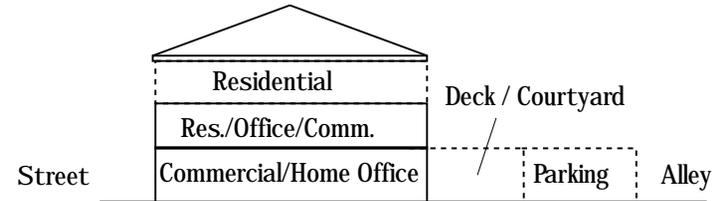
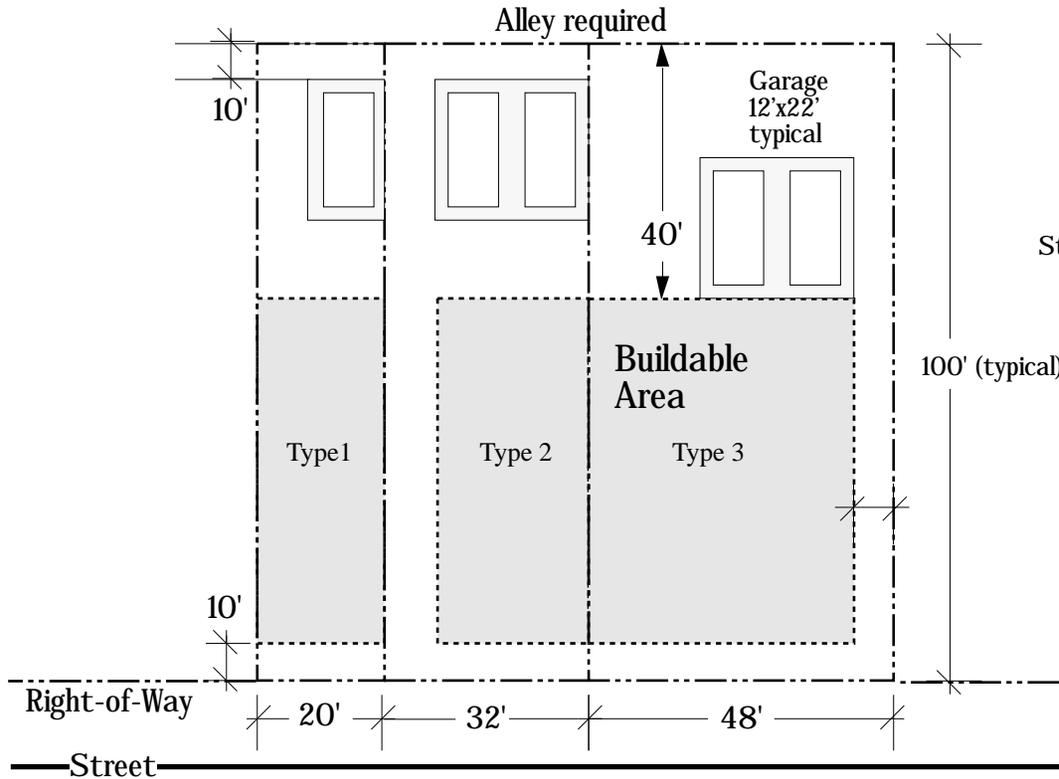


