

Table of Contents

Section 9.23 Towne Center Districts	1
A. Title	1
B. Zoning Districts Established	1
C. Applicability	1
D. Purpose	1
E. Text and Graphics	2
F. Administrative Variances	2
G. Definitions	2
H. Blocks	4
I. Lots	5
J. Vehicle Cross-Access.....	5
K. Streetscapes.....	6
L. Planter.....	7
M. Improvements along State Highways	8
N. Parking and Loading	8
O. Driveways	9
P. Design of Parking Structures.....	9
Q. Loading.....	10
R. Vehicle Access and Parking Locations.....	10
S. Walls and Fences.....	11
T. Landscaping and Screening.....	11
U. Building Types	16
V. Building Design	25
W. Uses Allowed by District	34
X. Specific Use Standards	38
Y. Storefront Street Requirements.....	42
Z. Open Space	42
Section 9.24 TC-MU: Towne Center Mixed-Use.....	44
A. Purpose.....	44
B. Building Types Allowed	44
C. Dimensional Standards	44
D. Building Placement.....	45
E. Bulk and Mass	45
Section 9.25 TC-R: Towne Center Residential	46
A. Purpose.....	46
B. Building Types Allowed	46
C. Dimensional Standards	46
D. Building Placement.....	47
E. Bulk and Mass	47

Section 9.23 Towne Center Districts

A. Title

This Section, along with Section 9.24 and Section 9.25, shall be collectively known, cited, and referred to as the Towne Center Districts of the City of Snellville, Georgia (hereinafter “Towne Center Districts”).

B. Zoning Districts Established

The following zoning districts are established as Towne Center Districts:

1. Towne Center Mixed-Use (TC-MU)
2. Towne Center Residential (TC-R)

C. Applicability

The standards contained in this Section apply to all Towne Center Districts.

D. Purpose

The intent and purpose of the Towne Center Districts is to enable and support the implementation of the following policies:

1. That the Towne Center is the focal point for the City of Snellville as established in the City’s Livable Centers Initiative Town Center Plan, The Towne Center @ Snellville master plan, and the City of Snellville 2030 Comprehensive Plan.
2. That growth in the Towne Center will occur through redevelopment of existing commercial properties and that this requires different regulations from development on vacant land.
3. That the Towne Center should support economic growth and vitality in the City of Snellville.
4. That the Towne Center should have a distinct physical design and sense of place.
5. That the design of buildings, landscaping, streets, and public spaces should be coordinated in order to contribute to the Towne Center’s sense of place.
6. That the Towne Center should serve people of all ages and allow residents to remain in the community as they age.
7. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
8. That high-quality and aesthetically compatible housing should be provided to accommodate different needs in the community.
9. That the quality-of-life in existing nearby neighborhoods should be preserved and protected.
10. That a range of useable civic spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas, should be distributed throughout the Towne Center.
11. That the harmonious and orderly redevelopment of the Towne Center should be secured through these regulations.

E. Text and Graphics

Illustrations, photos, and graphics are included in Towne Center District regulations to illustrate the intent and requirements of the text. In the case of a conflict between the text of these regulations and any illustrations, photos, or graphics, the text governs.

F. Administrative Variances

1. The Director of Planning and Development is authorized to grant administrative variances to the requirements of Towne Center Districts.
2. Administrative variances may only be granted to permit a practice that is not consistent with a specific provision of these regulations, but is justified by their purpose.
3. Administrative variances may not be used to:
 - a. Increase the permitted site density;
 - b. Increase the maximum permitted number of stories in a building; or
 - c. Permit a use that is not allowed by district regulations.
4. Administrative variances relating to a physical element or numeric measurements must be based upon credible submitted evidence demonstrating that:
 - a. Approval, if granted, would not offend the purposes as indicated in Sec. 9.23.D.
 - b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of the regulations would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;
 - c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and
 - d. That the public safety, health and welfare are secured, and that substantial justice is done.
5. Appeals of an administrative variance shall be made to the Board of Appeals.

G. Definitions

The following definitions apply in Town Center Districts. Words that are not defined below shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of any other Section of the Zoning Ordinance, these regulations shall take precedence.

Alley. A public or private service-way which is used primarily as a secondary means of vehicular and service access to the back or side of abutting properties.

Artisan shop. A business whose primary use is the retail sale of art glass, clothing, furniture, ceramics, jewelry, packaged food and beverages, and other handcrafted items, where the facility includes an area for the production of the items being sold.

Brewpub. A restaurant that brews beer on-site and sells 25% or more of its produced beer in the restaurant.

Craft Manufacturing. A facility whose primary use is the shared or individual use of hand-operated tools for the manufacturing of products or parts, including their design, processing, fabrication, assembly, treatment, and packaging. Craft manufacturing may also include the incidental storage, sale, and distribution of said products or parts. Craft manufacturing specifically includes, but is not limited to, the manufacturing of electronic goods, food and bakery products, non-alcoholic

beverages, printmaking, household appliances, leather products, jewelry and clothing, metal work, furniture, glass or ceramics, and paper.

Exterior Insulation Finishing Systems (EIFS). Nonstructural, non-loadbearing, exterior wall cladding systems that consist of an insulation board (attached either adhesively or mechanically, or both, to the substrate), an integrally reinforced basecoat, and a textured protective finish coat.

Farmers' Market. The outside temporary display and sale of agricultural products sold directly by farmers. A farmers' market typically consists of booths, tables or stands where farmers sell fruits, vegetables, meats, and sometimes value-added farm products and prepared foods and beverages.

General Retail. A business whose primary use is the sale of merchandise, food, or beverages that have been produced off-site to the general public. General retail specifically includes, but is not limited to, antiques, appliances, art supplies, baked goods, beverages, bicycles, books, cameras, crafts, clothing, computers, convenience foods, convenience goods, dry goods, electronics, eye glasses, fabric, flowers, furniture, garden supplies, gifts and cards, groceries, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, phones, photo finishing, picture frames, plants, pottery, printed materials, produce, seafood, shoes, souvenirs, sporting goods, stationery, tobacco, toys, trophies, videos, video games, and related products. General retail specifically excludes any principal or accessory use that is otherwise identified by district regulations.

Microbrewery. A brewery that produces less than 15,000 barrels of beer per year with 75% or more of its beer sold off-site.

Outdoor Display. The temporary outdoor display of products actively available for sale. Outdoor display does not include the storage or sale of any items identified under outdoor storage. Outdoor display also does not include the outdoor placement of propane gas storage racks, ice storage bins, and soft drink or similar vending machines.

Outdoor Sales. The permanent outdoor display of products available for sale, including garden supplies, plants, outdoor furniture, bicycle, barbecues, and other similar items. Outdoor sales does not include the storage or sale of any items identified under outdoor storage. Outdoor sales also does not include the sale of sheds, portable buildings, or animals.

Outdoor Storage. Outdoor storage includes, but is not limited to:

1. The outdoor storage of contractors equipment;
2. The outdoor storage of fleet vehicles;
3. The outdoor storage of soil, mulch, stone, lumber, pipe, steel, salvage or recycled materials, and other similar merchandise, material, or equipment;
4. The overnight outdoor storage of vehicles awaiting repair;
5. The outdoor storage of merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers;
6. The outdoor storage of vehicles, boats, recreational vehicles, or other similar vehicles; and
7. The outdoor storage of pallets, kegs, cardboard, air and gas-filled tanks, and similar items, as determined by the Director of Planning and Development.

Personal Repair. A business whose primary use is repair services to the general public. Personal repair specifically includes, but not limited to, repair of appliances, bicycles, canvas product, clocks, computers, jewelry, musical instruments, office equipment, radios, shoes, televisions, watches, or similar items. Personal repair specifically excludes small engine repair, vehicle repair, and any use that is otherwise identified by district regulations.

Site. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

State Highway. A road under the jurisdiction of the State of Georgia as defined in O.C.G.A. § 32-1-3.

Storefront Street. A public or private street intended for a higher standard of design and walkability. Storefront streets include Oak Road, Wisteria Drive, Clower Street, and other streets specifically designated through a condition of rezoning.

Street. As used in Towne Center Districts, the term “street” means a public or private street, unless specifically stated otherwise.

Stub-out Street. A street, usually relatively short in length, which terminates at the boundary of a site and is ultimately intended to connect to a street on the abutting site when said abutting site is developed.

Towne Center Flat. Three or more dwelling units in a single principal structure (that does not meet the definition of single-family attached dwelling) and where the ground floor of the structure does not contain commercial uses.

Towne Center Loft. Three or more dwelling units in a single principal structure (that does not meet the definition of single-family attached dwelling) and where the ground floor of the building contains commercial uses.

H. Blocks

1. **Applicability.** The following standards apply to all developments greater than 5 acres in size.

2. Block Requirements

- a. Developments must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter lengths that follow, except as provided in “b” and “c” below:

Towne Center Block Size Table

Zoning Districts	Block Perimeter (Max.)
TC-MU	2,100 feet
TC-R	2,500 feet

- b. Blocks bounded by one or more State Route may increase their maximum permitted block perimeter lengths by an additional 100 feet for each abutting State Route.
- c. There is no maximum block perimeter length when a block contains a park of at least one acre in size and when no other use is located in said block.
- d. Streets used to satisfy this requirement must be public or built to public standards.
- e. Streets may not be gated.
- f. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted by the Board of Appeals or Mayor and Council for topographic hardship.

3. Block Measurement

- a. A block is bounded by a street (not including an alley).
- b. Block perimeter is measured from intersecting centerlines.
- c. The Director of Planning and Development may modify the block perimeter requirements by administrative variance when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.

4. Stub-Out Streets

a. Stub-Out Streets Required

- i. Where a development abuts a parcel greater than 5 acres in size that is zoned TC-MU, TC-R, BN, BG, OP, or CI, stub-out streets within the development must be installed to the meet the block standards of Section 9.23H.2.
 - ii. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
 - iii. Stub-out streets must be located so that the portion of the block perimeter located on the development does not exceed 50% of the applicable block perimeter maximum.
- b. **Connecting to an Existing Stub-Out Street.** If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.
- c. **Exception.** The Director of Planning and Development may grant an administrative variance to eliminate the requirement for a stub-out street or require pedestrian and bicycle only access when steep slopes in excess of 25%, highways, waterways, tree conservation areas, stream buffers, cemeteries, open space, civic space, or easements would make the provision of a stub-out street infeasible.

I. Lots

- a. Every lot (except cottage court lots) and every cottage court site must have frontage upon:
 - i. An existing public street, or
 - ii. A new public street.
- b. Alleys may not be used to satisfy the lot frontage requirements of “a” above.
- c. The minimum lot or site frontage must conform to district regulations for the building type.

