* The maximum number of dwelling units allowed shall be the gross total acreage multiplied by 0.9.
 - (1) In addition to the maximum permitted number of lots or dwellings otherwise permitted within this district, applicant may contribute to elements specifically mentioned as goals and objectives in the City of Senoia Comprehensive Plan, including but not limited to street connectivity and greenways. A density bonus shall be determined by increasing the density factor. Such bonuses shall be subject to the approval of mayor and council. **Construction of a Multi-Use Trail cannot be used as a density bonus in the R 40 C zoning category.**
- (b) *Minimum floor area of principal structures.* The minimum floor area for single-family detached structures within this district shall be 2,000 square feet.
- (c) *Minimum restricted greenspace.* Designated restricted greenspace shall comprise no less than 40 percent of the gross tract acreage and shall comply with all standards and criteria for greenspace contained in this article.
- (d) *Minimum lot and yard areas.* No minimum lot area is prescribed, rather, the following lot and yard area regulations shall apply to any principal residential structure or any other building:
 - (1) Siting of principal dwellings located on laterally adjacent lots shall maintain a minimum separation of 20 feet, at any point. Siting of all buildings located on lots adjacent to the rear shall maintain a minimum separation of 50 feet measured perpendicularly from the rear wall of any residential structure to any point on any other building not accessory to such residential structure.
 - (2) Minimum separation between accessory buildings and the principal structures to which they are accessory at any point shall not be less than that prescribed by applicable provisions of the Georgia Statewide Minimum Construction Codes; minimum separation between accessory buildings and any other buildings shall comply with subsection 1.
 - (3) No exterior windows, doors, or other openings shall be permitted in any portion of any principal or accessory structure located less than five feet from any lot line.
 - (4) Where any portion of any principal or accessory structure is located less than five feet from any lot line, a perpetual easement providing for maintenance of such structure, and measuring no less than five feet in width from the affected walls shall be provided on the adjacent lot(s). This provision shall not apply to lot line(s) that separate two-family or multifamily dwelling units on the interior of the same principal structure.
 - (5) The building setback from the right-of-way of any street shall be a minimum of 25 feet.
 - (6) All proposed dwellings shall be sited as to be setback a minimum of 50 feet from the perimeter boundary of the tract. Existing dwellings and dwellings resulting from the conversion of existing structures shall be exempt from this standard.

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- (7) While conformance to these area and bulk regulations is not dependent upon any specific minimum lot area or dimensions, applicants shall be required to demonstrate to the satisfaction of the mayor and council that any lots established under the provisions of this section are of appropriate size and shape relative to the following factors:
 - a. Establishment of suitable private yard areas for all residences; and
 - b. Management of any adjacent greenspace areas.
 - (8) In submission of subdivision and/or land development plans, applicant shall indicate the maximum feasible building envelope for each lot created in compliance with these area and bulk requirements. The setbacks and separation distances between building envelopes on adjacent lots must meet the provisions of subsections 1—4, above. Such plans shall indicate where the provisions of subsections 3 and 4 apply.
 - (9) The side setback for the R40C zoning category shall be a minimum of ten feet.
- (e) *Maximum tract coverage—15 percent of gross tract area.* Applicant shall calculate total permitted structure coverage in square feet and shall indicate on the conceptual plan the maximum coverage in square feet that will be assigned to each lot or parcel that will result from the proposed development.
- (Ord. No. 07-05, Art. 7, § 2, 12-3-2007; Ord. No. 19-11, § 1, 10-7-2019)

Sec. 74-114. Special provisions for conservation of historic resources.

Historic resources shall be preserved to the greatest degree practical through incorporation into development plans and design. Such resources shall include historic structures, ruins or sites, historic road or other transportation traces, paths and trails and any other historic landscape features.