Appendix IX-A: Architectural Design Standards

Live-Work Townhouses



RENDERINGS BY MICHAEL MORRISSEY

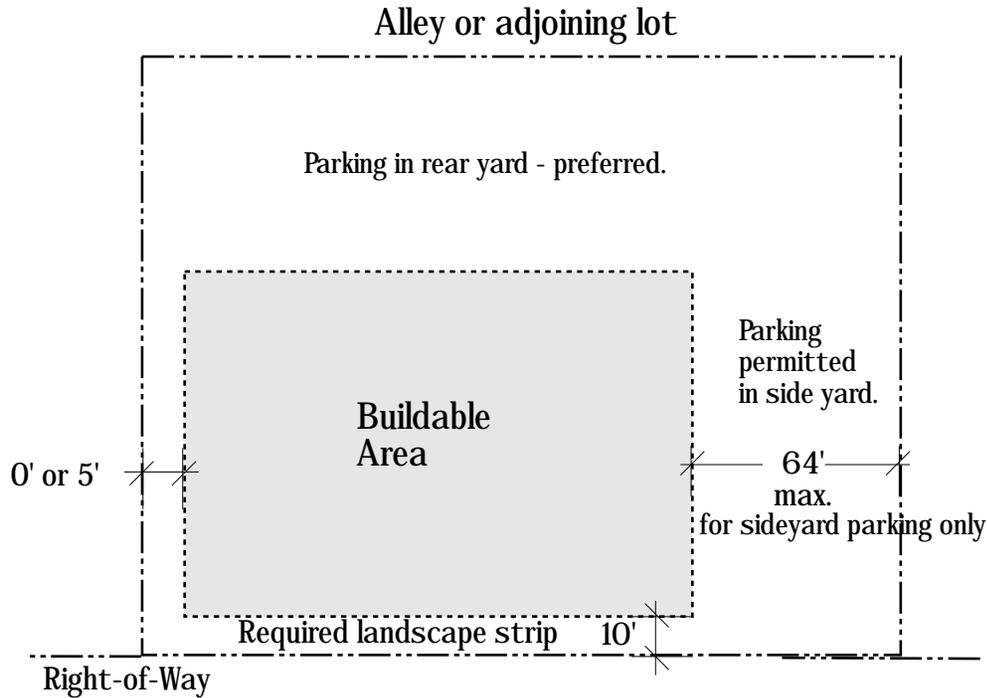
Example – Live-work Units

Height	2 floors minimum; 3 floors maximum	
Lot area	Type 1	2,000 sf (minimum)
	Type 2	3,200 sf (minimum)
	Type 3	5,100 sf (minimum)
	maximum	6,400 sf
Lot widths	20, 32, or 48 feet (maximum width: 64 ft)	
Setbacks	front	10 foot build-to-line
	side	Zero lot line allowed for Type 1 (20 ft) lots. 6 ft. min. required on one side for 32 ft. and 48 ft. lot widths; zero lot line allowed on remaining side.
	rear	minimums: 40 ft.-principal building; 10 ft.- garage; 3 ft.-other bldgs

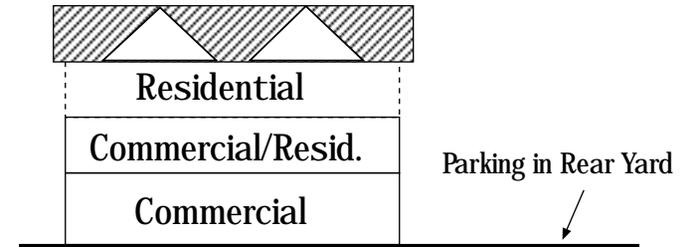
1. Front entrance shall be at grade.
2. Work space shall be provided according to table below.
3. Work space in types 2 and 3 shall be built to appropriate building codes.
4. Customers and employees permitted in types 2 and 3.

Requirements	Work space (SF)	Parking
Type 1	400	1 space
Type 2 -	1,000	2 spaces
Type 3 -	2,000	2 spaces

- Parking garage or carport:
- shall be accessed from rear alley
 - may be attached or detached to dwelling.



Gabled roof required.

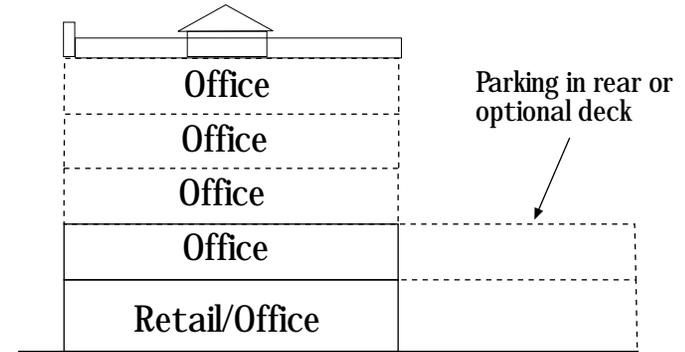
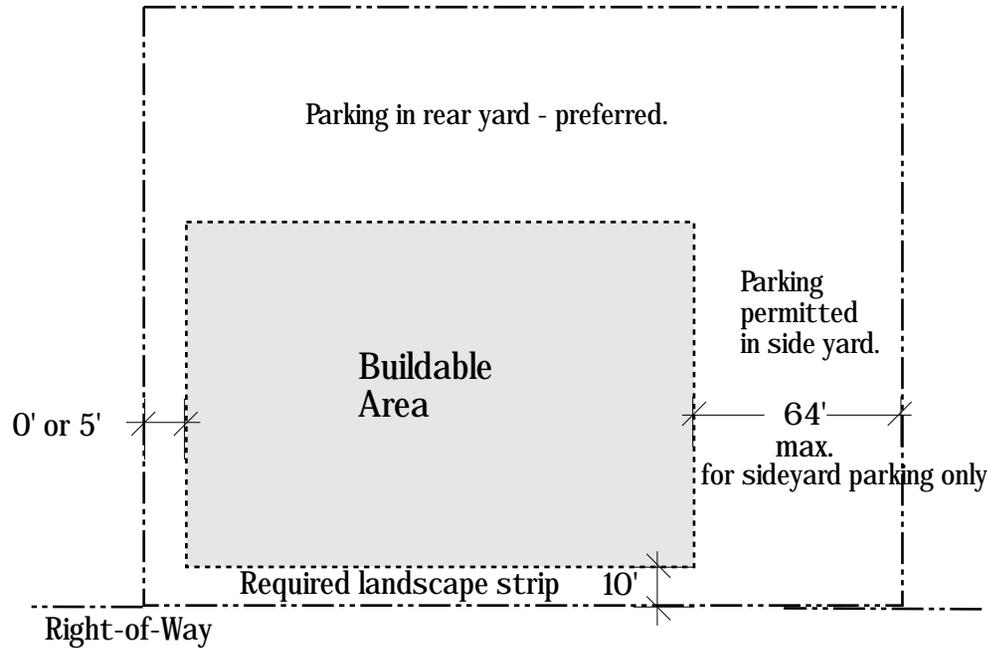


Example: Commercial Mixed-Use Loft

Height	2 floors minimum; 3 floors maximum	
Lot area	minimum	2,500 sf
	maximum	160,000 sf
Lot widths	min. -	48 feet
	max. -	400 feet
Setbacks	front	10 foot build-to-line
	side	zero or max. 64 feet on one side for sideyard parking
		zero or 5 feet on one side
	rear	40 feet -if adjoining residential use

Additional Regulations

1. Parking prohibited beyond front building line.
2. Twenty percent (20%) of required parking may be provided off-site.
3. All principal commercial loft buildings shall have a proportionate gabled or hipped roof at 6:12 to 12:12 slope.
4. Façades shall be varied and articulated using windows and multiple building entrances. Arcades, bays, balconies, or front porches shall be utilized in some combination to articulate the building.



