

IMPLEMENTATION OF
MABLETON FORM-BASED REDEVELOPMENT



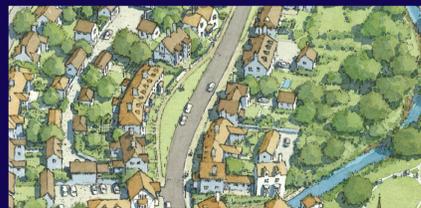
T1



T2



T3



T4



T5



T6

Implementation of the Mableton Form-based Redevelopment District

Herein contains the specific rules and regulations referenced in Cobb County Code Section 137-286, Mableton Form-based Redevelopment. These standards are the specific criteria established for developing within the area depicted in Table 8. These rules are ordained as part of the code and can only be altered by recommendation by the Planning Commission and approval by the Board of Commissioners. Specific standards for amendments to this code are also set forth below.

Amendments

- 1) There are two types of amendments available for this Section, amendments to the regulating plan and amendments to the metrics of this Section. All Amendments to the regulating plan and metrics of this section shall be approved by Board of Commissioners. Amendments may be permitted, provided they are consistent with the intent of this Section and adhere to the following:
 - a. Amendments to this Section shall be considered once per year on a date specified by the Community Development Agency. Modifications to the regulating plan and metrics, including changes in transect zone assignments may not be considered outside of this period.
 - b. The Community Development Agency may prepare or have prepared on its behalf amendments to the regulating plan, subject to review and recommendation by the Planning Commission and approval of the Board of Commissioners. Amendments shall adhere to the following:
 - i. Transect zone boundaries may be modified provided they adhere to the following allocation allowances for the community unit:
 1. TND

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>max. 20%</u>	<u>max. 50%</u>	<u>30-80%</u>	<u>10-30%</u>	<u>N/A</u>

2. RCD

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>max. 50%</u>	<u>10-50%</u>	<u>30-80%</u>

- ii. Transect zone boundary modifications shall be limited to a single increase in zone: T3 to T4, T4 to T5, and T5 to T6.
- iii. The thoroughfare network plan may be modified provided the following:
 1. The thoroughfare network shall define blocks not exceeding the following perimeter lengths, measured as the sum of lot frontage lines.

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>N/A</u>	<u>3000 ft</u>	<u>2400 ft</u>	<u>1800 ft</u>	<u>2000 ft</u>

2. All thoroughfares shall terminate at other thoroughfares in intersections, forming a network.
 3. Modifications to the thoroughfare network may not reduce the overall network grid density, calculated in terms of links and nodes.
 4. The link to node ratio should remain above 1.4.
 5. Civic zone boundaries and allocation may be modified by expansion to up to 20% of a community unit or reduction to no less than 5% of a community unit.
 6. Special Requirement assignments may be modified. Mandatory retail, gallery, and arcade frontages are only available for T5 and T6.
 7. A transit overlay district should be assigned to land in proximity to rail transit and bus rapid transit (BRT) stations.
- iv. The Community Development Agency, through a process of public consultation, may modify the metrics of this Section in the following ways:
1. Maximum allocation allowances may be modified for increases in T4 and T5 allocations. Minimum allocations for T4 and T5 may not be reduced.
 2. Maximum density ratios may be increased for T4, T5, and T6. Increases should not exceed 5 units per gross acre for any transect zone, per adjustment.
 3. Maximum density ratios may be reduced through a process of public hearing. Decreases should not exceed 5 units per gross acre for any transect zone, per adjustment.
 4. Parking requirements, in Tables 5D and 5F and 6D and 6F, may be adjusted downwards.
 5. Building setback requirements may be modified except for minimum front setbacks in T5 and T6. Building setback modifications shall apply to the entire transect zone.
 6. Building height maximum may be increased for T4, T5, and T6 zones. Building height modifications may be available every 5 years. Building height modifications shall apply to the entire transect zone and be limited to a maximum increase of 2 stories per adjustment.
 7. Specific functions and uses, Table 5E and 6E, may be modified by specifying new uses, and allowing or restricting listed uses. Multi-family residential, inns, office buildings, live-work units, restaurants, and retail buildings may not be restricted in T4, T5, and T6.

TABLE 1A. TRANSECT ZONE DESCRIPTIONS

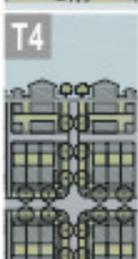
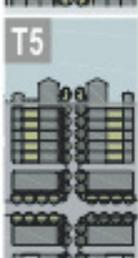
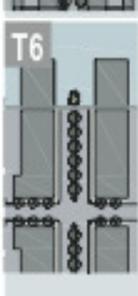
 <p>T1</p>	<p>T-1 NATURAL ZONE This zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>
 <p>T2</p>	<p>T-2 RURAL ZONE This zone consists of sparsely settled lands in open or cultivated condition. These include woodland, agricultural land, grassland, and irrigable desert. Typical structures are farmhouses, agricultural buildings, cabins, and villas on large estates.</p>
 <p>T3</p>	<p>T-3 SUB-URBAN This zone consists of low density residential areas, with some mixed use. Home occupations and outbuildings are present. Planting is naturalistic and building setbacks are relatively deep. Blocks may be large and the road networks irregular to accommodate natural conditions.</p>
 <p>T4</p>	<p>T-4 URBAN TRANSITION ZONE This zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: houses and rowhouses and small apartment buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>
 <p>T5</p>	<p>T-5 URBAN CENTER ZONE This zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>
 <p>T6</p>	<p>T-6 URBAN CORE ZONE This zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>

TABLE 1B. CIVIC SPACE

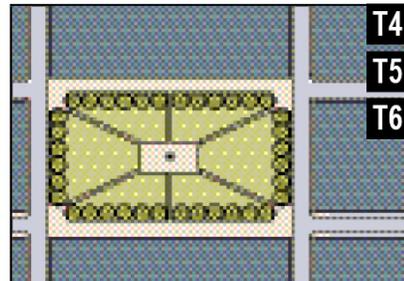
a. **Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.