- (a) *Density bonus.* In addition to the maximum permitted number of lots or dwellings otherwise permitted within this district, applicant may establish dwelling units on lots through renovation or adaptive reuse of structures listed in the state or national register of historic places, determined by the state department of natural resources to be eligible for such listing or designated by the City of Senoia as historic in accordance with Historical Preservation Ordinance. Such bonuses shall be subject to compliance with the standards of subsection b., below. Except where physically infeasible due to location and/or structural characteristics, all such dwellings must comply with the requirements of this district.
- (b) *Standards for historic resources.* Applicant shall comply with the following standards where renovation or reuse of any structure is proposed in order to develop dwelling units in addition to the maximum otherwise permitted.
 - (1) Construction plans for rehabilitation, alteration or enlargement of any historic structure shall be in substantial compliance with the Historic Neighborhood Ordinance.
 - (2) Applicant shall demonstrate preservation of sufficient landscaped or buffer area surrounding historic structures to retain the integrity of the historical landscape setting. Applicant may demonstrate mitigation of impacts to historical landscape setting through introduction of vegetation or other screening in harmony with such landscape setting and through retention of view lines, which visually link historic structures to their landscape setting.
 - (3) Facilities and equipment for heating and air conditioning, trash collection and compaction and other structural elements inconsistent with historical architectural themes shall be concealed architecturally or otherwise screened from view.

(Ord. No. 07-05, Art. 7, § 4, 12-3-2007)

Sec. 74-115. Greenspace protection standards.

In utilizing the R-40 conservation subdivision district, the proposed design shall limit disturbance of all greenspace identified in the required conservation plan submitted in accordance with section 74-118(a) of this article.

- (a) Applicant shall demonstrate maximum conservation of scenic views from public roads and neighboring residential properties, utilizing existing vegetation, structures or topography or providing landscaping to screen the proposed development from view. At its sole discretion, mayor and council may reduce screening requirements where applicant submits individual building plans with sufficient detail to demonstrate, in terms of how buildings may be viewed from public roads or neighboring residential properties, reasonable maintenance of the tract's traditional rural character. Distance from public roads or neighboring residential properties may also be considered as a mitigating factor in review of building plans.
- (b) Applicant shall demonstrate compliance with all applicable state and/or federal regulation of streams and wetlands. Copies of all documentation concerning any proposed activity requiring submission of a wetlands delineation report, stream or wetland encroachment permit, or mitigation plan to the Georgia Department of Environmental Protection and/or U.S. Army Corps of Engineers shall be submitted to the City of Senoia at the time of submission to the agency or agencies having jurisdiction. Receipt of such documentation shall not be a prerequisite for plan approval; however, approval shall be conditioned upon ultimate demonstration of compliance with all applicable regulation(s).
- (c) Existing stands of trees and individual trees having a DBH of eight inches (8") or greater and other significant natural features, including streams, ridge lines, steep slopes, peaks and rock outcroppings, shall be inventoried. Such features shall be preserved to the greatest feasible degree. Removal or disturbance of such landscape features shall not occur on more than 25 percent of the total area they occupy, except where mayor and council are satisfied that overall community planning and greenspace protection objectives are best served through allowance of additional disturbance. For the purposes for this section, the extent of area occupied by any tree or tree mass shall be measured from the outermost drip line of such tree or stands of trees.
- (d) Inappropriate alteration of the natural terrain shall be prohibited. Developers of conservation subdivisions shall achieve a lot and street layout and grading plan that minimizes such alteration. All plans shall be subject to approval of the city engineer who shall offer alternate layouts at the sole expense of the developer in instances in which such public objectives are not met.

(Ord. No. 07-05, Art. 7, § 5, 12-3-2007)

Sec. 74-116. Standards for designation and use of greenspace.

- (a) *Location.* The location and layout of greenspace shall be configured to promote adherence to resource protection standards established above, and shall further conform to the following criteria:
 - (1) The greenspace shall be a minimum of 40 percent of the gross tract acreage.
 - (2) A minimum of 75 percent of greenspace shall be in a contiguous tract; interconnections having a width of less than 50 feet shall not be considered contiguous for the purpose of compliance with this standard.
 - (3) A natural or landscaped buffer having a minimum horizontal dimension of 60 feet along arterials and major collectors and 25 feet along minor collectors shall be provided.
- (b) *Characteristics.* No portion of greenspace shall be credited toward the minimum greenspace area where such greenspace is characterized as follows:

-
- (1) Encompassed within the right-of-way or anticipated greenspace of any public or private street;
 - (2) Located within 25 feet of any structure, except structures devoted to permitted open space uses;
 - (3) Less than 50 feet in the narrowest dimension at any point, except public recreational trail or providing access to greenspace or common areas;
 - (4) Occupied by any utility easement or anticipated utility easement; above-ground utility rights-of-way may be included within greenspace; however, may not be credited as greenspace. Large areas of impervious surface shall be excluded from the open space.
 - (5) Occupied by storm water management facilities;
 - (6) Encompasses bodies of open water exceeding 5,000 square feet in contiguous area.
 - (7) Encompasses impervious surfaces exceeding 2,000 square feet in contiguous area.
- (c) *Mandatory greenspace designation.* The following lands are considered "primary conservation areas" and shall be encompassed within greenspace, unless the applicant demonstrates to the satisfaction of the city administrator that this provision would constitute an unusual hardship and be counter to the purposes of this article. These lands shall receive a 100 percent credit toward the total acreage of greenspace:
- (1) The regulatory 100-year floodplain;
 - (2) Buffer zones having a minimum width of 75 feet along all perennial and intermittent streams;
 - (3) Slopes greater than 25 percent and having a minimum contiguous area of 5,000 square feet;
 - (4) Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act;
 - (5) Populations of endangered or threatened species, or habitat for such species; and,
 - (6) Archaeological sites, cemeteries and burial grounds.

The following lands are considered "secondary conservation areas" and shall be encompassed within greenspace to the maximum feasible extent. These lands shall receive a 50 percent credit toward the total acreage of greenspace:

- a. Important historic sites;
 - b. Existing healthy, native forests having a minimum contiguous area of one acre;
 - c. Individual existing healthy trees greater than 8 inch DBH;
 - d. Other significant natural features and scenic view sheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads;
 - e. Prime agricultural lands having a minimum contiguous area of five acres; and,
 - f. Existing trails that connect the tract to neighboring areas.
- (d) *Greenspace uses.* The following uses may be established in greenspace:
- (1) Agriculture, horticulture, silviculture, crop or pasture uses, provided that all applicable best management practices are followed to minimize environmental impacts, that such activities are not conducted within primary conservation areas and provided further that such uses are subject to submission of a conservation plan approved by the City Council of Senoia;
 - (2) Woodlands, meadows, wetlands, wildlife habitats, game preserves or similar conservation use deemed appropriate by mayor and council;
 - (3) Public, common or private park or passive recreation area;

-
- (4) Active recreation areas, provided that such areas comprise no more than 10 percent of the total greenspace and are not located within primary conservation areas. Active recreation areas may include impervious surfaces;
 - (5) Walking or bicycle trails, provided such facilities are made of porous paving materials;
 - (6) Natural, archeological or historical resource conservation areas;
 - (7) Land application of wastewater, including individual systems, where permitted and where mayor and council are satisfied that adequate provision(s) for long term management and maintenance of the wastewater system are guaranteed;
 - (8) Non-structural stormwater management installations;
 - (9) Easements for drainage, access, and underground utility lines;
 - (10) Structures clearly accessory to greenspace uses; and
 - (11) Other conservation-oriented uses compatible with the purposes of this article.

The following uses are prohibited in greenspace:

1. Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections;
 2. Agricultural and forestry activities not conducted according to accepted best management practices; and
 3. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.
- (e) *Interconnection.* Greenspace shall be interconnected with greenspace on abutting tracts wherever possible. Provisions for pedestrian pathways for general public use to create linked systems within Senoia shall be encouraged. No such interconnection shall have a dimension of less than 50 linear feet.

A minimum of 75 percent of the greenspace shall be in a contiguous tract. Greenspace should adjoin any neighboring areas of greenspace, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future greenspace.

- (f) *Easements.* Subject to provisions for designating minimum required greenspace as stipulated in this article, utilities may be located entirely or partially within easements encroaching upon designated greenspace areas. Where utility facilities are so located, the appropriate parties shall establish easements satisfactory to mayor and council or the utility provider for the purpose of accessing and maintaining such facilities.
- (g) *Development restriction.* Except to provide for permitted greenspace uses, designated greenspace shall be legally restricted from further subdivision or development by deed restriction, conservation easement or other legal agreement in a form acceptable to mayor and council, upon advice of the city attorney, and duly recorded in the Office of the Clerk of Superior Court of Coweta County.
- (h) *Multi-phased development designation.* Where development under the R-40 conservation subdivision district is permitted to occur in two or more development phases, a proportionate amount of designated greenspace shall be permanently recorded with each phase.