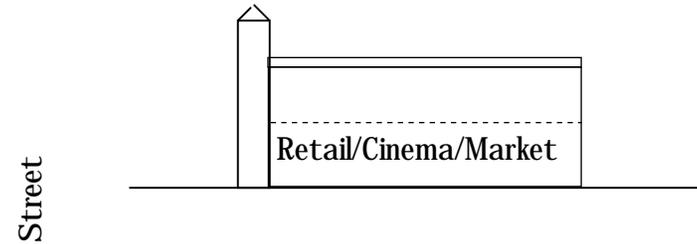
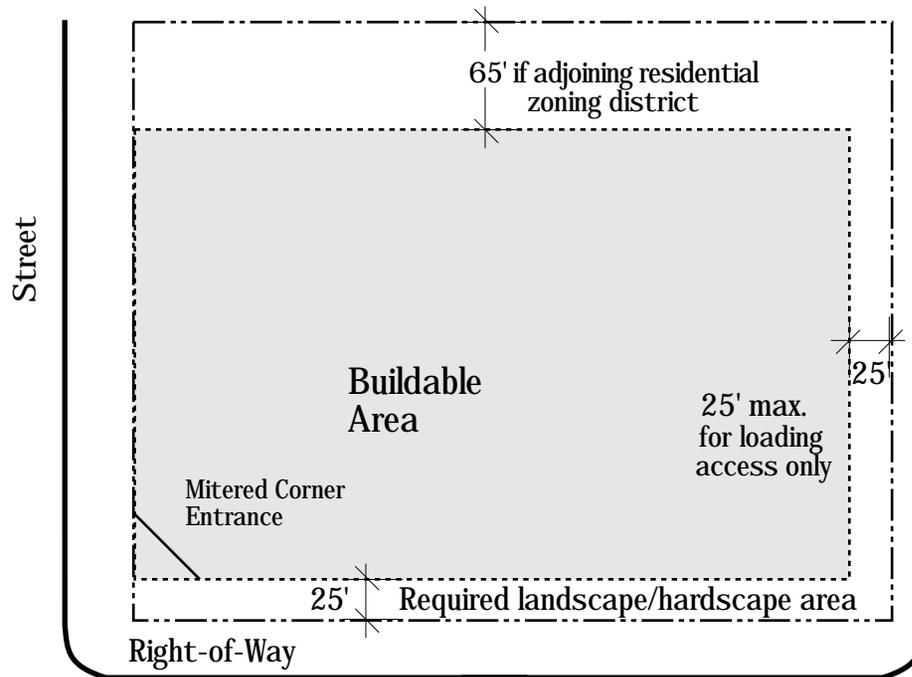
Street

Height	2 floors minimum; 5 floors maximum	
Lot area	minimum	5,000 sf
	maximum	160,000 sf
Lot widths	min. -	48 feet
	max. -	400 feet
Setbacks	front	10 foot build-to-line
	side	zero or max. 64 feet on one side for sideyard parking
		zero or 5 feet on one side
	rear	20 feet or 65 feet if adjoining residential zoning district



Additional Regulations

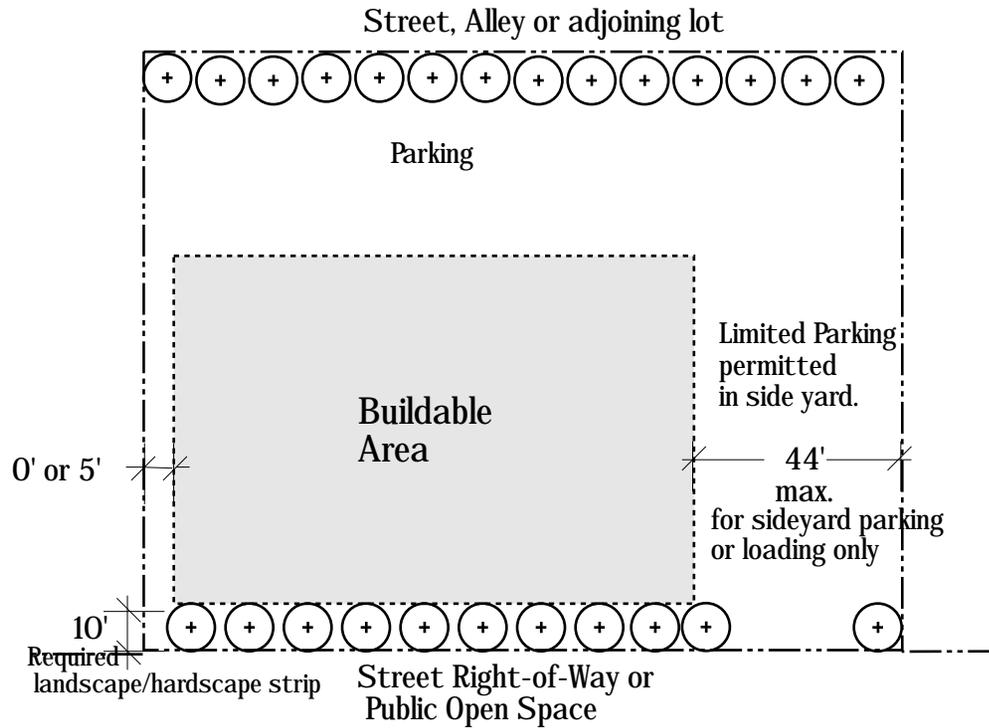
1. Parking prohibited beyond front building line.
2. Twenty percent (20%) of required parking may be provided off-site.
3. Buildings 4 flrs or less in height shall have a proportional gabled or hipped roof at 6:12 to 12:12 slope. Five -floor buildings shall have a parapet roof at less than 2:12 slope.