J. Vehicle Cross-Access

1. This Sections applies along State Highways when parcels of any size abut a parcel zoned TC-MU, BN, BG, OP, or CI
2. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting parcels.
3. Vehicle cross-access may not be gated.
4. When an abutting parcel is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
5. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
6. When cross-access for vehicles is deemed impractical by the Director of Planning and Development on the basis of topography, the presence of natural features, or vehicular safety factors, relief from the requirement for cross access may be granted by administrative variance. Bicycle and pedestrian connections must be provided between abutting parcels when cross-access relief is granted.
7. Property owners who establish cross-access easements must:

- a. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
- b. Record an easement allowing cross-access to and from properties served by the cross-access easement;
- c. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
- d. Contain a provision prohibiting the erection of fences, walls, and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
- e. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
- f. The cross access agreement must be signed by all of the owners of the granting property.

K. Streetscapes

1. Applicability

- a. The streetscapes identified in this Section must be installed on all existing and new public and private streets, except as provided in “b” below.
- b. **Exceptions.** Streetscape are not required to be installed when one of the following two conditions apply:
 - i. When a building or site is renovated or repaired, and when there is no increase in gross floor area, and when there is no increase in improved site area, and when said activity is not considered a substantial building permit under Chapter 19 of the City Code of Ordinances.
 - ii. When a building or site is increased in gross floor area or improved site area cumulatively by less than 25% and when said activity is not considered a substantial building permit under Chapter 19 of the City Code of Ordinances.
- c. **Administrative Variances.** The Director of Planning and Community Development may grant administrative variances to the requirements of this Section when one or more of the following applies:
 - i. When the required streetscapes would result in loss of existing street tree, specimen tree, or special tree;
 - ii. When an existing building is being renovated, repaired, or expanded and its existing placement limits the space available for the required streetscape;
 - iii. When an existing building is being renovated, repaired, or expanded and existing topography prevents the installation of the required streetscape without requiring the construction of retaining walls three or more feet in height; or
 - iv. When an existing building is being renovated or repaired and implementing the required streetscape would make a site non-conforming with regards to parking.

2. Streetscapes Required

- a. New streets must incorporate the planters and sidewalks standards of the Towne Center Streetscape Table.
- b. Existing planters and sidewalk that do not conform to the Towne Center Streetscape Table

must be brought into compliance with it prior to the issuance of Certificate of Occupancy.

- c. On existing public streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be dedicated to the City to meet the required improvements.
- d. Where an easement is provided to the City, the back of the minimum required sidewalk (adjacent to the lot) shall be considered the lot line for the purpose of establishing yards, shall not be included in lot coverage calculations, and shall not be counted in minimum lot size requirements for new lots.

Towne Center Streetscape Table

Street Type and Parcel Zoning District (both must be met)		Planter	Sidewalk
Principal Arterial, Major Arterial, Minor Arterial, Major Collector	All Towne Center Districts	5 feet	10 feet
Local	TC-MU	5 feet	10 feet
Local	TC-R	5 feet	6 feet
Alley	All Towne Center Districts	Not required	Not required

- e. Where a publicly funded streetscape using alternative planter standards was installed after January 1, 2010, the planter standards of the Towne Center Streetscape Table do not apply.
3. Where streetscape is required and a property abuts a parcel where no streetscape is required, the streetscape within 20 feet of such parcel must taper to provide a smooth transition to the existing sidewalk. If no existing sidewalks exists, the sidewalk must taper to a width of 6 feet.

L. Planter

1. **Defined.** A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles, utilities, traffic signs, newspaper vending, bike racks, bus shelters, and similar items in a manner that does not obstruct pedestrian access or motorist visibility and as approved by the City.
2. **Applicability.** This Section applies when a planter is required or installed.
3. Street trees must be planted in the planter as follows:
 - a. All street trees must conform to Sec. 19-75 of the Landscape Ordinance, except as otherwise specifically provided in this Section.
 - b. Street trees must be planted a minimum of 30 feet and a maximum of 50 feet on center in the planter and at least 2 feet from the curb.
 - c. Each tree must have a minimum 32 square feet pervious planting area. The entire planting area must be planted with evergreen ground cover or a tree grate installed.
 - d. Street trees may count toward the landscape strip requirements of the Landscape Ordinance.
 - e. Street trees must conform to the size and species requirements of Sec. 19-75 of the Landscape Ordinance.

- f. The area between required plantings must either be planted with evergreen ground cover, or paved in accordance with Section 9.23L.5.
 - g. The City Arborist shall approve all plantings, planting replacement, and planting removal.
 - h. When placing trees in the planter is prohibited by the Georgia Department of Transportation, street trees may be installed in an adjacent yard or an in-lieu contribution made to the Tree Replacement Fund, in accordance with Sec. 19-114(e) of the Tree Ordinance.
4. Tree grates are not required if sidewalk width requirements are met, unless otherwise determined by the City Arborist. If grates are installed, they must be at least 4 feet by 8 feet in size and of a type specified by the Director of Planning and Development.
 5. All paving must be approved by the Director of Planning and Development.
 6. No awning or canopy may extend over the planter.
 7. Trash receptacles or similar elements, when installed, must be a type specified by the Director of Planning in accordance with design standards utilized by the City of Snellville for placement of such objects in the public right-of-way
 8. Nothing may be erected, placed, planted, or allowed to grow in such a manner that impedes visibility within visibility triangles at street intersections between the heights of 2.5 feet and 8 feet above grade.
 9. Decorative pedestrian lights must be installed as follows:
 - a. Lights must be installed in the planter, except as provided in “c” below, a maximum of 40 feet on center and spaced equal distance between street trees.
 - b. Lights must be of the type approved by the City of Snellville for placement in the Towne Center public right-of-way.
 - c. Lights may be installed in an adjacent yard when placing them in the planter is prohibited by the Georgia Department of Transportation.
 10. Utilities must be buried or placed to the rear of structures to allow for unobstructed use of sidewalks.

M. Improvements along State Highways

1. Any development that abuts a State Highway must conform to the requirements of the Georgia Department of Transportation for access or improvements along State Highways.
2. An approved permit for proposed access or improvements is required by Georgia Department of Transportation and must be incorporated into the construction drawings for the project prior to the issuance of a Land Disturbance Permit.

N. Parking and Loading

1. Vehicle Parking

- a. Every use must provide and maintain vehicular parking in accordance with Article XI.
- b. Parking in the following locations may be used to satisfy the requirements of Article XI:
 - i. Off-street parking located on the same site or lot as the use it serves;
 - ii. On-street parking located adjacent to and on the same side of the street as the site or lot contain the use it serves; and

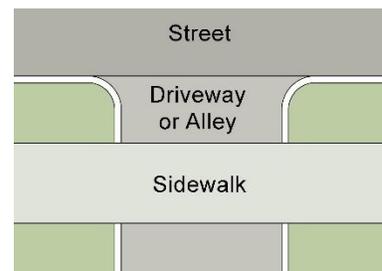
- iii. Off-site parking within 400 feet of the use it serves (as measured along a pedestrian walkway from the door of the use the parking serves).
- iv. On-street spaces immediately abutting a parcel.
- c. All parking required for single-family attached and detached dwellings must be located in a private garage, except when common parking areas are provided as part of a cottage court.

2. Bicycle Parking

- a. Uses must provide and maintain bicycle parking in accordance with the following:
 - i. Non-residential uses with 20 or more vehicle parking spaces must provide at least 1 bicycle parking space, plus 1 space for each additional 20 required or provided vehicle parking spaces, subject to “iii” below.
 - ii. Residential uses must provide at least 1 bicycle parking space for each 5 dwelling units.
 - iii. No use that is required by “i” or “ii” above to provide bicycle parking may provide fewer than 3 spaces nor be required to exceed 30 spaces.
- b. Bicycle parking must comply with the following provisions.
 - i. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at two points of contact to prevent wheel and frame damage.
 - ii. Bicycle parking must be provided in a well-lit area.
 - iii. Spacing of the bicycle racks must provide clear and maneuverable access.
 - iv. Exterior bicycle parking may be placed in the adjacent sidewalk planter in a way that does not obstruct use of the sidewalk.
 - v. Exterior bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).
 - vi. Interior bicycle parking must be located on the ground level and be accessible to the outside without the exclusive use of stairs

O. Driveways

1. **Applicability.** This following applies to driveways, including those serving alleys, but not to new streets required by Section 9.23H.
2. **Number.** The maximum number of driveways allowed on a site may not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof.
3. **Sidewalks and Driveways.** All sidewalk materials must continue across driveways.



P. Design of Parking Structures

1. **Applicability.** This Section applies to all parking structures as either principal or accessory uses.
2. **Storefront Street Requirements.** When a parking structure abuts a storefront street, it must conform to one or more of the following along such street (except at pedestrian or vehicle access points):
 - a. **Active Uses.** The ground floor must provide conditioned interior space for active uses (such as, but not limited to, residential, commercial, office, or civic uses) along said street. These

- spaces must have a minimum depth of 20 feet and provide a minimum 65% fenestration.
- b. **Display Cases and Landscaping.** The ground floor must provide display cases with a minimum depth of 5 feet and a minimum 65% fenestration. A minimum 10 feet wide landscape strip must also be provided between the sidewalk and the parking structure. The landscape strip must be planted in accordance with Sec. 19-73(f) and Sec. 19-73(g) of the Landscape Ordinance.
 - c. **Outdoor Vending and Landscaping.** An outdoor vending or market area with a minimum depth of 10 feet must be provided between the sidewalk and the parking structure.
 - d. **Landscaping.** When the existing average grade, prior to construction of a parking structure, is more than 5 feet above or below the average grade of the adjacent required sidewalk (measured at a line 5 feet from the back of the required sidewalk), a minimum 15 feet wide landscape strip must be provided between the sidewalk and the parking structure. The landscape strip must be planted in accordance with Sec. 19-73(f) and Sec. 19-73(g) of the Landscape Ordinance.
3. **Non-Storefront Street Requirements.** When a parking structure abuts any street that is not a storefront street, it must conform to one of the following along such street (except at pedestrian or vehicle access points):
- a. **Storefront Street Requirements.** Conformance with the requirements of Section 9.23P.1; or
 - b. **Landscaping.** A minimum 10 feet wide landscape strip must be provided between the sidewalk and the parking structure. The landscape strip must be planted in accordance with Sec. 19-73(f) and Sec. 19-73(g) of the Landscape Ordinance.
4. Where any stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
5. Structured parking façades adjacent to or visible from any street must have the appearance of a horizontal storied building.