(Ord. No. 07-05, Art. 7, § 6, 12-3-2007)

Sec. 74-117. Standards for ownership of greenspace.

- (a) *Ownership.* Subject to permanent conservation restrictions in accordance with section 74-116(e) above, legal title to designated greenspace may be held by an incorporated homeowner's association, a land trust or any conservation organization or similar entity recognized by the city.
- (b) *Offer of dedication.* The city may, but shall not be required to, accept dedication in the form of fee simple ownership of greenspace provided that each of the following conditions exists:
 - (1) Such land is publicly accessible unless the city determines otherwise;
 - (2) No cost of acquisition other than costs incidental to the transfer of ownership, such as title insurance and recording fees are assessed to the city; and
 - (3) The city agrees to, and has access to, maintain such lands.
 - (4) The property is zoned as a PR zoning district.

Where the city accepts dedication of greenspace that contains improvements, mayor and council may require the posting of financial security, either in the form of a commercial surety bond or unqualified letter of credit (UCC format), to ensure structural integrity of said improvements as well as the functioning of said improvements for a term not to exceed 12 months from the date of acceptance of dedication. The amount of financial security shall not exceed 50 percent of the actual cost of installation of said improvements.

- (c) *Homeowner's association.* A homeowner's association may hold title to the greenspace and associated facilities in common ownership. The association shall be formed and operated under the following provisions:
 - (1) The developer shall provide a certificate of incorporation for the association from the Georgia Secretary of State, including bylaws and methods for financing the cost of maintaining the greenspace.
 - (2) The association shall be financially subsidized by the developer until at least 75 percent of the lots within the development have been sold.
 - (3) Membership in the association shall be mandatory for all purchasers of lots in the development and their successors or assigns. The conditions and timing of transferring control of the association from the developer to homeowners shall be identified.
 - (4) The association shall be responsible for securing and maintaining comprehensive liability insurance on greenspace land, naming the City of Senoia as an additional insured; proof of coverage shall be filed with the city, upon written request.
 - (5) All members of the association shall equitably share the costs of maintaining greenspace. Shares shall be defined within the association bylaws. Association dues shall be structured to provide for both annual operating costs and to cover projected long-range costs relating to the repair and maintenance of any capital facilities.
 - (6) In the event of a proposed transfer of ownership or maintenance of greenspace by the association to another entity permitted by this article, notice of such action shall be given to all members of the association. The consent of the city is required to effect any such transfer.
 - (7) The association shall maintain or hire adequate staff to administer common facilities and property and maintain the greenspace in perpetuity.

(Ord. No. 07-05, Art. 7, § 7, 12-3-2007)

Sec. 74-118. Greenspace management provisions.

- (a) *Greenspace management plan.* Any application for rezoning to the R-40 conservation subdivision district shall include a long term plan for management of the greenspace that is to be created as part of the development. Such plan shall include maintenance and management of any wastewater disposal, water supply, storm-water management or any other common facilities which may be located within or adjacent to greenspace. Such a plan shall also include a narrative describing:
- (1) The manner in which the greenspace and any facilities included therein will be owned and by whom the greenspace will be managed and maintained;
 - (2) The conservation, land management and agricultural techniques and practices that will be used to conserve and perpetually protect the greenspace, including conservation plan(s) approved by mayor and council;
 - (3) The professional and personnel resources that will be necessary to maintain and manage the property;
 - (4) The planned nature of public or private access to the greenspace; and
 - (5) The funding source that will be available for such perpetual management, preservation and maintenance.