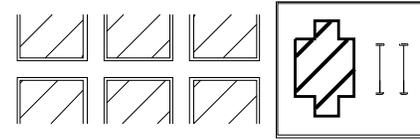
Height	minimum: 24 feet (equivalent to 2 floors) 3 floors maximum
Lot area	minimum 50,000 sf maximum 160,000 sf
Lot widths	min. - 200 feet max. - 500 feet
Setbacks	front 25 foot build-to-line side zero or max. 25 feet on one side for access to rear loading areas. rear 25 feet or 65 feet if adjoining residential uses.

Additional Regulations

1. New anchor uses within the Town Center shall subdivide the proposed site so as to occupy a block surrounded by public streets or public open space. Surface parking areas shall be placed on separate adjoining blocks that are under control of the anchor building.
2. Anchor buildings within existing shopping centers when renovated or expanded shall comply with all height, roof, and material requirements but are exempt from the site plan requirement above.
3. Blank walls (without articulation) fronting a public street for greater than 40 feet are prohibited.
4. Anchors occupying blocks shall provide at least one entrance at a street corner and the entrance shall miter the building corner.

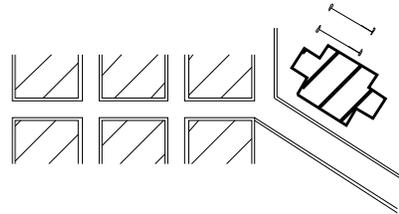


Height	day care: 1 1/2 floors minimum; all others: 2 floor minimum; 5 floors maximum
Lot area	minimum 2,500 sf maximum 160,000 sf
Lot widths	min. - 48 feet max. - 400 feet
Setbacks	front 10 foot build-to-line side zero or max. 44 feet on one side for sideyard parking zero or 5 feet on other side(s) rear 40 feet -if adjoining residential use



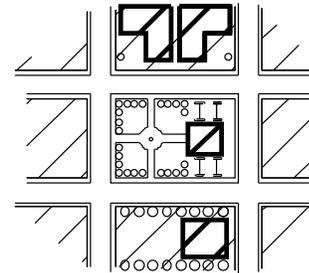
Terminating an axis

At the end of a major street at least three blocks in length. Building should be centered on the street with a facade element addressing the street. Parking shall be to the rear of the building.



Terminating a Vista

At a bend in a street where the street building support the view. Building should address the street with a facade element. Parking should generally be to the rear of the building.



Defining it's own plaza

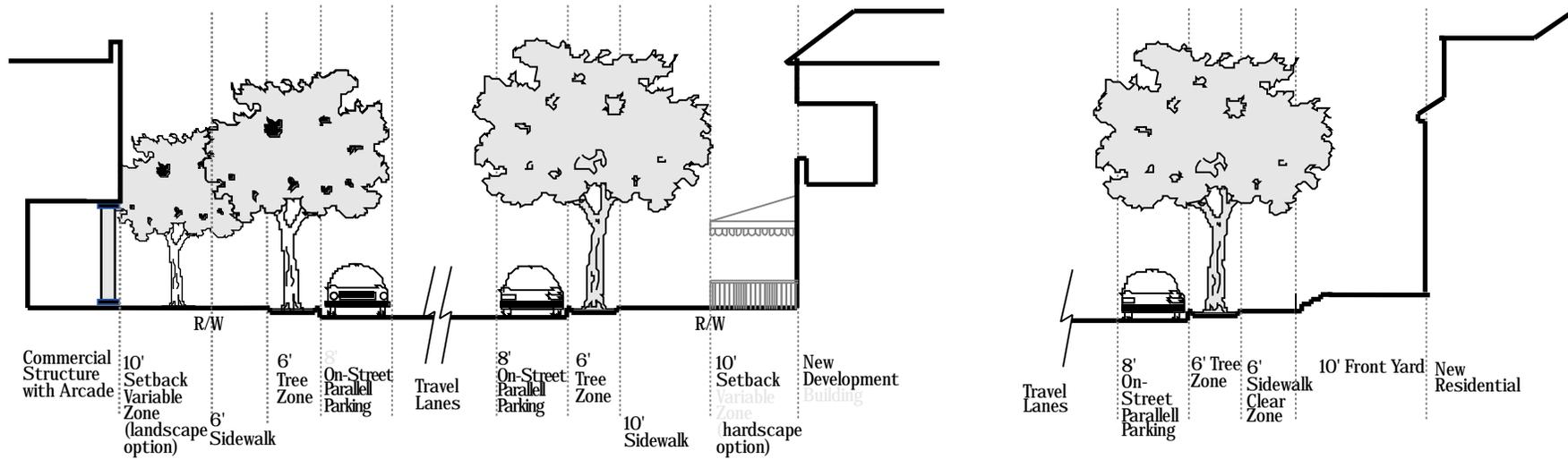
Located at a significant point on an open site within a network of streets. Landscaping should be oriented to reinforce the plaza. Parking should be placed to the side or rear fronting no more than 120' of street.