Q. Loading

1. **Minimum Loading Requirements.** The requirements of Sec. 11-3 of the Zoning Ordinance to the contrary notwithstanding, on-site loading is not required.
2. **Location.** If a loading space is provided it must be located to the side or rear of buildings.
3. **Screening.** If a loading area is provided, it must meet the following.
 - a. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent public street (not including an alley), the entire length of the loading area must be screened.
 - b. Screening must consist of an 8-foot high wall compatible with the principal building in terms of texture, quality, material, and color, except as provided in “c” below.
 - c. The Director of Planning and Development may grant an administrative variance to allow evergreen plant material in lieu of an 8-foot high wall if a landscape plan is submitted demonstrating that said plant material will provide an equal or greater level of screening (within 3 years of planting) and includes adequate long-term maintenance provisions.

R. Vehicle Access and Parking Locations

1. Off-street parking for the following must be accessed from alleys:

- a. Townhouses on lots of any width.
 - b. Other building types on lots less than 50 feet in width.
2. Permitted locations for parking are determined by the building type standards of Section 9.23U.2. When multiple buildings exist on a site, the standards shall apply to each building independently. When a building is located on the interior of a required block where it does not abut a required street and is screened from view by an intervening conforming building, the Director of Planning and Development may grant an administrative variance to the parking location restrictions.
 3. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
 4. No off-street parking lot fronting a required storefront street sidewalk may exceed 120 feet in width (measured at the back of the required sidewalk) without an intervening building. The required intervening building must have a minimum width of and depth of 30 feet.

S. Walls and Fences

1. Walls and fences must conform to the requirements of Article VIII, except as specifically provided by this Section.
2. No barbed wire, razor wire, chain link fence, or similar elements may be visible from any street, outdoor dining area, civic space, or other public right-of-way.
3. Residential uses must conform to the requirements of Sec. 8.3 of the Zoning Ordinance.
4. Commercial uses must conform to the following:
 - a. No walls or fences, except those surrounding authorized outdoor dining, outdoor sales, or screening required by Section 9.23T.4, are allowed between a building and the closest public street, unless an administrative variance is granted for topographic hardship.
 - b. Fences within a maximum height of 30 inches are allowed surrounding outdoor dining, but may not occupy the required sidewalk.

T. Landscaping and Screening

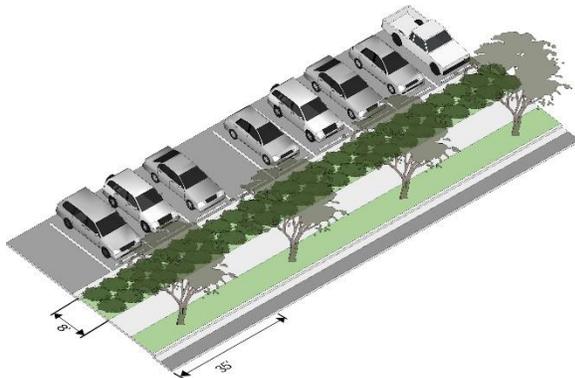
1. Applicability.
 - a. **New Construction.** Any new building or site improvement must comply with the landscaping and screening requirements of this Section.
 - b. **Maintenance and Repair.** An existing building or site may be renovated or repaired without providing additional landscaping or screening, provided there is no increase in gross floor area, no increase in improved site area, and said activity is not considered a substantial building permit under Chapter 19 of the City Code of Ordinances.
 - c. **Additions**
 - i. An existing building, use, or site may be increased in gross floor area or improved site area cumulatively by less than 25% without providing additional landscaping or screening, provided said activity is not considered a substantial building permit under Chapter 19 of the City Code of Ordinances.
 - ii. When an existing building, use, or site is increased in gross floor area or improved site area by 25% or more than cumulatively, both the existing building, use, or site and the additional floor or site area must conform to the landscaping and screening

requirements of this Section.

- d. **Change in Use.** A change in use does not trigger the application of these requirements, except when there is a specific use standard requiring landscaping or screening for the new use.
- e. **Conformance with the Landscape Ordinance.** Except when specifically stated to the contrary in this Section, all landscaping must conform to the Landscape Ordinance. **Yard Landscaping**
- f. Yards between a parking lot and a street must comply with Section 9.23T.3.
- g. Yards between a building and a street must comply with Sec. 19-73 of the Landscape Ordinance except areas used for:
 - i. Front porches and stoops;
 - ii. Outdoor dining or display;
 - iii. Pedestrian walkways used to access a street-facing pedestrian entrance; and
 - iv. Amenity space or civic space.

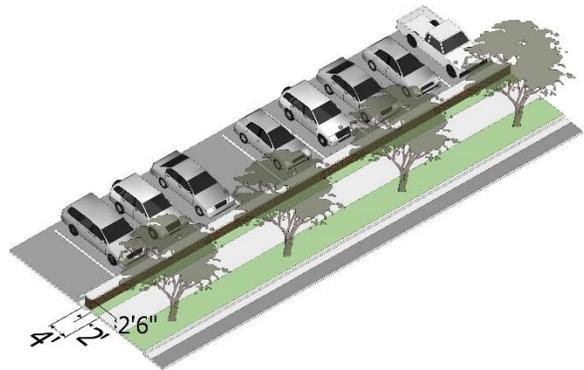
2. Parking Lot Landscape Strips

- a. **Applicability.** All surface parking areas (of any size) abutting a required street (not including an alley) must be screened using one of the following options. All options must include wheel stops to prevent vehicles from overhanging the landscaped area.



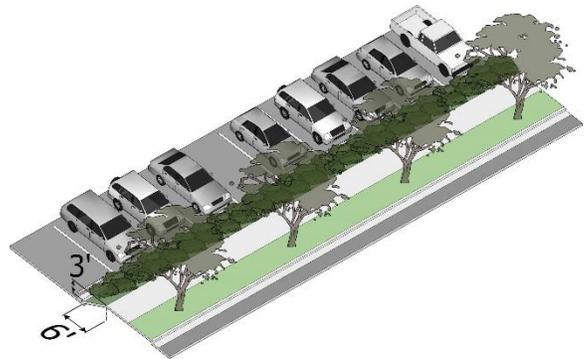
- b. **Landscape Strip with Shrubs.** A minimum 8 feet wide landscape strip

planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs must be provided to screen paved areas and parking lots from the street. Shrubs must be 2 feet tall at time of planting. They must be planted 2 rows deep, and provide a screen within 3 years of planting.



c. Landscape Strip with Wall

- i. A 2.5 feet high wall in a minimum 4-foot landscape strip.
- ii. Walls must be close to the parking lot in order to provide a minimum 2-foot landscaped strip facing the street.
- iii. Walls must be opaque and constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.



- d. **Landscape Strip with Grade Change.** A 6-foot landscaped strip with a minimum 3-foot grade drop from the

street to the parking lot.

- e. **Location.** A required landscape strip must be located at the outer perimeter of the parking lot and must be provided along the entire parking lot abutting the street, excluding breaks for pedestrians, bicycles, and driveways.
- f. **Plant Material.** Plantings must conform to Sec. 19-73(f) of the Landscape Ordinance.

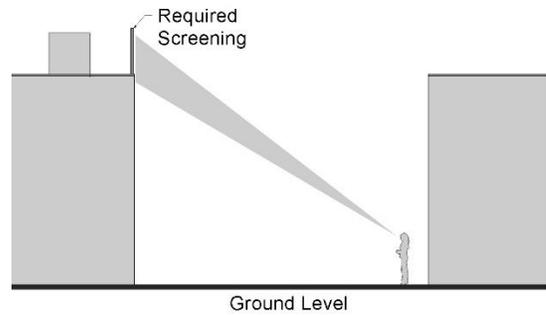
3. Screening

a. Service Areas

- i. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
- ii. Service areas must be screened on 3 sides by a wall a minimum 8 feet in height and on the 4th side by a solid gate at a minimum of 8 feet in height.
- iii. The wall must be opaque and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.
- iv. The gate must be self-locking and maintained in good working order.

b. Roof-Mounted Equipment

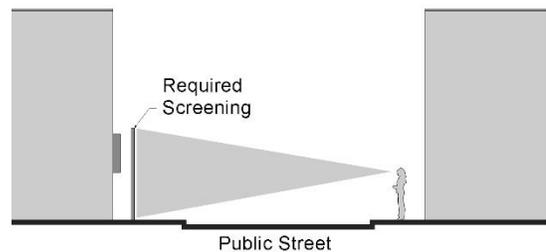
- i. Roof-mounted equipment must be screened in accordance with Sec. 19-42 of the Snellville Code of Ordinances.
- ii. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



- iii. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

c. Wall-Mounted Equipment

- i. Wall-mounted equipment located on any surface that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



- ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

d. Ground-Mounted Equipment

- i. Ground-mounted mechanical equipment that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and



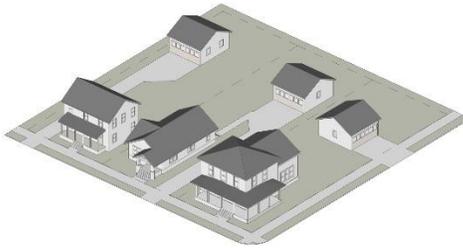
- ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.
 - e. **Window-Mounted Equipment.** Window mounted equipment, such as conditioners, is prohibited.
4. **Buffer Strips**
- a. TC-MU is subject to the same buffer strip requirements as the BG district.
 - b. TC-R is subject to the same buffer strip requirements as the RM district; and
 - c. No buffer is required between TC-MU and TC-R districts.

U. Building Types

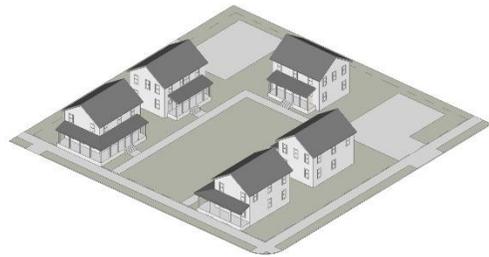
The following rules apply to all buildings.

1. Descriptions

Within the Towne Center Districts, building types are used to regulate the design of buildings. Each building type is described below. A building's type is determined by the Director of Planning and Development. All graphic depictions of building types are for illustrative purposes only. Note that these building types are for zoning purposes only, and not linked to the Building Code. Freestanding parking structures are not considered to be a building type.