The greenspace management plan shall be recorded in Office of the Clerk of Superior Court of Coweta County together with the final subdivision plat. The applicant shall provide a draft of the greenspace management plan with sufficient detail to demonstrate feasible compliance with the provisions of this article with the filing of the preliminary plat submission. Mayor and council may require that appropriate management contracts be established as evidence of the ability to adhere to the provisions of the approved management plan as a condition of approval. The greenspace management plan shall contain a provision that prohibits any amendment without written application to, and approval of, mayor and council to allow for changing circumstances inherent to the perpetual management of land. Approval of such application by mayor and council shall not be unreasonably withheld or delayed, provided the proposed amendment is feasible and consistent with the purposes of preservation of greenspace as set forth in this article and provided further that the plan for such amendment avoids the likelihood that the obligation for management and maintenance of the land may become a responsibility of the city without the consent of mayor and council.

(b) *Provisions for maintenance of greenspace upon default.*

- (1) In the event the legal entity holding title to greenspace shall, at any time after establishment of a development containing designated greenspace, fail to maintain such land in reasonable order and condition in accordance with the greenspace management plan, the city may serve written notice upon the owner of record, setting forth the manner in which the owner of record has failed to maintain the greenspace land in reasonable condition.
- (2) Failure to adequately maintain the greenspace in accordance with the approved greenspace management plan constitutes a violation of this zoning ordinance. The zoning administrator is hereby authorized to give notice, by personal service or by United States mail, to the owner or occupant of any violation, directing the owner to remedy the same within 20 calendar days.
- (3) Upon default by any entity responsible for maintenance of greenspace and/or associated facilities, where such maintenance is required under the terms of an approved greenspace management plan, any subdivision and/or land development plan for the property, zoning approval for the property, or under any applicable requirement of any city ordinances, permits, approvals or where such maintenance is otherwise necessary to abate a nuisance, emergency, hazard or other condition threatening persons, property, public health, safety or welfare, the city may, but shall not be obligated to, upon 20 calendar days (or lesser time period in instances of emergency) written notice to the entity

responsible to perform the necessary maintenance and otherwise remedy the condition set forth in the city's notice, enter upon the greenspace, accessing the same through any other lands of such entity as may be necessary to correct the condition provided in the city's notice. Within 30 calendar days, the responsible entity shall pay any and all costs incurred by the city in connection with such action upon written demand by the city. Upon failure of the responsible entity to pay such costs by the time required, there shall be added interest at the rate of 18 percent per annum as well as costs incurred by the city in collection of same. The city may also lien other property of the entity, if any, for the full amount due, plus interest, and foreclose such lien in the same manner as liens for taxes, or make demand upon any bond or letter of credit held in favor of the city.

(Ord. No. 07-05, Art. 7, § 8, 12-3-2007)

Sec. 74-119. Greenspace performance bond.

Where intended as common or public amenities, all landscapes improvements, plantings, access ways, and recreational facilities within designated greenspace shall be provided by the developer. A performance bond or other security shall be required to cover costs of installation of such improvements in the greenspace. The performance bond or other security shall be in the same form and adhere to the same conditions as otherwise required for proposed improvements in the land development ordinance.

(Ord. No. 07-05, Art. 7, § 9, 12-3-2007)

Sec. 74-120. Application and approval procedures.

- (a) *Pre-application procedures.* To promote better communication and avoid unnecessary expense in the design of acceptable subdivision proposals, each developer is encouraged to meet with the zoning administrator and planning commission prior to filing an application for rezoning to the R-40 conservation subdivision district.
- (b) *Application requirements.* The application for rezoning to the conservation subdivision district shall include a conceptual plat as outlined in the Land Development Ordinance for the City of Senoia. In the event any portion of the land development ordinance is inconsistent with this article, the more stringent regulation shall apply.
- (c) The following additional information shall also be included in the application:
 - (1) Property boundaries;
 - (2) All streams, rivers, lakes, wetlands and other hydrologic features;
 - (3) Topographic contours depicting a maximum interval of 10 feet;
 - (4) All primary and secondary conservation areas identified by type, as described in section 74-116 of this article;
 - (5) General vegetation characteristics;
 - (6) General soil types;
 - (7) The planned location of greenspace;
 - (8) Existing roads and structures; and
 - (9) Potential connections with existing greenspace and trails.
- (d) All ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed.

(e) Except as modified herein, The Code of Senoia, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

(f) This article shall become effective immediately upon adoption on second and final reading.

(Ord. No. 07-05, Art. 7, § 10, 12-3-2007)

Secs. 74-121—74-131. Reserved.