Additional Regulations

1. All civic buildings shall be located according to one of the alternative patterns shown above or a comparable pattern as illustrated in *Architectural Graphic Standards (2000 ed.)*.
2. Day care and other civic buildings located in or adjoining residential zones may request exemption from height and open space design requirements.
3. All civic buildings are subject to site plan review and approval by Snellville Mayor and City Council.

Architectural Design Standards

Landscaping / Streetscape



Example: Supplemental zone showing use of landscaping and hardscape.

WALLS**MATERIAL**

Walls shall be in brick, stone, stucco; wood clapboard; or Hardiplank lapsiding. Lapsiding shall show no more than 7.5 inch face and no less than 5 inch face.

Streetwalls shall be in brick or stucco or use an evergreen hedge as a special exception with approval of the city planner.

Clapboard and siding shall be painted; brick may be painted.

Arches and piers shall be brick or stone.

Posts shall be wood.

Stoops shall be made of wood, brick, stone or concrete.

Undercrofts or watertables of all civic, commercial mixed use, or office buildings shall be enclosed and utilize granite quarried in Georgia or Tennessee.

Garden Walls shall be stucco or brick.

Fences along frontages and in front yards shall be made of wood pickets or iron sections. Fences at all other yards may be made of wood boards. Wood fences may have stucco, brick, or stone columns.

Wood, if visible shall be painted or stained with an opaque stain, except walking surfaces, which may be left natural if pressure treated.

CONFIGURATION

Walls shall show no more than two materials above the basement or undercroft. Materials shall change along a horizontal line, with the heavier material below the lighter.

Stucco shall be cement with smooth sand-finish.

Trim shall be highest grade lumber; and shall be 3.5 inches to 6 inches in width at corners and around openings, except at the front door which may be any size or configuration.

Arches and Piers of masonry shall be no less than 12 inches x 12 inches in plan.

Posts shall be no less than 6 inches x 6 inches.

Undercrofts / watertables shall have minimum height as follows: 36 inches from grade for civic buildings (with the exception of day care facilities); 24 inches from grade for commercial mixed use buildings and office buildings.

Arcades shall have vertically proportioned openings.

Streetwalls shall be minimum 8 inches in thickness with a projecting cap. Streetwalls shall be 4 ft. to 6 ft. in height.

Fences at frontages shall be 4 ft. to 6 ft. in height.

ELEMENTS**MATERIAL**

Chimneys shall be brick, stone, or stucco.

Flues may be galvanized or painted metal.

Porches and galleries shall have their columns, and posts made of wood, fiberglass, iron, cast metal, or precast concrete. Porch enclosures are not permitted at frontage locations.

Porch Screen frames shall be made of wood.

Decks shall be wood and located in rear yards only.

Signs shall be made of painted wood or metal.

Awnings shall have a metal armature covered with canvas membrane open to the sides.

Railings shall be made of wood; cast metal may be used in the Town Center District.

Equipment including HVAC, utility meters, clotheslines, satellite dishes, play equipment, and hot tubs, shall be permitted in rear yards, and on flat roofs behind parapets not visible from the primary frontage.

Front Walks shall be brick or concrete to match the sidewalk.

CONFIGURATION

Chimneys shall be capped. Visible chimneys shall extend to the ground.

Porches shall have vertically proportioned openings.

Railings shall have horizontal top and bottom rails centered on the balusters. The openings between balusters shall not exceed 4 inches. Bottom rails shall be raised above the level of the floor.

Balconies that cantilever shall be visibly supported by structural brackets. Balconies shall not exceed 3 ft. in depth.

Signs attached to buildings shall be integral to the storefronts, no larger than 3 ft. in height by any length, and shall be externally illuminated.

Pedestrian Signs may be attached perpendicular to the façade extending up to 4 ft. from the frontage line and shall not exceed 2 ft. in height.

Storefronts and Signage shall be painted a single background gloss color. Letters may be any color.

Awnings shall be sloping rectangles. Awnings shall not have side or bottom soffit panels. Awnings shall not be internally backlit.

Panelized Materials, including keystones and quoins shall be permitted only by special approval.

ROOFS**MATERIAL**

Roofs, when sloped, shall be clad in slate, coated metal in earth tones only or architectural composition shingles.

Gutters, downspouts and projecting drainpipes shall be made of copper, galvanized metal, or painted or anodized aluminum in white or same color as building.

Flashing shall be copper or galvanized metal. Unlike metals shall not be used on the same roof.

CONFIGURATION

Principal Roofs shall have a symmetrical gable or hip with a slope between 6:12 and 8:12, or if flat, shall have a horizontal parapet wall no less than 1/10 of overall wall height.