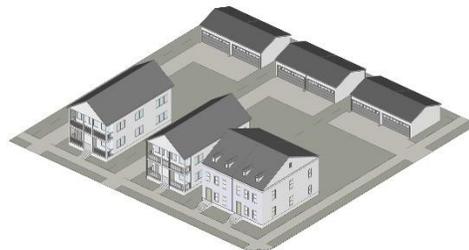
- a. **Detached House.** A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



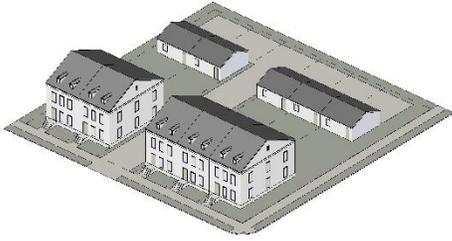
- c. **Cottage Court.** A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



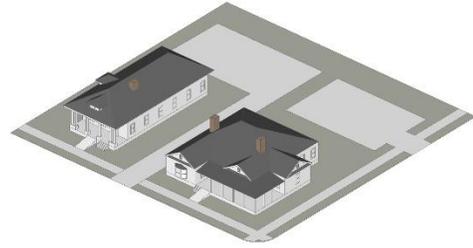
- b. **Carriage House.** A small, self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation, and sleeping.



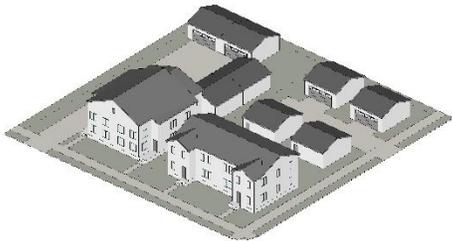
- d. **Semi-Detached House.** A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



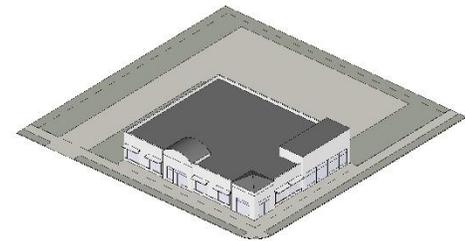
- e. **Townhouse.** A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units may not be vertically mixed.



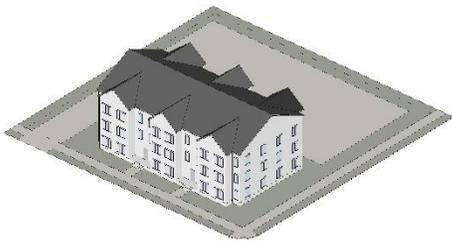
- h. **Commercial House.** A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



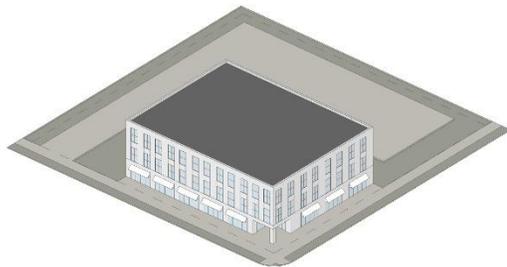
- f. **Walk-up Flat.** A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



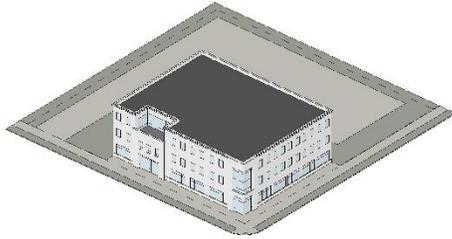
- i. **Shopfront.** A single-story building type that typically accommodates single-use retail or commercial activity. Not intended for residential uses.



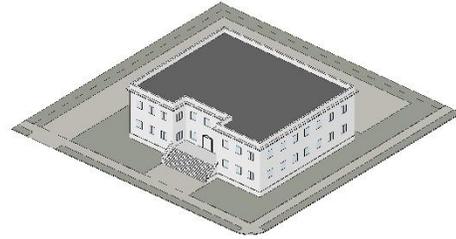
- g. **Stacked Flat.** A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



- j. **Mixed Use Building.** A multi-story building type that typically accommodates ground floor retail, office, or commercial uses with upper-story residential or office uses. Not for ground floor dwelling units.



- k. **General Building.** A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.

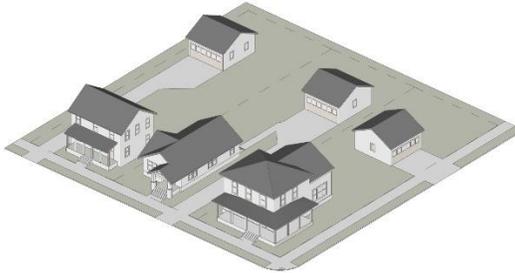


- l. **Civic Building.** A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.

2. Rules Specific to Building Types

a. Detached House

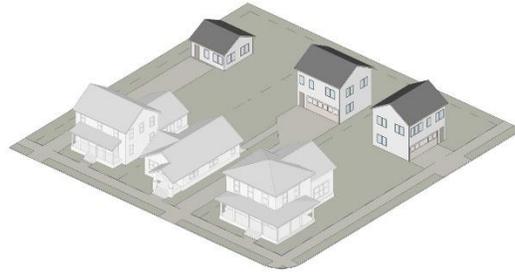
A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



Lot	
Detached house units per lot:	1 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.
Parking Location	
No off-street parking is allowed between the building and the street.	

b. Carriage House

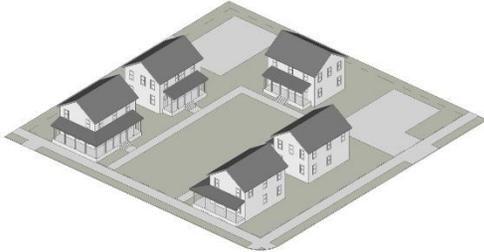
A small, self-contained accessory dwelling unit located on the same lot as a detached house, semi-detached house, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation, and sleeping.



Lot	
Carriage house units per lot:	1 max.
Size	
Dwelling Floor Area:	800 sf max. (excluding garage, workshops, and similar)
Bedrooms:	1 max.
Pedestrian Access	
Entrance facing street:	Not Required
Walkway width:	n/a

c. Cottage Court

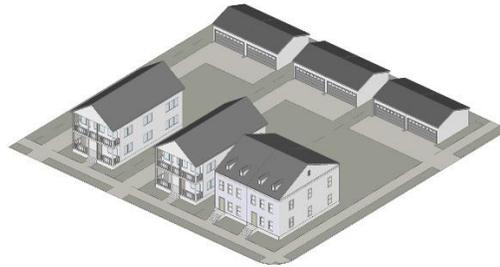
A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



Site	
Site area:	20,000 sf min.
Units per courtyard:	5 min./10 max.
Courtyard	
Area:	3,000 sf min.
Width:	40 ft min.
Courtyard may not be parked or driven upon, except emergency access and permitted temporary events.	
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min. /5 ft max.
Parking Location	
No off-street parking is allowed between the building and the street.	

d. Semi-Detached House

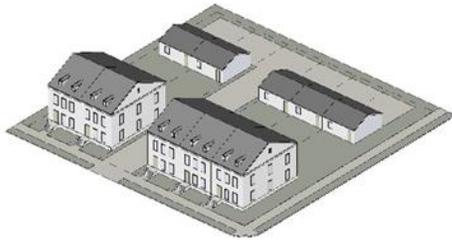
A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



Lot	
Semi-detached house units per lot:	2 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.
Parking Location	
No off-street parking is allowed between the building and the street.	

e. Townhouse

A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not intended for nonresidential uses.



Site	
Townhouse units per site:	3 min.
Townhouse units in a row:	8 max.
Fenestration	
Ground floor:	15% min.
Upper story:	15% min. / 35% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min. / 5 ft max.
Parking Location	
No off-street parking is allowed between the building and the street.	
Design	
No more than three adjacent units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.	

f. Walk-up Flat

A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



Site	
Walk-up flat units per building:	3 min. / 8 max.
Floor to Ceiling Height	
All stories:	9 ft. min.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby (if provided) or ground floor units along street (if no lobby)
Walkway width:	3 ft min. / 6 ft max.
Parking Location	
No off-street parking is allowed between the building and the street.	

g. Stacked Flat

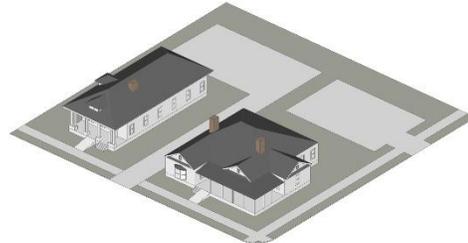
A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



Site	
Stacked flat units per building:	9 min.
Street facing façade length:	200 ft max.
Floor to Ceiling Height	
All stories:	9 ft. min.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby and ground floor units along street
Walkway width:	3 ft min. / 8 ft max.
Parking Location	
No parking lot is allowed between the building and the street.	

h. Commercial House

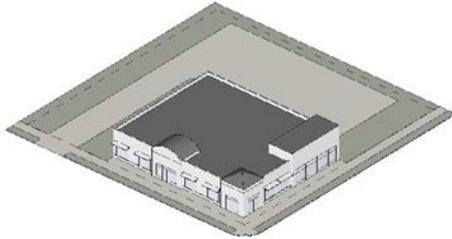
A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



Site	
Street facing façade length:	100 ft max.
Floor to Ceiling Height	
All stories:	9 ft. min.
Fenestration	
Ground floor:	15% min. / 30% max.
Upper story:	15% min. / 30% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for businesses facing street
Walkway width:	6 ft min.
Parking Location	
No off-street parking is allowed between the building and the street.	

i. Shopfront

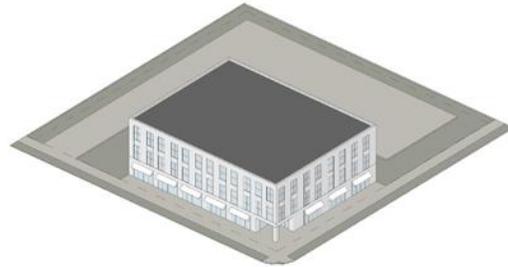
A single-story building type that typically accommodates single-use retail or commercial activity.



Site	
Street facing façade length:	200 ft max.
Floor to Ceiling Height	
Ground floor:	14 ft min.
Other stories:	9 ft min.
Fenestration	
Ground floor: State	30% min./70%
Highway/local street:	min.
Blank wall area: State	40 ft max. /
Highway/local street:	20 ft max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No parking lot is allowed between the building and the street.	

j. Mixed Use Building

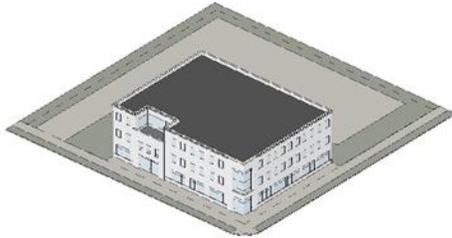
A multi-story building type that typically accommodates ground floor retail, office, or commercial uses with upper-story residential or office uses. Not for ground floor dwelling units.