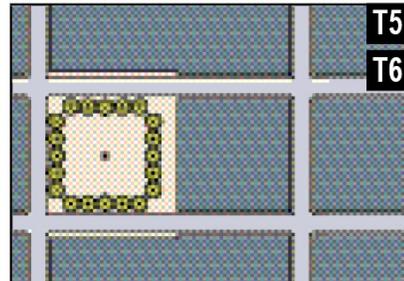
b. **Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



c. **Square:** An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



d. **Plaza:** An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas *should* be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.



e. **Playground:** An Open Space designed and equipped for the recreation of children. A playground *should* be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



Traditional Neighborhood Development (TND) Standards

Intent

In accordance with the intent of this Section, the TND regulates the development and modification of buildings and other elements of the built environment within the private lot, based on the following premises:

- 1) That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
- 2) That building form individually and collectively defines and supports the public realm.
- 3) That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.
- 4) That building scale should define streets and public spaces as rooms, and should vary by context and intensity in coordination with neighboring properties.

Instructions

This Section sets forth the standards applicable to the development and modification of buildings and other elements of the built environment within private lots, by transect zone, in the community units to which it applies.

- 1) Plans required by this Section are subject to administrative approval by the RC.
- 2) Building and site plans submitted for approval shall demonstrate compliance with:
 - a) Density calculations
 - b) Transit overlay district
 - c) Lot standards
 - d) Building disposition
 - e) Building configuration
 - f) Frontage standards
 - g) Building function
 - h) Parking standards
 - i) Landscape standards
 - j) Signage standards
 - k) Nonconformities, if any
 - l) Special requirements, if any
 - m) Building materials and configuration

Density Calculations

- 1) The base density of each lot shall be calculated in terms of development units per acre of gross lot area, including the net lot area and the area of adjacent thoroughfares, alleys and passages between lot lines and centerlines.
 - a) Base density shall be limited to the following maximum density ratios:

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>N/A</u>	<u>8 units / gross acre (1 unit / 5445 sf lot area)</u>	<u>24 units per 1 acre gross</u>	<u>56 units per 1 acre gross</u>	<u>N/A</u>

- b) The minimum allowable maximum density of each lot shall be 1 unit. Fractional remainders greater than one half shall be rounded upwards.
- c) Housing in outbuildings shall not count towards base density.
- d) Maximum density may be modified by Transit Overlay District (TOD) TND standards
- 2) Building functions other than housing (other functions) shall count towards base density as follows:
- a) Other functions shall be counted as development units at the following ratios:
- i) For lodging: 1 development unit per 3 lodging bedrooms
- ii) For office: 1 development unit per 1500 square feet of office
- iii) For retail: 1 development unit per 2000 square feet of retail
- b) The number of development units per lot assigned to other functions shall be limited to the following percentages of the allowable maximum density.

T1	T2	T3	T4	T5	T6
N/A	N/A	20%	30%	70%	80%

- 3) In accordance with previous multi-family density studies adopted by Cobb County, the following criteria shall apply to housing units that are not owner occupied:

<u>Percentage of non-owner occupied housing per development</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>40%</u>	<u>8 units / gross acre (1 unit / 5445 sf lot area)</u>	<u>24 units per 1 acre gross</u>	<u>56 units per 1 acre gross</u>	<u>N/A</u>
<u>60%</u>	<u>4 units / gross acre (1 unit / 5445 sf lot area)</u>	<u>16 units per 1 acre gross</u>	<u>28 units per 1 acre gross</u>	<u>N/A</u>
<u>100%</u>	<u>2 units / gross acre (1 unit / 5445 sf lot area)</u>	<u>8 units per 1 acre gross</u>	<u>14 units per 1 acre gross</u>	<u>N/A</u>

Transit Overlay District

Any part of an infill community unit located within a half-mile of an existing or funded rail transit or bus rapid transit (BRT) station shall be mapped as a transit overlay district (TOD) and the provisions of this Section modified as follows.

- 1) The maximum density of transect zones within the transit overlay district shall be increased in the following amounts:
- a) 80% for land within 660 feet of the station
- b) 60% for land within 1,320 feet of the station
- c) 40% for land within 2,640 feet of the station

- 2) Required parking within the transit overlay district shall be modified as follows:
 - a) Land within 660 feet of the station may be exempted from required parking.
 - b) The effective parking provided for land within 1,320 feet of the station may be adjusted upward by a multiplier of 1.5.
 - c) The effective parking provided for land within 2,640 feet of the station may be adjusted upward by a multiplier of 1.2.

Lot Standards

For the purposes of this Section, each lot shall be composed of three layers according to Table 5B.