Ancillary Roofs (attached to walls of the principal building) may be sheds sloped no less than 3:12.

Eaves shall be continuous. Eaves which overhang less than 1 ft. shall have a closed soffit. Eaves which overhang more than 1 ft. shall have exposed rafters.

Rafter Tails shall not exceed 6 inches in depth at the tip.

Gutters shall be profiled at closed soffits and half-round at exposed eaves.

Dormers shall be habitable, placed a minimum of 3 ft. from side building walls with gable or shed roofs.

Roof Penetrations, including vent stacks, shall be placed on the rear slope of the roof. Roof penetrations shall be finished to match the color of the roof.

Skylights shall be flat and mounted only on the rear slope of the roof.

OPENINGS**MATERIAL**

Windows shall be made of wood, aluminum, or vinyl clad and glazed with clear glass.

Doors (including garage doors) shall be painted or stained.

Storefront inserts shall be made of wood or metal.

Openings shall comprise not less than 25% nor more than 75% of the length of walls facing public streets.

CONFIGURATION

Windows shall be rectangular single, double, triple-hung, or operable casement types. Windows shall be with a vertical or square proportion, except that transoms may be oriented horizontally. Multiple windows in the same rough opening shall be separated by a post with a minimum 4 inches in width. The centerline of the window sash shall align within the centerline of the wall (flush mounted windows shall not be permitted).

Muntins shall be true divided panes or fixed on the interior and exterior surfaces. Panes shall be of square or vertical proportion.

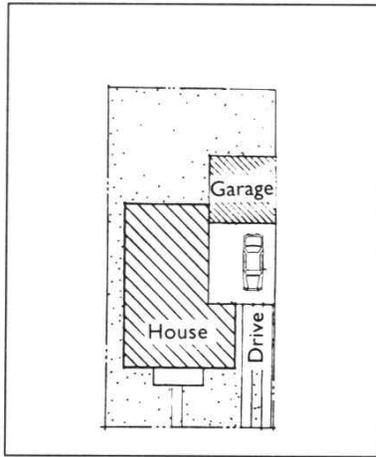
Bay Windows shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside, or be visually supported by structural brackets.

Storm Windows and Screens, if provided, shall cover the entire window area.

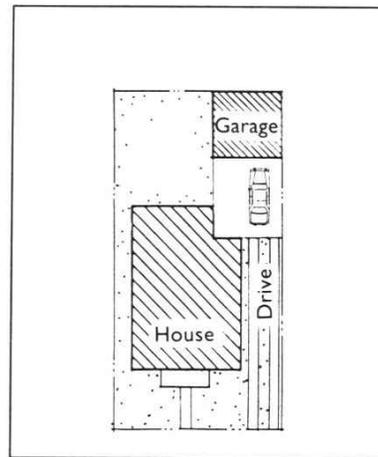
Doors (except garage doors) shall be side hinged (no sliders) at frontages.

Garage Doors at frontages shall be a maximum of 9 ft. wide.

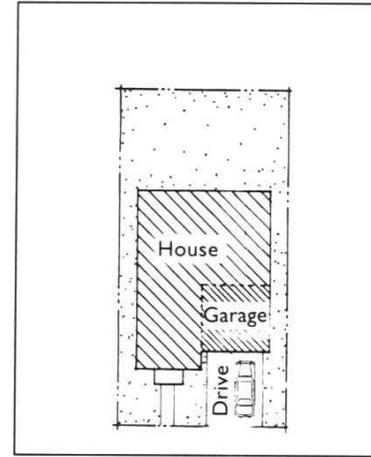
Shutters shall be sized and shaped to match the associated openings.



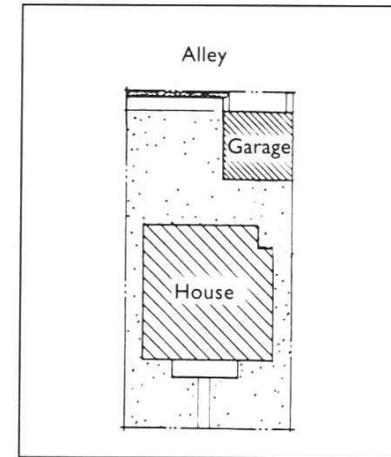
Attached - side driveway



Detached - side driveway



Attached - front garage
(off-set minimum 6 feet
from front building line)