Site	
Street facing façade length:	200 ft max.
Floor to Ceiling Height	
Ground floor:	14 ft min.
Other stories:	9 ft min.
Fenestration	
Ground floor: State	30% min./70%
Highway/local street:	min.
Blank wall area: State	40 ft max. /
Highway/local street:	20 ft max.
Upper story:	20% min. / 40% max.
Pedestrian Access	
Entrance facing street:	Required every 75 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No parking lot is allowed between the building and the street:	

k. General Building

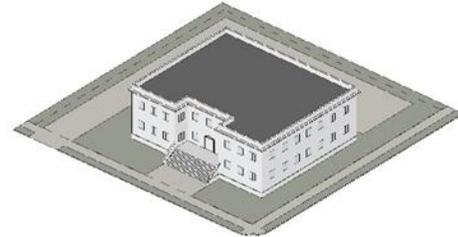
A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.



Site	
Street facing façade length:	200 ft max.
Floor to Ceiling Height	
Ground floor:	11 ft min.
Other stories:	9 ft min.
Fenestration	
Ground floor: State Highway/local street:	20% min./50% min.
Blank wall area: State Highway/local street:	40 ft max. / 20 ft max.
Upper story	20% min.
Pedestrian Access	
Entrance facing street:	Required every 150 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No off-street parking is allowed between the building and the street.	

l. Civic Building

A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.



Fenestration	
Ground floor:	15% min.
Blank wall area:	60 ft max.
Upper story:	15% min.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	6 ft min.
Parking Location	
No off-street parking is allowed between the building and the street.	

V. Building Design

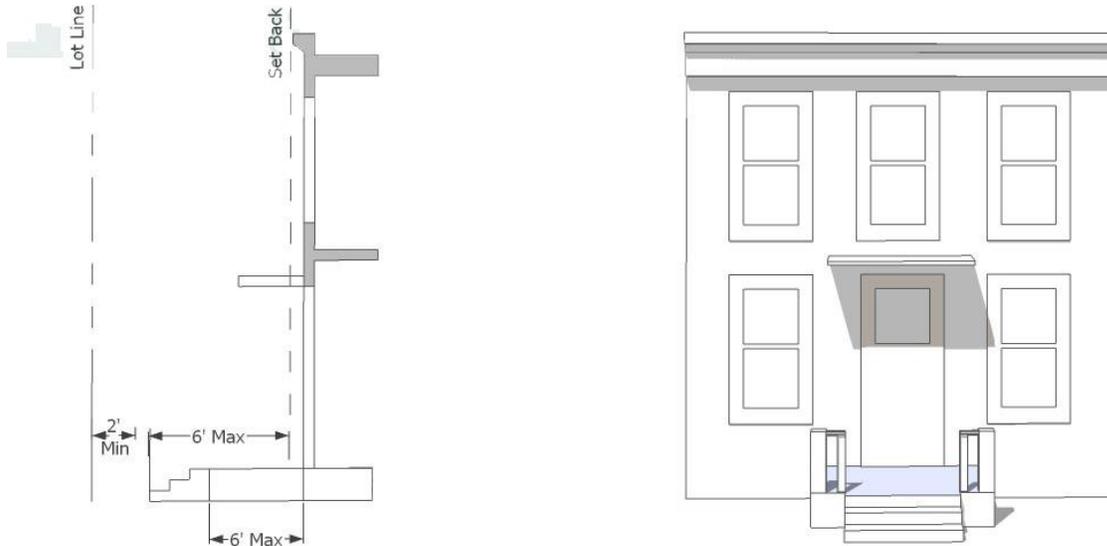
1. **Applicability.** This Section applies to the Building Types identified in Section 9.23U in lieu of the requirements of Sec. 7.7 Architectural Design Standards.
2. **Fenestration**
 - a. Fenestration is the minimum percentage of window and door glass that must cover a façade.
 - b. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
 - c. Fenestration is measured from the top of the finished floor to the top of the finished floor above.
 - d. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.
 - e. Window signs may not occupy more than 15% of the provided fenestration.
3. **Pedestrian Access**
 - a. A pedestrian entrance and walkway providing ingress and egress, operable to residents at all times and operable to customer, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, pedestrian area, civic space, amenity space, or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
 - b. A street address number must be located above the street-facing pedestrian entrance utilizing numbers that are 6 inches in height. Where multiple entrances exist on a street-facing façade, only one address is required.
 - c. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
 - d. These requirements may also apply abutting a civic space, as determined by the Director of Planning and Development. In making this determination, the Director shall consider the use and design of the civic space, the use of the proposed building, and the public health, safety, and welfare.
4. **Street Facing Façade Length**
 - a. **Applicability.** Building types having a maximum street facing façade length requirement must comply with this Section.
 - b. **Exception.** Adjacent buildings that are classified as separate buildings by the applicable building code are not required to comply with this section.
 - c. **Compliance.** Buildings must comply with one of the following at a distance not exceeding the length for the building type in order to convey the impression of separate buildings:
 - i. A change of all exterior wall materials (excluding architectural accent materials) from grade to the roof for at least 40 feet of façade length; or
 - ii. A change in façade composition from grade to the roof for the remainder of the façade length; or
 - iii. A wall plane projection or recess of at least 20 feet in length and depth.

5. Building Elements

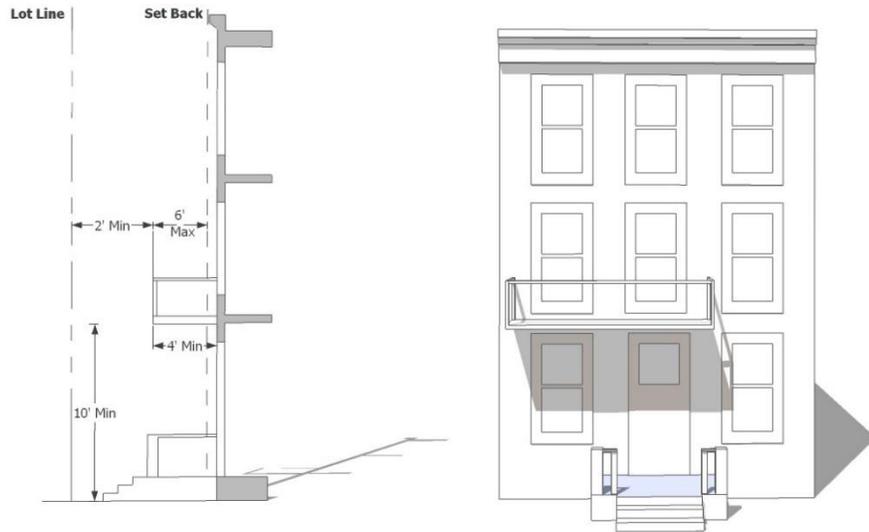
- a. **Intent.** The following standards are intended to ensure that certain building elements that when added to a street-facing façade are of sufficient size to be both usable and functional and be architecturally compatible with the building they are attached to.



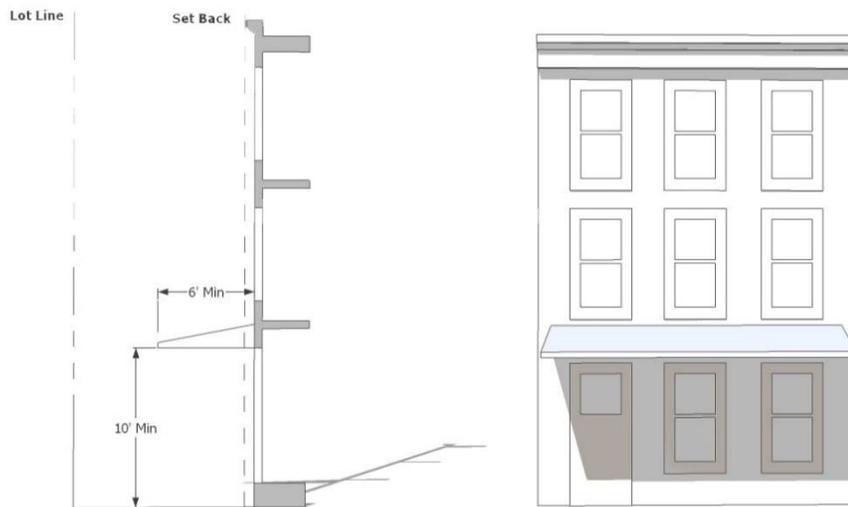
- b. **Front Porch.** A raised structure attached to a building, forming a covered pedestrian entrance to a doorway.
- i. A front porch must be at least 6 feet deep (not including the steps).
 - ii. A front porch must be contiguous, with a width not less than 33% of the building façade from which it projects.
 - iii. A front porch must be roofed and may be screened, but may not be fully enclosed.
 - iv. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 - v. A front porch must not encroach into the public right-of-way or required sidewalk.
 - vi. Steps leading to front porches must have enclosed risers.
 - vii. Front porch columns must be a minimum width of 8 inches.



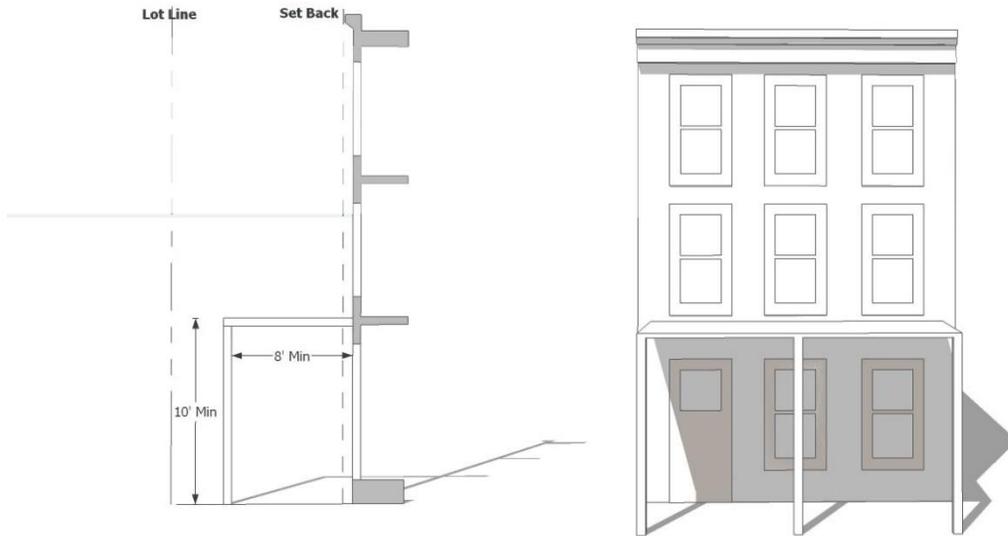
- c. **Stoop.** A small raised platform that serves as a pedestrian entrance to a building.
- i. A stoop must be no more than 6 feet deep (not including the steps).
 - ii. A stoop may be covered but cannot be fully enclosed.
 - iii. A stoop may extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 - iv. A stoop must not encroach into the public right-of-way or required sidewalk.
 - v. Steps leading to stoops must have enclosed risers.
 - vi. Stoop columns, where provided, must be a minimum width of 8 inches.