- 1) The portion of a lot enfronting a thoroughfare or a passage shall be designated its principal frontage. Corner lots shall have designated a principal frontage along the thoroughfare or passage of higher pedestrian importance and a secondary frontage along the remaining frontage. Lots, other than corner lots, enfronting more than one thoroughfare or passage shall have their frontages determined by warrant and may be subject to more than one principal frontage.
- 2) Any portion of a lot mapped with a mandatory or recommended infill thoroughfare shall consider the new right-of-way as an access easement. Right-of-ways of mandatory or recommended infill thoroughfares may qualify as frontages. The planning office may determine a discretionary thoroughfare designation as an easement and frontage.
- 3) Newly platted lots, subdivisions of existing lots and newly assembled lots shall not exceed the following lot widths as measured along their principal frontage:

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>by warrant</u>	<u>54 ft. min 260 ft max</u>	<u>18 ft min 120 ft max</u>	<u>14 ft min 180 ft max</u>	<u>N/A</u>

- 4) Lots assembled into one ownership within one transect zone may be developed as a single lot.
- 5) Lots assembled into one ownership that encompass more than one transect zone shall be developed according to the corresponding transect zone regulations for each lot. In such cases there shall be no transfer of density or use between transect zones.
- 6) Where lots are assembled into one ownership, the side or rear setbacks between assembled lots may be eliminated.
- 7) An existing lot, as of the effective date of this Section, that exceeds the maximum lot size as set forth in the TND standards may be developed as one lot.
- 8) An existing lot, as of the effective date of this Section, that has been assigned more than one transect zone, may be developed as one lot according to the highest transect zone regulation assigned. Such lots may be subdivided per the TND Standards according to the corresponding transect zone regulations as assigned within the lot.
- 9) Lot coverage by buildings shall not exceed the maximum percentages by transect zone in Table 5B.

Building Disposition

- 1) Building disposition in T2 shall be determined by warrant.

- 2) Buildings shall be disposed on a lot as follows:
 - a) Buildings should be generally disposed by transect zone according to Table 5A.
 - b) Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding.
 - c) The facade of the principal building shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line.
 - d) The facade of the principal building shall occupy a minimum percentage of the principal frontage width within the front setback, as specified in Table 5B as frontage buildout.
 - e) The principal entrance in T5 and T6 shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from the frontage line are permitted.
- 3) Buildings shall be setback from the boundaries of their lots by transect zone according to Table 5B.
 - a) The rear setback for outbuildings shall be a minimum of 15 feet measured from the centerline of the alley. In the absence of an alley, the rear setback shall be as shown in Table 5B.
 - b) Front setback requirements may be modified by warrant to accommodate slopes over ten percent.

Building Configuration

- 1) Building height shall be measured in stories for each level above-ground. Stories may not exceed 14 feet in height, except as provided below.
- 2) Ground floor commercial functions shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at ground level shall be counted as two (2) stories.
- 3) Ground floor residential or lodging functions should be raised a minimum of 18 inches from average sidewalk grade at the principal frontage in T4, T5, and T6.
- 4) Access to accessory units in raised basements may be at sidewalk grade.
- 5) Height limits for masts, belfries, clock towers, chimney flues, or elevator bulkheads shall be determined by warrant.
- 6) For free standing parking structures, building height shall be measured in feet according to Table 5B.
- 7) For parking structures attached to a building or buildings for at least 50% of their perimeter, stories may exceed the limit for parking structure height provided they not exceed the eave height of the attached building or buildings.
- 8) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 600 square feet.
- 9) Single-family residences shall meet the following lifelong community standards:
 - a) One zero-step entrance shall be provided at the front, side, or rear of the principal building.
 - b) All doors on the main floor of the principal building shall provide a minimum of 32 inches of clear passage space.
 - c) One accessible full bathroom providing wheeled mobility shall be provided on the main floor of the principal building. Blocking for grab bars shall be provided at a minimum.
 - d) One bedroom or room easily adaptable to a bedroom shall be provided on the main floor of the principal building.

Frontage Standards

1) Private Frontages General

- a) The first lot layer shall contain the private frontage, configured by transect zone according to Table 5C.
- b) Lots fronting two or more thoroughfares or passages shall have private frontages along each thoroughfare. Prescriptions for the second and third layers pertain only to the principal frontage. Prescriptions for the first layer pertain to all frontages.
- c) Balconies and bay windows may encroach into the first lot layer up to 25% of its depth in T3, 50% in T4 and 100% in T5.
- d) Loading docks and service areas may be permitted in T5 on frontages by warrant.
- e) In the absence of a building facade along any part of a frontage line in T5, a streetscreen shall be built coplanar with the facade. Streetscreens shall be between 4 and 8 feet in height and have openings no larger than necessary to allow automobile and pedestrian access.
- f) Ground floor commercial functions shall provide a shopfront frontage at minimum.
- g) Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities provided a minimum 6 foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
- h) Frontages that encroach into the public frontage shall maintain a minimum 6 foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
- i) Multi-family and commercial functions should not have stairs or ramps within the private frontage.
- j) Ground floor entrances to retail, commercial, or lodging functions shall be illuminated.
- k) Doors, gates, and other operable elements within the private frontage shall comply with commercial use code requirements in ADAAG (Georgia Access Law, Chapter 120-3-20).

2) Common Yard and Porch and Fence Frontages

- a) Fences and hedges may be located along frontage lines at porch and fence frontages. Fences and hedges at frontages shall be limited to a maximum height of 4 feet.
- b) Porches may encroach into the first lot layer up to 50% of its depth in T3 and 100% of its depth in T4.
- c) Porches shall be no less than 8 feet deep in T3 and 4 feet deep in T4.
- d) Terrace and Lightwell Frontages
- e) Terrace and lightwell frontages may encroach into the first lot layer up to 100% of its depth.
- f) Terraces should be raised a minimum of 18 inches from the average sidewalk grade at the frontage.

3) Forecourt Frontages

- a) Forecourts shall be combined with terrace, lightwell, stoop, shopfront, gallery, or arcade frontages.