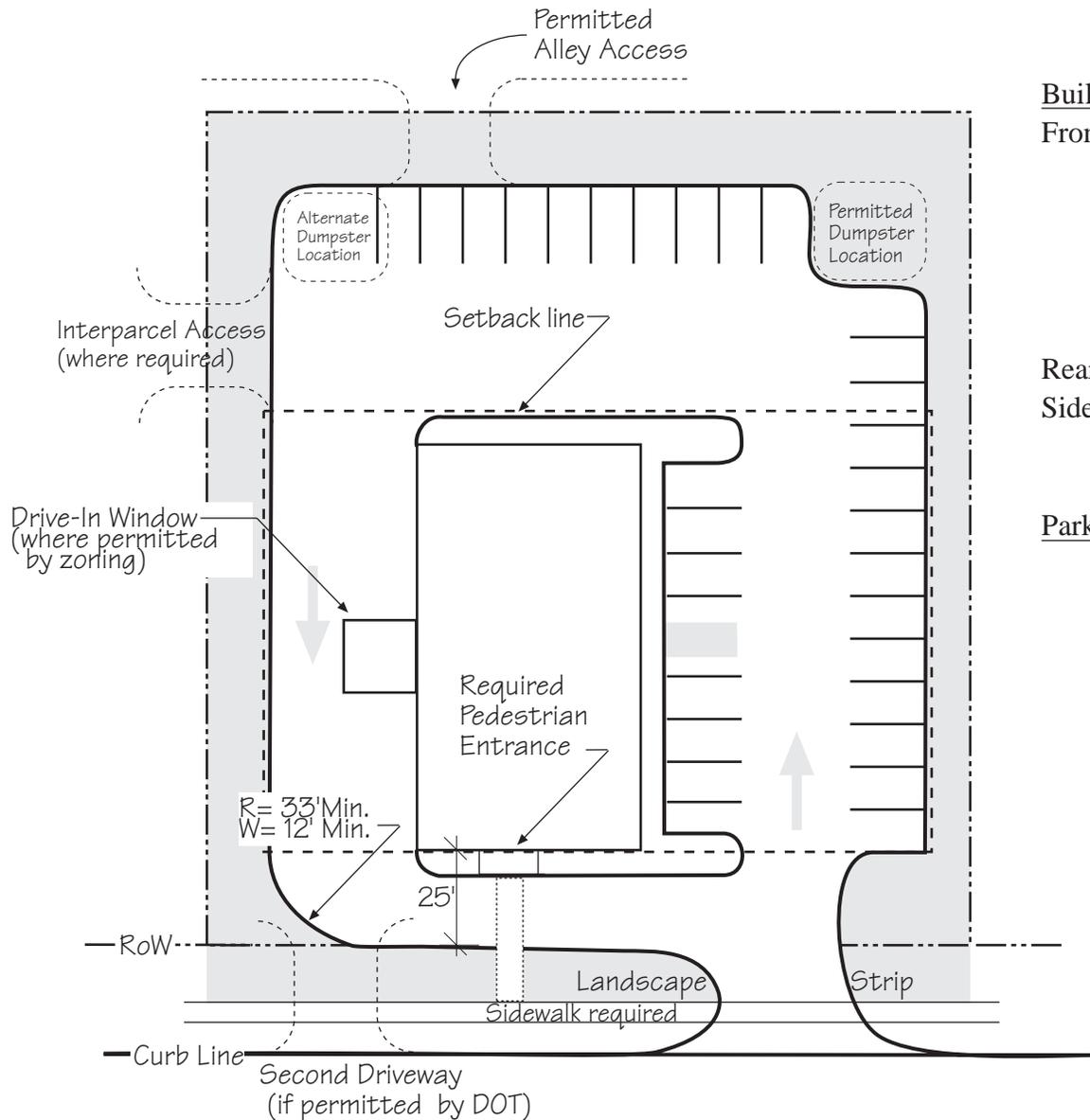
Alley
(attached or detached garage)

Walls shall be in brick, stone, stucco; wood or Hardiplank lapsiding. Lapsiding shall show no more than 7.5 inch face and no less than 5 inch face.

Windows shall be made of wood, aluminum, or vinyl clad and glazed with clear glass.

Doors (including garage doors) shall be painted or stained.

Openings for each auto shall be a separate bay --double doors are prohibited.



Single Curb-Cut Layout

Building Setbacks

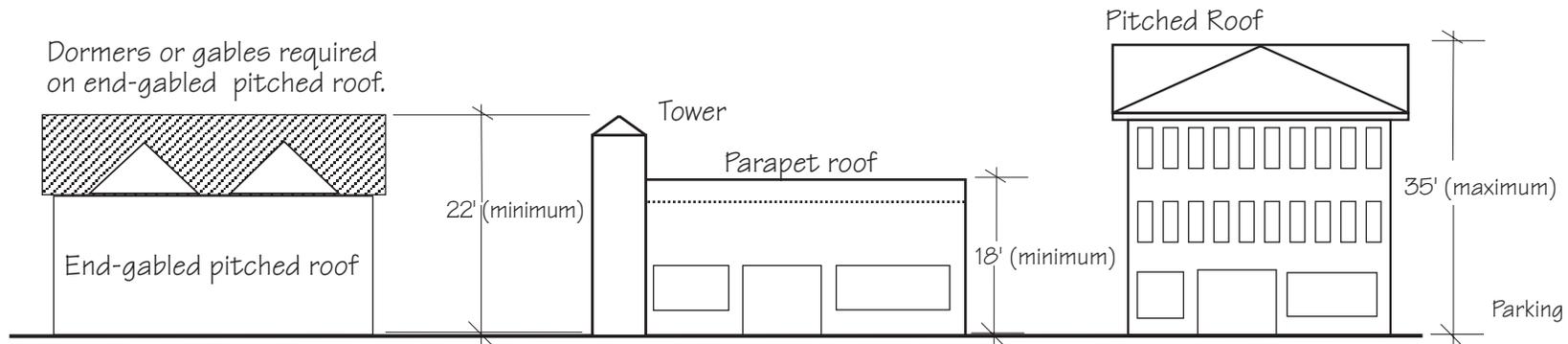
Front (Note: front setback is a build-to line; principal building shall be placed within one (1) foot of this line.)
 15 ft.– if two vehicular access points are available and circulation around building is not necessary
 25 ft.– if access is limited to one curb cut and circulation around building to exit is required

Rear – Minimum – 65 ft.