- d. **Balcony.** A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.
- i. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 - ii. A balcony must have a clear height above the sidewalk of at least 10 feet.
 - iii. A balcony may be covered and screened, but cannot be fully enclosed.
 - iv. A balcony may encroach up to 6 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.
 - v. No signage may be affixed to a balcony.



- e. **Awning/Canopy.** A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.
- i. Awnings must be located on the ground floor.
 - ii. An awning must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
 - iii. An awning may extend into a required setback.
 - iv. An awning may encroach up to 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.
 - v. Awning must be made of canvas or other woven fabric and may not be reflective or shiny.
 - vi. Awnings must have open ends called “shed awnings” to allow views into buildings.
 - vii. Awnings may not be internally lit.
 - viii. Awnings may not be narrower than nor two feet wider than the door or window opening that they serve. Where multiple doors and windows are less than two feet apart, multiple awnings may be combined into a single awning.



- f. **Gallery.** A covered passage extending along the outside wall of a building supported by arches or columns that is open on three sides.
- i. A gallery must have a clear depth from the support columns to the building's façade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
 - ii. A gallery must be contiguous and extend over at least 75% of the width of the building façade from which it projects.
 - iii. A gallery may extend into a required setback.
 - iv. A gallery may encroach up into the required sidewalk but not the required planter.

6. General Architectural Standards

a. Applicability

- i. The following applies to all buildings, except as provided by "ii" and "iii" below.
- ii. Detached houses, carriage houses, cottage courts, semi-detached houses, and townhouses must comply with either the following or Section 9.23V.7, at the discretion of the applicant.
- iii. Commercial houses must comply with Section 9.23V.7.

b. Building Materials

- i. **Applicability.** The following applies to all buildings regulated by this Section except as provided by "ii" below.
- ii. **Alternative Standards.** The City Council may approve alternative standards as a condition of rezoning.
- iii. **Exterior Walls.** Exterior wall finish materials (excluding foundations, architectural accents, windows, and doors) are limited to the following and as further limited by "iv" below:
 - a. Brick, including full-depth and half-depth masonry brick, but not simulated brick veneers;
 - b. Stone, including unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta;

- c Stucco, including true cement stucco but not EIFS;
- d Concrete block, which must be painted;
- e Split-face block and painted concrete masonry units (CMU);
- f Wood, including natural wood or cement-based artificial wood siding; and
- g Shingles, including wood or cement-based shakes and shingles.

iv. Allowed Building Material Table

- a The allowed exterior wall finish materials identified in “ii” above are further limited as follows:

Allowed Building Materials Table

<p>Yes = Material is allowed with no limitations Percent (%) = Material is allowed, but may not exceed the indicated percent of the total façade area (including doors and windows, but not foundations), and may not be combined with another material with a percentage restriction. No = Material is not allowed</p>												
Building Type	Brick	Stone	Stucco		Concrete Block		Split-Face Block, CMU		Wood		Shingles	
			Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear	Front	Side, Rear
Shopfront, flex building, mixed-use building, general building, civic building	Yes	Yes	Max. 30% per facade	Max. 50% per facade	No	Max. 25% per façade, except as provided in “c” below	No	Max. 25% per façade, except as provided in “c” below	No	Max. 50% per façade	No	Max. 50% per facade
Detached house, carriage house, semi-detached house, cottage court, walk-up flat, stacked flat	Yes	Yes	Max. 50% per facade	Max. 50% per facade	No	Max. 25% per façade, except as provided in “c” below	No	Max. 25% per façade, except as provided in “c” below	Yes	Yes	Yes	Yes

- b Colors for stucco, concrete block, split-face block, CMU, wood, or shingles shall comply with Sec. 7.7(3)(D) of the Zoning Ordinance.
- c Along facades that abut an alley and which are not visible from a civic space or street (not including the alley), the maximum percentage restriction is 50% per façade.

v. Accent Materials

- a EIFS may be used to provide architectural accents, but the total combined area of EIFS and the other architectural accents identified under “b” below may not exceed 15% of total wall area per facade.
- b Small amounts of materials not identified in “a” of “iii” above may also be used to provide architectural accents but the total combined area of these accents may not exceed 10% of total wall area per facade.
- c Colors for accent materials shall comply with Sec. 7.7(3)(D) of the Zoning Ordinance.

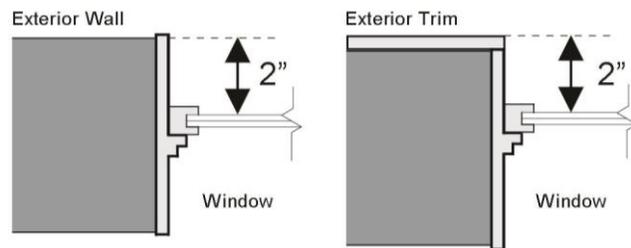
- vi. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural accents such as cornices, window sills, and beltlines.
- vii. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

General Visual Weight Table	
Visually Lighter	Hard Coat Stucco
↑	Shingles
↑	Wood/Cement-Based Siding
↑	Brick
↓	Natural /Manufactured Stone
Visually Heavier	

c. Building Façade

- i. The following applies to façades facing a street or civic space.
- ii. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
- iii. Façades must provide visual divisions between the ground floor and second story through architectural means such as courses, awnings, or a change in materials.
- iv. Façades must delineate all stories above the ground floor with windows, belt courses, balconies, cornice lines, or similar architectural detailing.
- v. Windows above the ground floor must be equally sized and equally spaced rectangles with a height greater than width, and arranged in a grid pattern.
- vi. Window panes must be recessed as follows:

- a. On ground floors, panes must be recessed a minimum of 3 inches from the adjacent exterior wall.
- b. On floors above the ground floor, panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).



- vii. Windows must have true or simulated divided lights or be one-over-one lights.
- viii. Storm windows and screens, when provide, must cover the entire window area.

d. Building Massing

- i. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total façade length.
- ii. Variation in the roofline of buildings and offsets in pitched roofs and gables are required.

Parapets in individual facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentals, brick soldier courses, or similar details.

7. Small Residential Building Standards

a. **Applicability.** The following applies to detached houses, carriage houses, cottage courts, semi-detached houses, townhouses, walk-up flats, stacked flats, and commercial houses.

b. Building Materials

i. **Applicability.** The following applies to all buildings regulated by this Section except as provided by “ii” below.

ii. **Alternative Standards.** The City Council may approve alternative standards to this Section as a condition of rezoning.

iii. **Exterior Walls.** Exterior wall finish materials (excluding architectural accents, windows, and doors) are limited to the following:

- a Unpainted brick, except that veneers intended to simulate brick are not allowed;
- b Unpainted natural stone and unpainted cast stone having the appearance of natural stone;
- c High grade stucco;
- d Natural wood or cement-based artificial wood clapboard siding; or
- e Natural wood or cement-based artificial wood shakes and shingles.

iv. **Accent Materials.** Small amounts of materials not identified in “b” above may be used to provide architectural accents but by the total combine are of these accents may not exceed 10% of total wall area per facade.

v. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the Small Residential Building Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.

vi. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

Small Residential Building Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	Hard Coat Stucco
↑	Shingles
↑	Wood/Cement-Based Siding
↓	Brick
Visually Heavier	Natural /Manufactured Stone

c. Building Façades

- i. The following applies to façades facing a street or civic space.
- ii. Windows and Doors
 - a Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.

- b Doors and windows that operate as sliders are prohibited
 - c Windows must have true or simulated divided lights or be one-over-one lights.
 - d Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
 - e Window panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).
 - f Storm windows and screens, when provided, must cover the entire window area.
- iii. A stoop or front porch is required.
 - iv. Awnings are not allowed.
- d. Building Massing**
- i. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be no less than 2:12.
 - ii. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Sec. 19-42 of the Snellville Code of Ordinances.
 - iii. All roofs must have a minimum 25-year roof life and no visible roll roofing.
 - iv. Chimneys, where provided, must extend to the ground and must be faced in brick or stacked stone.

W. Uses Allowed by District

1. Allowed Use Table

- a. In order to regulate a variety of similar uses, use categories have been established for principal uses. Use standards for both principal and accessory uses are specified in the general provision of the Zoning Ordinance and Section 9.23X.
- b. Principal and accessory uses allowed by district are shown in the table below.

2. Use Table Key

- a. **Permitted Use (P)**. Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- b. **Conditional Use (C)**. Indicates a use may be permitted in the respective district only when approved in accordance with Sec. 15.10 of the Zoning Ordinance. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- c. **Special Use (S)**. Indicates a use may be permitted in the respective district only when approved in accordance with the Special Use Permit standards of Sec. 9.17 of the Zoning Ordinance. The use is also subject to all other applicable requirements of the Zoning Ordinance and the indicated use standards.
- d. **Use Not Permitted**. An empty cell indicates that a use is not permitted in the respective district.