- b) Forecourts may recess from the frontage line a maximum of 15 feet for pedestrian forecourts or a maximum of 30 feet for vehicular forecourts.
- c) Driveways within forecourts shall be limited to 20 feet in width. Portions of the driveway in the public frontage shall be limited to 12 feet and may be paved in stone, brick, cobble, or to match the adjacent public frontage.
- 4) Stoop Frontages
 - a) Stoops may encroach into the first lot layer up to 100% of its depth.
 - b) Stoops may be recessed into the building facade where the front setback is less than 4 feet.
- 5) Shopfront Frontages
 - a) Shopfronts may be freestanding or combined with gallery or arcade frontages.
 - b) Shopfronts shall be glazed with clear glass for no less than 70% of the ground floor at principal and secondary frontages.
 - c) Awnings may encroach into the first lot layer up to 100% of its depth and may encroach into the public frontage to within two feet of the curb.
 - d) Awnings shall project horizontally from the facade a minimum of 6 feet.
 - e) Awnings may be fixed or movable and shall span a minimum of 80% of the frontage width without gaps.
- 6) Gallery Frontages
 - a) Gallery frontages should encroach into the public frontage to within two feet of the curb.
 - b) Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet.
 - c) Public planting and public lighting may be omitted where galleries encroach into the public frontage.
 - d) A gallery frontage may be combined with a shopfront.

Building Function

- 1) Buildable density and intensity of use shall be determined by transect zone on a per lot basis by the effective parking provided and the maximum density allowable in the community unit.
- 2) Building use shall be limited to the allowable building functions and specific functions by transect zone according to Tables 5D and 5E.
- 3) Permitted commercial functions other than office and lodging shall be limited to the ground floor. Units accessed by a lightwell frontage in T5 may be permitted a commercial function in the basement level in addition to the area located on the ground floor.

Parking Standards

- 1) Parking Requirements
 - a) Parking requirements shall be determined by use and transect zone according to Tables 5D and 5E.
 - i) Accessory units shall be exempt from parking requirements.
 - ii) Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
 - b) Parking provided shall include the actual parking spaces provided within the lot and along the parking lane corresponding to lot frontages.

- c) The required parking may be adjusted downward according to the shared parking table in Table 6F. Shared parking may be applied as follows:
 - i) The shared parking table is available for two or more functions within a single lot or within one block provided a shared parking facility as designated in the TND standards.
 - ii) The adjusted required parking resulting from the shared parking table shall be calculated as the highest shared parking requirement resulting from the completed shared parking table.
 - d) In T4 , and T5, 100% of the required parking may be provided off-site by purchase or lease from a civic parking reserve or private parking lot or structure within 800 feet of the lot.
- 2) Parking Access
- a) Parking shall be accessed by alleys or rear lanes where available.
 - b) Garages may be accessed by driveways from the principal frontage or secondary frontage by right in T3 and by warrant in T4.
 - c) Parking may be accessed by driveways from the secondary frontage by warrant in T5
 - d) Parking may be accessed by driveways from the principal frontage by warrant in T5 for lots at least 42 feet wide.
 - e) Driveways shall be limited to 10 feet in width in the first lot layer. Portions of driveways in the first lot layer may not be used for parking.
 - f) Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage.
 - g) Pedestrian access to parking lots and parking structures shall be directly to a frontage line, not directly into a building, except for underground parking levels.
- 3) Parking Location
- a) Garages shall be located at the third lot layer.
 - b) Parking lots and parking structures shall be located in the third lot layer.
 - c) Parking lots and parking structures shall be prohibited in T3.
 - d) Unpaved parking areas may be located within the first lot layer by warrant.
- 4) Physical Requirements
- a) Parking lots shall be masked from the frontage by a building or streetscreen.
 - b) Parking structures shall be masked by liner buildings at the first two stories.
 - c) A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.
 - d) Curbing should not be installed in parking lots.
 - e) For lots on B-Grids, open parking areas may be unmasked on the frontage and within the first lot layer and second lot layer by warrant, except for corner lots at intersections with the A-Grid.

Landscape Standards

- 1) All planting in the private frontage and private lots should consist of noninvasive species.
- 2) One walkway no wider than 5 feet providing access the principal entrance shall be permitted at all frontages.
 - a) Walkways should consist of pervious materials.
- 3) Common yard and porch & fence frontages shall be landscaped as follows:
 - a) A minimum of two trees shall be planted for each 30 feet of frontage line.

- b) Native plant perennial landscapes may be used in place of turf grass.
- c) One driveway as specified in the TND standards shall be permitted.
- 4) Stoop and forecourt frontages shall be landscaped as follows:
 - a) Trees and shrubs shall not be required in the private frontage. Trees planted in the private frontage should match the species of trees in the public frontage.
 - b) Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
 - c) Paving, where installed, shall match the public frontage except where paved with pervious materials.
 - d) Driveways may be permitted by warrant at stoop frontages in T4.
- 5) Shopfront, gallery, and arcade frontages shall be landscaped as follows:
 - a) Trees and shrubs shall not be required in the private frontage.
 - b) Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
 - c) The private frontage shall be paved to match the public frontage.
- 6) Parking lots shall be landscaped as follows:
 - a) One tree shall be planted for every 15 spaces.
 - b) Paving should consist of pervious materials where possible.
 - c) Landscaped areas should be placed lower than paving, not mounded up.
 - d) Parking lots consisting of less than 50 spaces shall be exempt from landscaping requirements.