Side – Minimum – 5 ft.

Parking and Circulation

- Parking prohibited in required front yard.
- Drive-through window prohibited on front façade.
- Pedestrian service windows are permitted on front façade.
- Pedestrian entry to building is required on front façade (entry at a mitered corner may fulfill this requirement). A paved walk is required from sidewalk to front entrance.



ROOF MATERIALS

Roofs, if pitched, shall be clad in slate, coated metal in earth tones defined in the Sherwin Williams Exterior Color Palette (SW 2421 to SW 2742) only or architectural composition shingles.

Gutters, downspouts and projecting drainpipes shall be made of copper, galvanized metal, or aluminum. These metals shall be either painted or anodized or have baked-on enamel. Color shall be white or same color as building if coated.

Flashing shall be copper or galvanized metal. Unlike metals shall not be used on the same roof.

ROOF CONFIGURATION

Principal Roofs shall be either pitched or flat as defined. Pitched roofs shall have a symmetrical gable or hip with a slope between 6:12 and 12:12. Flat roofs shall have slopes less than 3:12 and shall have a horizontal parapet wall no less than 1/10 of overall wall height. Roofs with slopes between 3:12 and 6:12 shall be prohibited. Arched principal and ancillary roofs shall be approved by the Planning Commission and Mayor and Council.

Ancillary Roofs (attached to walls of principal building) may be sheds sloped no less than 3:12.

Eaves shall be continuous. Eaves which overhang less than 1 ft. shall have a closed soffit. Eaves which overhang more than 1 ft. shall have exposed rafters. Rafter tails shall not exceed 6 inches in depth at the tip.

Gutters shall be profiled at closed soffits and half-round at exposed eaves.

Dormers shall be placed a minimum of 3 ft. from side building walls with gable or shed roofs.

BUILDING HEIGHT AND MASS

Height: Maximum height shall be 35 ft.; minimum height shall be as follows:

- parapet wall buildings – 18 ft.;
- pitched roof buildings – 22 feet.

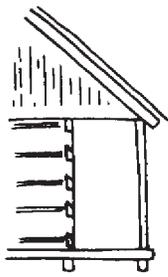
Parapet (flat) roof buildings shall be required to have a tower or other vertical feature (not necessary to be occupiable). The tower or other vertical feature shall be a minimum of 22 ft. in height.

WALLS

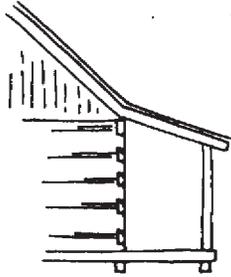
Exterior Wall materials shall be lap siding, masonry stucco, stone, brick, splitface concrete masonry or tile. Not permitted: synthetic stucco, panel siding, extruded plastic, metal, or concrete block. Walls higher than 24 ft. shall have a horizontal banding at mid-height. No more than three (3) different materials shall be used. Walls shall have no uninterrupted panels greater than 20 feet in length. Retaining walls shall be masonry.

Windows shall comprise a minimum of 50% of the front façade and minimum 33% of each building side except the rear.

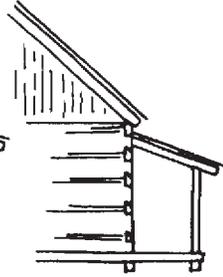
PORCHES



continuous roof



shed roof

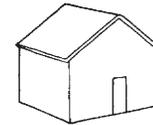


dropped roof

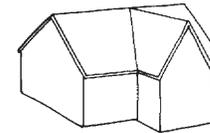
GABLED FAMILY



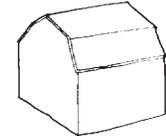
side-gabled



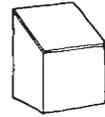
front-gabled



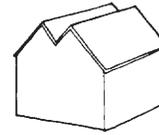
cross-gabled



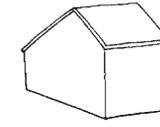
gambrel (dual-pitched gables)



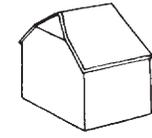
shed (half-gabled)



parallel gables

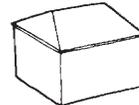


saltbox

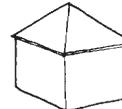


hip-on-gable

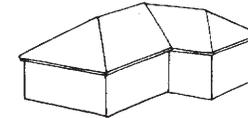
HIPPED FAMILY



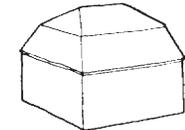
simple



pyramidal



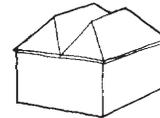
cross-hipped



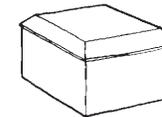
dual-pitched, hipped ("mansard" when steep lower slope)



half-hipped



parallel-hipped

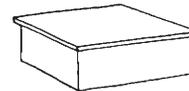


deck (flat-topped, hipped)

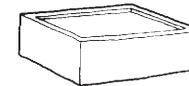


gable-on-hip

FLAT FAMILY



flat, with eaves



flat, with parapet

ROOF SHAPES