Key: P = Permitted Use C = Conditional Use S = Special Use Permit Empty Cell = Use Not Permitted			
Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Residential Uses			
Household Living			
Single-family detached dwelling	S	S	
Two-family dwelling	S	S	
Single-family attached dwelling	S	S	
Towne Center loft	S	S	Section 9.23X.14
Towne Center flat	S	S	Section 9.23X.13
Group Living			
Boarding or rooming house	S	S	
Collective residences	S	S	
Continuing Care Retirement Communities (CCRC)	S	S	
Public/Institutional Uses			
Civic			
Fraternal organization and club, non-profit	P		
Churches and religious institutions	P	P	
Community centers	P	P	
College, public or private	P	P	
Public buildings and uses	P	P	
Museum, library	P	P	
School, public or private	P	P	
Parks and Open Space			
Cemetery	S		
Golf course			
Parks, plaza, square	P	P	
Playgrounds	P	P	
Commercial Uses			
Automotive			
Automobile parts store	P		
Automotive and motorcycle sales and rental and associated service facilities (new or used)			
Automotive service stations, tire stores			
Automotive car wash (full service or self service)			
Emission inspection stations			
Gas stations	P		Section 9.23X.4
Parking lot, parking structure (independent)	P		Section 9.23P et al.
Commercial recreation including, but not limited to, miniature golf driving range, water slide, drive-in theater, electric or gas powered vehicles, bowling	S		

Key: P = Permitted Use C = Conditional Use S = Special Use Permit Empty Cell = Use Not Permitted			
Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Specific Use			
center, batting cage, skate board and paint-ball establishments, etc.			
Retail and Service			
Animal hospital, veterinary clinic (with no outdoor activities)	P		
Animal hospital, veterinary clinic (with outdoor activities)	S		
Art gallery, art studio	P		
Artisan shop	P		Section 9.23X.1
Banks, savings and loan institutions	P		
Beauty and barber shops, including manicurists	P		
Brewpub	P		
Building materials and construction supply sales with outdoor storage			
Bus terminal	S		
Business college or business school	P		
Contractor's office (no outside storage)	P		
Dance studio	P		
Equipment rental (except heavy equipment, bulldozers, backhoes, forklifts, cranes, etc.)	P		
Finance company	P		
Food catering establishment	P		
Funeral homes and mortuaries			
General retail	P		
Hardware stores	P		Section 9.23X.5
Health clubs or spa and tanning salon	P		
Ice cream shop, yogurt shop	P		
Internet based business, including call center, internet café, trading	P		
Kennel			
Laundry and dry cleaning establishment, including self-service and dry cleaning pick-up and delivery stations	P		Section 9.23X.7
Lawnmower sales and repair			
Loan offices	P		Section 9.23X.8
Locksmith shop	P		
Log splitting and storage lots			
Meat market	P		Sec. 9.23.X.10
Microbrewery	P		

Key: P = Permitted Use C = Conditional Use S = Special Use Permit Empty Cell = Use Not Permitted			
Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Specific Use			
Motel/Hotel	P		Section 9.23X.6
Office, showroom facility	P		
Pawn shop, pawn broker, title pawn, check cashing			
Personal repair	P		
Pest control businesses	P		
Pet shop and grooming establishment	P		
Photocopying, printing and reproduction service	P		
Plumbing, electrical, pool and home building supply showroom and sales	P		
Psychics, fortune teller	P		
Radio, recording and television studio and broadcasting station	P		
Restaurant delivery service	P		
Restaurant and eating place, including fast-food	P		
Tattoo, body piercing establishment	C		
Taxidermists	P		
Theater	P		
Travel agency	P		
Tutoring services/establishment	P		
Office			
Accounting office	P		
Architecture or engineering office	P		
Doctor, dentist or chiropractor office	P		
Insurance office	P		
Law office	P		
Medical office	P		
Other public or professional office	P		
Real estate office	P		
Industrial Uses			
Craft manufacturing	P		Section 9.23X.2
Microbrewery	P		
Taxicab or limousine service	P		
Utilities			
Utility substation	P	C	Section 9.23X.15
Accessory Uses			
Accessory use not listed below and normally appurtenant to commercial uses	P		
Accessory use common to all residential districts, per Sec. 9.2.	P	P	
Drive through	P		

Key: P = Permitted Use C = Conditional Use S = Special Use Permit Empty Cell = Use Not Permitted			
Use Category	Towne Center Districts		Use Standards
	TC-MU	TC-R	
Specific Use			
Live-work	P		Section 9.23X.9
Outdoor storage			
Temporary Uses			
Outdoor display	P		Section 9.23X.11
Outdoor sales	P		Section 9.23X.12
Farmers' Markets	P	P	Section 9.23X.3
Temporary use in conformance with Sec. 9.2.5		P	Sec. 9.2.5
Temporary use in conformance with Sec. 9.7.6	P		Sec. 9.7.6
Temporary use in conformance with Sec. 9.9.1.D	P		Sec. 9.9.1.D

3. Uses Not Listed

- a. A use not specifically listed in the Allowed Use Table is prohibited unless the Director of Planning and Development determines the use to be part of a use category as described below.
- b. The Director of Planning and Development is responsible for categorizing uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Director may consider the proposed use part of that use category. When determining whether a proposed use is similar to a listed use, the Director must consider the following criteria:
 - i. The actual or projected characteristics of the proposed use;
 - ii. The relative amount of site area or floor area and equipment devoted to the proposed use;
 - iii. Relative amounts of sales;
 - iv. The customer type;
 - v. The relative number of employees;
 - vi. Hours of operation;
 - vii. Building and site arrangement;
 - viii. Types of vehicles used and their parking requirements;
 - ix. The number of vehicle trips generated;
 - x. How the proposed use is advertised;
 - xi. The likely impact on surrounding properties; and
 - xii. Whether the activity is likely to be found independent of the other activities on the site.

X. Specific Use Standards

The following principal and accessory uses must confirm with the indicated use standards.

1. **Artisan Shop.** Where an artisan show is allowed, No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

2. **Craft Manufacturing.** Where craft manufacturing is allowed, it is subject to the following:
 - a. No individual business may exceed 4,000 square feet in floor area.
 - b. No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
3. **Famers' Market.** Where a farmers market is allowed, it is subject to the following:
 - a. At least 75% of the displayed inventory of the products sold in each farmers, market must be farm products or value-added farm products.
 - b. At least 75% of the booths open during the market's hours of operation must be producers, or family members or employees or agents of producers.
 - c. If a booth sells farm products or value-added farm products that are not produced by the vendor, the booth must explicitly disclose the producer's name and location in writing with lettering that is at least 2 inches tall and visible to the consumer.
4. **Gas Station.** Where a gas station is allowed, it is subject to the following:
 - a. A conforming principal building is required and must have a minimum floor area of 1,600 square feet;
 - b. Fuel pumps must be at least 30 feet from right of way;
 - c. Fuel pumps and gas storage tanks must be at least 100 feet from any residential district; and
 - d. Pump canopies must provide a fascia be between 24 and 30 inches in height.
 - e. Pump canopies may not exceed 18 feet in height as measured to the top of the structure.
 - f. Pump canopies and support columns must be compatible with the color, texture, material, and architectural design of the principal building.
 - g. Pump canopies, canopy support columns, and pumps may not be internally illuminated.
 - h. No gas station may provide more than eight fuel pumps.
5. **Hardware Store.** Were a hardware store is allowed, lawnmower repair is allowed as an accessory use.
6. **Motel/Hotel.** Where a motel/hotel is allowed, it is subject to the following:
 - a. Each facility shall be accessed through main or central lobby. The lobby size shall be a minimum of 700 square feet.
 - b. Each facility shall have a minimum of 60 guest rooms.
 - c. Each guest room must be accessed through an interior hallway and may not have access to the exterior of the building (except through the central lobby or as otherwise determined by fire codes).
 - d. Each facility must provide staff or management on duty 24 hours a day.
 - e. Each guest room must be a minimum of 300 square feet in floor area.
 - f. Each facility shall provide an enclosed heated and air conditioned laundry space with a minimum of three washers and three dryers.
 - g. Any outdoor recreational areas provided must be located to the rear of the lot.

7. **Laundry and Dry Cleaning Establishment.** Where a laundry and dry cleaning establishment is allowed, no individual business may exceed 2,000 square feet in floor area.
8. **Loan Office.** Where a GILA-regulated loan office is allowed, it is subject to the following:
 - a. There may be no more than one location per company within the City limits.
 - b. No loan office establishment may be licensed or operated within 1,000 feet of any residential zoning district, public or private school or college, church or other place of worship, library, daycare facility, public park or playground, massage establishment, tattoo studio, pawnshop, title pawnshop, GILA-regulated loan office, check cashing, or adult entertainment establishment. This distance shall be measured by the most direct route of travel on ground and in the following manner:
 - i. From the main entrance of the proposed loan office establishment;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing establishment identified above, or zoning line for properties in a residential zoning district.
 - c. No onsite display or storage of pledged goods or vehicles is allowed.
9. **Live-Work.** Where live-work is allowed, it is subject to the following:
 - a. Live-work is only permitted on the ground floor of a dwelling unit.
 - b. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
 - c. The live-work use may employ no more than two persons not living on the premises at any one time.
 - d. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
 - e. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
 - f. No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
 - g. No more than five customers are permitted on the premises at any one time.
10. **Meat Market.** Where a meat market is allowed, there may be no killing, eviscerating, skinning, plucking, or smoking of food products on the premises.
11. **Outdoor Display.** Where outdoor display is allowed, it is subject to the following:
 - a. Outdoor display areas must abut the street-fronting façade and may not extend more than 10 feet from the façade;
 - b. Outdoor display may not exceed 6 feet in height;
 - c. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day, except propane gas storage racks, ice storage bins, soft drink or similar vending machines may remain outside overnight; and

- d. Outdoor display may not encroach upon any public right-of-way or required sidewalk.

12. Outdoor Sales. Where outdoor sales is allowed it is subject to the following:

- a. Outdoor sales must be located to the side or rear of the business it is accessory to.
- b. Outdoor sales may not exceed the enclosed floor area size of the business it accessory to.
- c. Outdoor sales must be enclosed by a permanent 8-foot height or fence that is compatible with the principal building in terms of texture, quality, material, and color.
- d. Outdoor sales may or may not be fully or partially covered. Any covered may not exceed above the roof of level of the principal building.

13. Towne Center Flat. Where a Towne Center flat is allowed, it is subject to the following:

- a. Towne Center flats must be located in a conforming walk-up flat or stacked flat building type.
- b. Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallways, as permitted by building type.
- c. Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.
- d. Each dwelling unit must be at least 750 square feet in floor area.
- e. Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals in conformance with “f” below.
- f. Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance shall be measured by the most direct route of travel on ground and in the following manner:
 - i. From the lobby entrance of each proposed building housing a Towne Center flat;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing commercial floor area.
 - v. When multiple commercial establishments are required to attain 15,000 square feet, this requirement shall apply to all establishments.

14. Towne Center Loft. Where a Towne Center loft is allowed, it is subject to the following:

- a. Towne Center lofts must be located in a mixed-use building type.
- b. At least 50% of the ground floor area of each building containing a Towne Center loft must be leasable commercial space. Lobbies, atriums, service corridors, and similar shared common areas may not be counted towards this requirement.
- c. Each dwelling unit must be accessed through a conditioned interior hallway.

15. Utility Substation. Where a utility substation is allowed, it is subject to the following:

- a. Documentation must be presented by the utility company depicting the need for such substation.
- b. The substation must conform to all setback and space limits of the zoning district.

- c. The substation shall be enclosed by an opaque fence other than a cyclone type, and must be appropriately landscaped.
- d. A buffer with a minimum width of 10 feet must be planted along all side and rear property lines.

Y. Storefront Street Requirements

1. The following additional requirements apply to the portions of parcels abutting storefront streets.
2. Except as provided in “3” below, curb cuts and driveways are not be permitted along any storefront street when vehicular access may be provided from an alternative street located immediately adjacent to a contiguous property.
3. Two curb cuts are permitted along a storefront street for motel/hotel patron access.
4. Buildings abutting a Storefront Street are limited to Mixed-Use Buildings or Shopfronts. Additional building types may be provided to the rear of a conforming Mixed-Use Building or Shopfront.