Signage Standards

- 1) Unless otherwise noted below, all provisions of Chapter 134, Article IV-Signs-of The Cobb County Code shall apply to properties developed in accordance with this section.
- 2) Residential Functions
 - a) One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox. Signage may be externally illuminated.
- 3) Commercial Functions
 - a) Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
 - b) One blade sign for each ground floor business, no more than 6 square feet each, may be permanently installed perpendicular to the facade. Blade signs shall clear 8 feet above the Sidewalk. Businesses on corner lots may install one blade sign per frontage.
 - c) One external permanent sign band may be applied to the facade of each building, not exceed 3 feet in height.
 - d) One A-frame sidewalk sign may be placed in front of a business not to exceed 6 square feet.
 - e) Awnings may include signage in the form of text along the flap, no taller than 6 inches and text or graphics on the top, printed or applied to the fabric.
 - f) One window sign for each business, no more than 9 square feet, may be installed within the store interior in neon tubing or applied directly to the glazing. Businesses on corner lots may install one window sign per frontage. Opaque signboards are prohibited.

- g) Ground based, monument type signs may be considered for those uses allowed within the RCD portion of this Section and as shown in Table 8. Applicable regulations and restrictions as found in Chapter 134, Article IV-Signs-of The Cobb County Code, shall apply.

Nonconformities

- 1) The temporary or illegal use of property shall not be sufficient to establish the existence of a nonconformity or to create rights in the continuation of a nonconformity.
- 2) The existence of a nonconformity shall not be used as a reason to add new uses, structures, or site improvements that are not allowed by the regulations of the transect zone in which it is located.
- 3) Where buildings exist on adjacent lots, the RC may require that a proposed building match the setbacks and heights of adjacent buildings rather than the the provisions of this Section.
- 4) Any addition to or modification of a property located on the Local Register of Historic Places shall be subject to approval by the Historic Preservation Commission prior to review by the RC.
- 5) The modification of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site storm water detention or retention in addition to that existing.

Special Requirements

To the extent that a regulating plan designates any of the following special requirements, standards shall be applied as follows:

- 1) Buildings along the B-Grid may be more readily considered for warrants allowing automobile-oriented standards.
- 2) A mandatory or recommended retail frontage designation requires or advises that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront may be combined with an awning, gallery, or arcade frontage.
- 3) A mandatory or recommended gallery frontage designation requires or advises that a building provide a gallery frontage along the entire length of its private frontage.
- 4) A mandatory or recommended arcade frontage designation requires or advises that a building provide a arcade frontage along the entire length of its private frontage.
- 5) A mandatory or recommended porchfront designation requires or advises that a building provide a porch in the private frontage.
- 6) A build-to line requires the placement of the building facade along the line. Forecourts may recess a building entrance from the build-to line.
- 7) A coordinated frontage designation requires that the private frontage be coordinated with the public frontage as a single, coherent landscape and paving design.
- 8) A mandatory or recommended terminated vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the RC.
- 9) A cross block passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

-
- 10) Utilities shall be placed underground, within the public right of way, including roadway lanes and sidewalks.

Building Materials and Configuration

- 1) Where multiple exterior materials are used on a single building, they shall only be combined on each facade horizontally, with the heavier material below the lighter.
- 2) Fences, walls, or other suitable visual screens in accordance with the provisions existing in Chapter 134 of the Cobb County Code may be provided along side and rear lot lines, except where both adjoining lot areas are used for surface parking, outdoor commercial uses or community gardens. Streetscreens shall be constructed of a material matching the adjacent building facade.
- 3) Building mechanical equipment and refuse storage shall be visually screened and not located along frontages.
- 4) Clotheslines shall not be located along frontages.
- 5) All openings, including porches, galleries, doors and windows, with the exception of shopfronts, shall be square or rectangular.
 - a) Doors and windows that operate as sliders are prohibited along frontages. Doors and windows that operate as sliders at shopfronts may be approved by warrant.
 - b) Glazed openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
 - c) Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade.
- 6) Finished floor elevation at the principal frontage of residential uses shall be twenty (20) inches minimum from the average sidewalk grade.
 - a) Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade.
- 7) Porch floors shall be of wood plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above.
- 8) Galleries may be supported by wrought iron or metal posts.
- 9) Exterior finish may be wood or cementitious clapboard in T4 and T3. Stucco can only be used as an accent material in T5 and T6. Brick may be used in all t-zones.
 - a) All exposed exterior wood shall be painted.
- 10) Roofs shall be symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted in T4 and T5.
 - a) Roofing material may include metal provided that it compliments an architectural style while minimizing glare.
 - b) Rooftop equipment shall be screened in a manner consistent with the architectural design of the building along frontages.
- 11) Photo voltaic (PV) systems along frontages shall be flexible panel type or building integrated photo voltaic (BIPV), attached directly to the roofing material, PV roofing shingles, or other conducting system that applies directly to roofing material or sheathing with less than one half inch average vertical dimension or integrated into building shading devices.

TABLE 5A. BUILDING DISPOSITION GENERAL

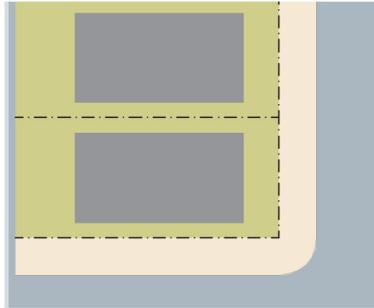
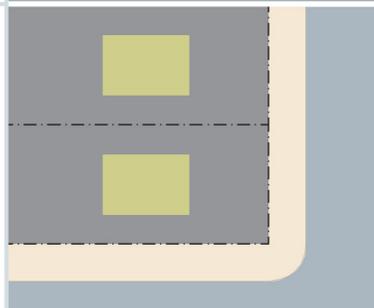
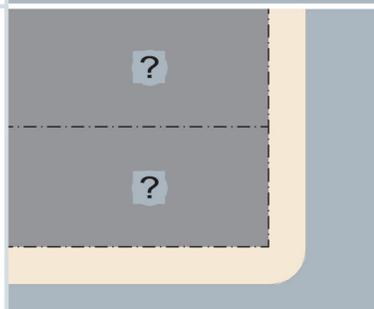
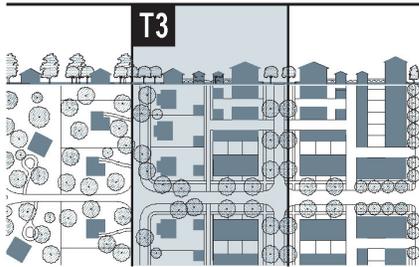
T2	<p>a. Edgeyard:</p>	
T3	<p>A disposition where the building occupies the center of its <i>lot</i> with <i>setbacks</i> on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed <i>backbuilding</i> and <i>outbuilding</i>.</p>	
T4	<p>Building Types: Single-family detached, multi-family detached</p>	
T4	<p>b. Sideyard:</p>	
T5	<p>A disposition where the building occupies one side of the <i>lot</i> with the <i>setback</i> to the other side. If the adjacent building is similar with a blank side wall, the yard is quite private.</p>	
	<p>Building Types: Single-family detached, single-family semi-detached, multi-family detached, mixed-use building.</p>	
T4	<p>c. Rearyard:</p>	
T5	<p>A disposition where the building occupies the full <i>frontage</i>, leaving the rear of the <i>lot</i> as the sole yard.</p>	
	<p>Building Types: Single-family detached, single-family semi-detached, multi-family detached, multi-family attached, mixed-use building.</p>	
T4	<p>d. Courtyard:</p>	
T5	<p>A disposition where the building occupies the boundaries of its <i>lot</i> while internally defining one or more private space.</p>	
	<p>Building Types: Single-family attached, multi-family attached, mixed-use building.</p>	
SD	<p>e. Specialized:</p>	
	<p>A building that is not subject to categorization such as <i>civic buildings</i>. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery.</p>	

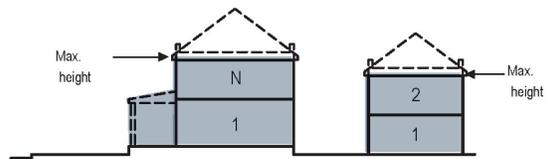
TABLE 5B. T3 BUILDING DISPOSITION AND CONFIGURATION



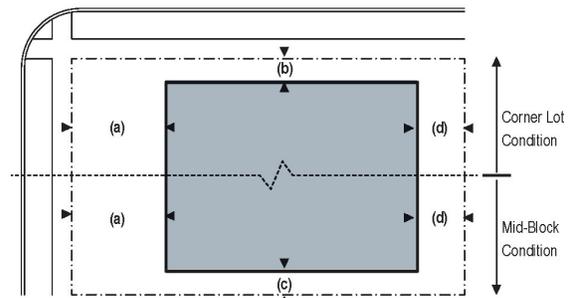
BUILDING FUNCTION	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
BUILDING CONFIGURATION	
Principal Building	2 stories max.
Outbuilding	2 stories max.
Structured Parking	not applicable
LOT OCCUPATION	
Lot Width	54 ft min 260 ft max
Lot Coverage	60% max
BUILDING DISPOSITION	
Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	24 ft. min., 36 ft. max.
(b) Front Setback Secondary	12 ft. min.
(c) Side Setback	12 ft. min.
(d) Rear Setback	12 ft. min.*
Frontage Buildout	40% min at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min. + bldg. setback
(f) Side Setback	3 ft. min. or 6 ft at corner
(g) Rear Setback	3 ft. min

*or 15 ft. from center line of alley

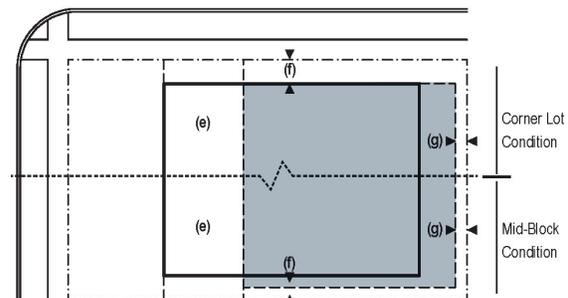
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums



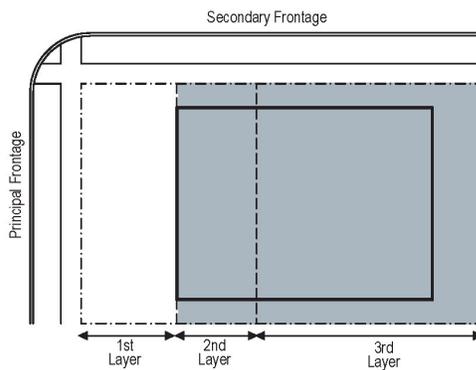
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