Z. Open Space

1. Applicability

- a. Within Towne Center Districts, the open space requirements of Section 5.8 of the Development Regulations do not apply.
- b. Within Towne Center Districts, open space shall include two types: civic space and amenity space.
- c. Open spaces must be incorporated into developments as required by district regulations, except as provided in Section 9.23Z.9

2. Civic Space. Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:

- a. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
- b. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
- c. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.
- d. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.
- e. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in

parks and greens. There is no minimum size for playgrounds.

3. **Amenity Space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding civic spaces and required sidewalks. Amenity spaces may include, but are not limited to:
 - a. Rooftop decks;
 - b. Balconies;
 - c. Patios and porches;
 - d. Outdoor dining areas;
 - e. Pool areas;
 - f. Tennis courts, basketball courts, and similar uses;
 - g. Yards, lawns, and gardens;
 - h. Hardscape areas improved for pedestrian enjoyment; and
 - i. Wooded areas.
4. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
5. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 9.23Z.2.
6. No required buffer, except stream buffers, may be used to satisfy open space requirements.
7. Stormwater management facilities may not be used to satisfy open space requirements.
8. No areas used for vehicles, except incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
9. **Fee-in-lieu.** If the required civic space cannot be provided on-site, the Director of Planning and Development may approve a fee contribution to the City of Snellville Open Space Fund. The following standards are established for administering these contributions and fund:
 - a. The Director must review and approve all requests for fee-in-lieu compliance.
 - b. No permit shall be issued until the required fee contribution has been made to the Open Space Fund.
 - c. The amount of the fee contribution shall be determined based on a developed-provided appraised value of the civic space acreage required by district regulations. The appraisal shall determine fair market value based upon an appraisal methodology consistent with the Uniform Standards of Professional Appraisals or other real estate valuation techniques approved and used the State of Georgia when expending state funds for land acquisition. The appraisal shall be prepared by a certified appraiser.
 - d. The City of Snellville Open Space Fund shall be used for purchasing and maintain public open spaces within or within one mile of (as measured in a straight line) of a Towne Center District.

Section 9.24 TC-MU: Towne Center Mixed-Use

A. Purpose



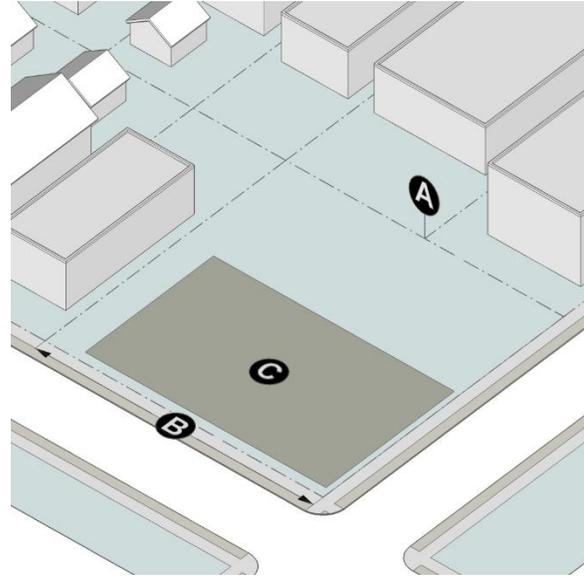
The purpose of this district is to provide for compact, mixed-use development in Snellville’s core that supports the Towne Center’s role as a focal point for the city.

B. Building Types Allowed

The following building types are allowed:

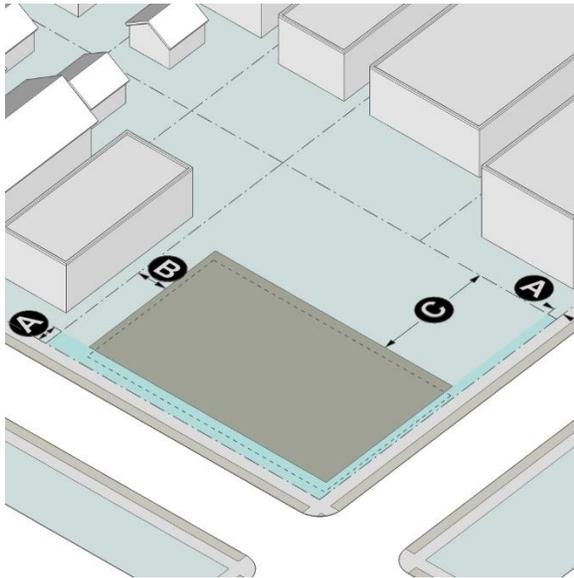
1. Detached House
2. Carriage House
3. Semi-Detached House
4. Townhouse
5. Cottage Court
6. Walk-Up Flat
7. Stacked Flat
8. Commercial House
9. Shopfront
10. Flex Building
11. Mixed-Use Building
12. General Building
13. Civic Building

C. Dimensional Standards



Site Standards		
Residential Density (by Special Use Permit):	As approved by City Council	
Min. Amenity Space Requirement:	5% of site (all sites)	
Min. Civic Space Requirements:	10% of site (sites over 5 acres)	
Lot Standards		
	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf min.	25 ft min.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf min.	25 ft min.
Townhouse:	800 sf min.	20 ft min.
Cottage Court:	1,200 sf min.	20 ft min.
All other Building Types:	1,600 sf min.	30 ft min.
Lot Coverage		
© All Building Types:	100% max.	

D. Building Placement

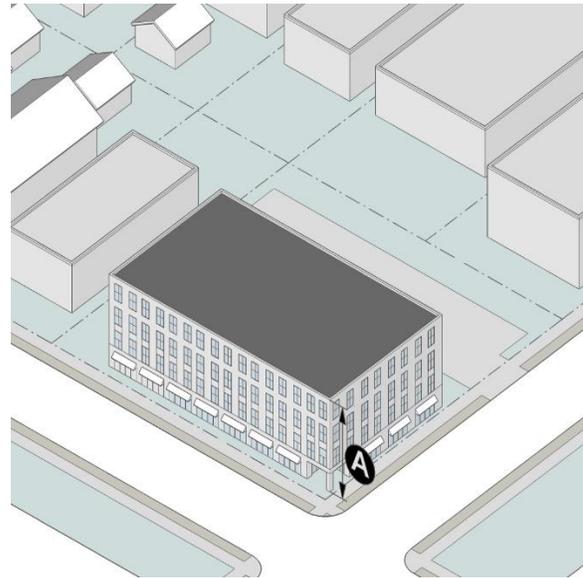


Principal and Accessory Structure Setbacks

Ⓐ Front Yard (State Highway):	10 ft min.
Ⓐ Front Yard (other):	5 ft min.
Ⓑ Side Yard:	0 ft min.
Ⓒ Rear Yard (no alley)	6 ft min.
Ⓒ Rear Yard (alley):	3 ft min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

E. Bulk and Mass



Building Height

Ⓐ Min. Height in Stories:	2 stories
Ⓐ Min. Height in Feet:	24 ft
The minimum permitted building height is whichever is greater.	
Ⓐ Max. Height in Stories:	5 stories
Ⓐ Max. Height in Feet:	75 ft

The maximum permitted building height is whichever is less.

Section 9.25 TC-R: Towne Center Residential

A. Purpose



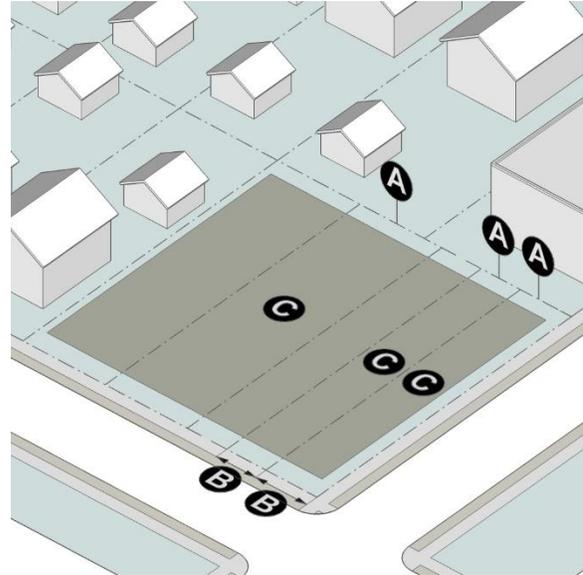
The purpose of this district is to provide for a variety of housing options within close proximity to the Towne Center

B. Building Types Allowed

The following building types are allowed:

1. Detached House
2. Carriage House
3. Semi-Detached House
4. Townhouse
5. Cottage Court
6. Walk-Up Flat
7. Stacked Flat
8. Civic Building

C. Dimensional Standards



Site Standards

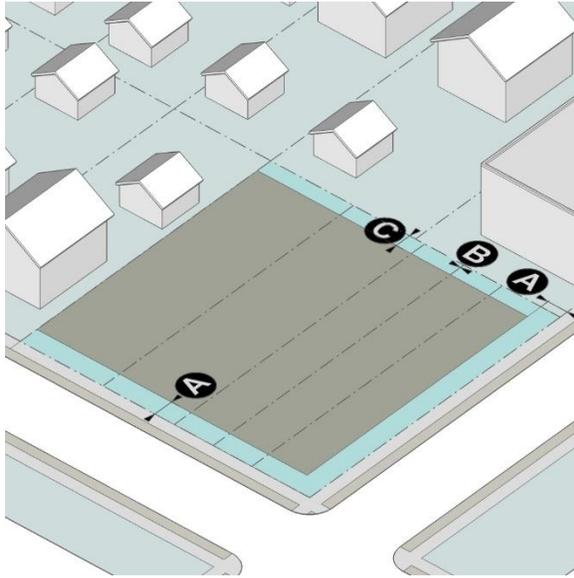
Residential Density (by Special Use Permit):	As approved by City Council
Min. Amenity Space Requirement:	5% of site (all sites)
Min. Civic Space Requirements:	10% of site (sites over 5 acres)

Lot Standards	(A) Area	(B) Width
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft
Townhouse:	800 sf	20 ft
Cottage Court:	1,200 sf	20 ft
All other Building Types	1,600 sf	30 ft.

Lot Coverage

© All Building Types:	70% max.
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D. Building Placement



Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	10 ft min.
Ⓑ Side Yard:	0 ft min.
Ⓒ Rear Yard (no alley):	3 ft min.
Ⓒ Rear Yard (alley):	10 ft min.
Ⓐ Front Yard:	3 ft min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

E. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	5 stories
Ⓐ Max. Height in Feet:	75 ft

The maximum permitted building height is whichever is less.