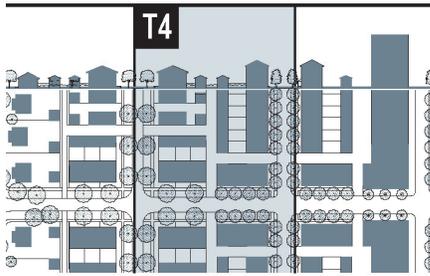


OUTBUILDING SETBACKS



LOT LAYERS

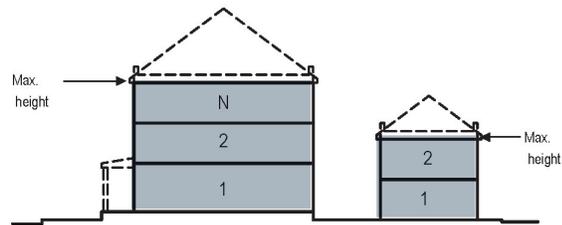
TABLE 5B. T4 BUILDING DISPOSITION AND CONFIGURATION



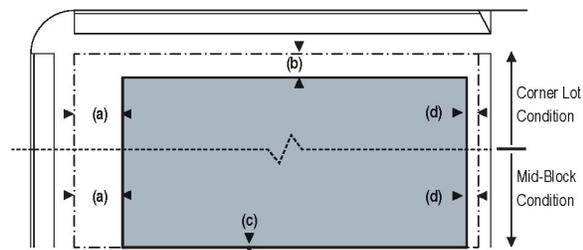
BUILDING FUNCTION	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
BUILDING CONFIGURATION	
Principal Building	3 stories max.
Outbuilding	2 stories max.
Structured Parking	30 foot max.
LOT OCCUPATION	
Lot Width	18 ft min 120 ft max
Lot Coverage	70% max
BUILDING DISPOSITION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	6 ft. min. 18 ft. max.
(b) Front Setback Secondary	4 ft. min. 18 ft. max.
(c) Side Setback	0 ft. min.
(d) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min. + bldg. setback
(f) Side Setback	0 ft. min. or 3 ft at corner
(g) Rear Setback	3 ft. min

*or 15 ft. from center line of alley

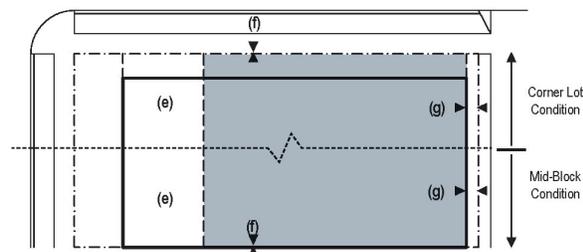
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Refer to metrics for exact minimums and maximums



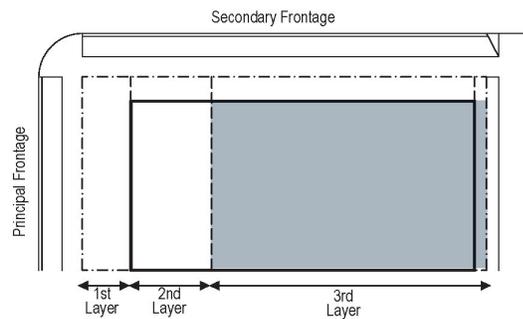
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

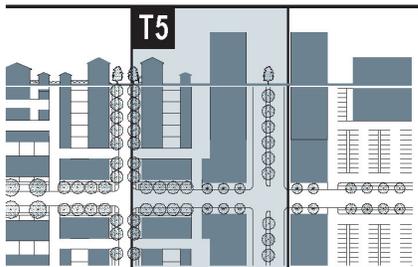


OUTBUILDING SETBACKS



LOT LAYERS

TABLE 5B. T5 BUILDING DISPOSITION AND CONFIGURATION



BUILDING FUNCTION

Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING CONFIGURATION

Principal Building	5 stories max.
Outbuilding	2 stories max.
Structured Parking	60 foot max.

LOT OCCUPATION

Lot Width	14 ft min 180 ft max
Lot Coverage	70% max

BUILDING DISPOSITION

Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

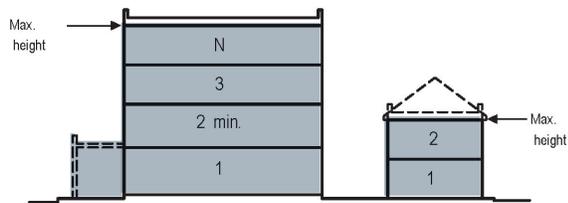
(a) Front Setback Principal	2 ft. min. 12 ft. max.
(b) Front Setback Secondary	2 ft. min. 12 ft. max.
(c) Side Setback	0 ft. min. 24 ft. max.
(d) Rear Setback	3 ft. min.*
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

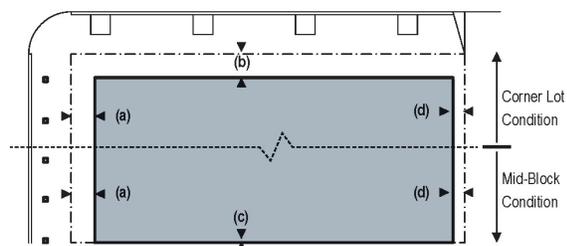
(e) Front Setback	40 ft. max. from rear prop.
(f) Side Setback	0 ft. min. or 2 ft at corner
(g) Rear Setback	3 ft. max

*or 15 ft. from center line of alley

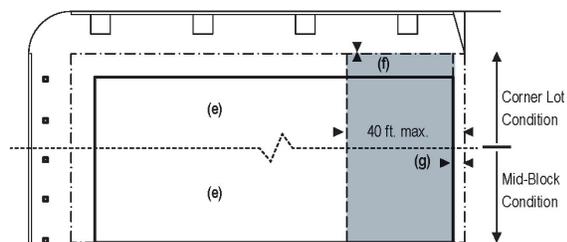
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums



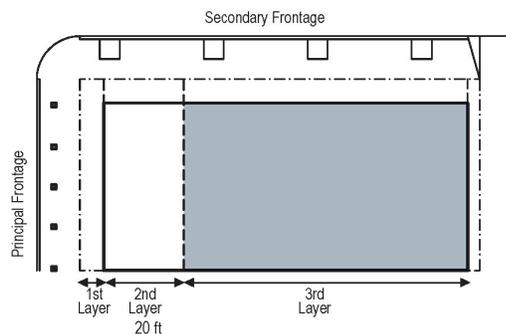
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS



LOT LAYERS

TABLE 5C - PRIVATE FRONTAGES

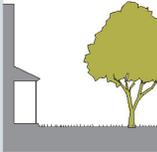
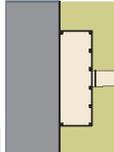
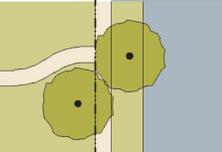
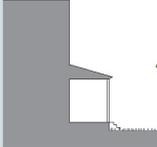
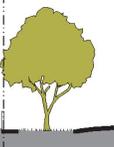
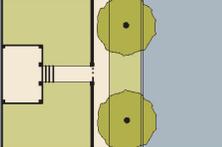
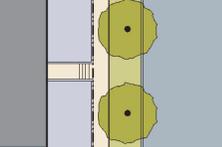
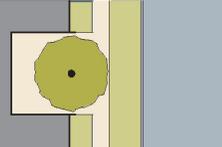
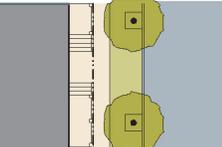
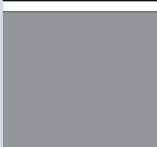
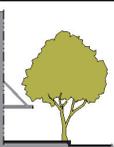
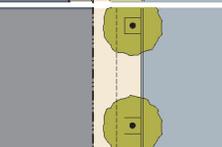
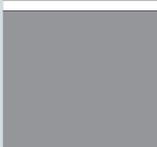
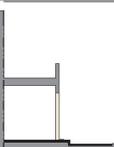
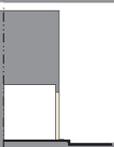
		SECTION		PLAN	
		PRIVATE FRONTAGE	PUBLIC FRONTAGE	PRIVATE FRONTAGE	PUBLIC FRONTAGE
T2	a. Common Yard: A planted <i>frontage</i> wherein the <i>facade</i> is set back substantially from the <i>frontage line</i> . The front yard created remains unfenced and may be visually continuous with adjacent yards, supporting a common landscape. The deep <i>setback</i> provides a buffer from the higher speed thoroughfares.				
T3					
T3	b. Porch & Fence: A planted <i>frontage</i> wherein the <i>facade</i> is set back from the <i>frontage line</i> with an attached porch permitted to <i>encroach</i> . A fence at the <i>frontage line</i> maintains street spatial definition.				
T4					
T4	c. Terrace or Lightwell: A <i>frontage</i> wherein the <i>facade</i> is set back from the <i>frontage line</i> by an elevated terrace or a sunken Lightwell. This type buffers residential use from urban <i>sidewalks</i> and removes the private yard from public <i>encroachment</i> .				
T5					
T4	d. Forecourt: A <i>frontage</i> wherein a portion of the <i>facade</i> is close to the <i>frontage line</i> and the central portion is set back. The <i>forecourt</i> created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other <i>frontage types</i> .				
T5					
T4	e. Stoop: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with the first <i>story</i> elevated from the <i>sidewalk</i> sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing but may be recessed into the volume of the building in where <i>setbacks</i> are shallow.				
T5					
T4	f. Shopfront: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with the building entrance at <i>sidewalk</i> grade. This type is conventional for <i>retail</i> use. It has a substantial glazing on the <i>sidewalk</i> level and an awning that may overlap the <i>sidewalk</i> .				
T5					
T4	g. Gallery: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with an attached cantilevered shed or a lightweight colonnade overlapping the <i>sidewalk</i> .				
T5					
	h. Arcade: N/A				

Table 5D Building Function			
	T3	T4	T5
Residential	Restricted Residential: The number of dwellings on each lot is restricted to one within a principal building and one within an accessory building, with 2.0 parking places for each provided that both dwellings were constructed after approval of Cobb County Code Section 134-286, that the buildings were constructed under the regulations contained in 134-286, and that both dwelling units shall be under single ownership.	Limited Residential: The number of dwelling units on each lot is limited by the requirement of 1.5 parking places for each dwelling.	Open Residential: The number of dwellings on each lot is limited by the requirement for 1.0 parking places for each dwelling.
Lodging	Restricted Lodging: The number of bedrooms available for each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to 5, in addition to the parking requirement for the dwelling. The lodging must be owner occupied. Food service may be provided in the morning. The maximum length of stay shall not exceed 10 days.	Limited Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 parking place for each bedroom, up to twelve, in addition to parking for the dwelling. The dwelling must be owner occupied. Food service may be provided in the morning. The maximum length of stay shall not exceed 14 days.	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the parking requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to retail function
Office	Restricted Office: The building area for office use on each lot is restricted to the first story of the principal building or the accessory building or in basement. The business owner must reside at the property. Parking requirements and maximum number of employees and occupants shall be determined by warrant.	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and accessory building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement for 2.0 assigned parking places per 1,000 square feet of net office space.
Retail	Restricted Retail: The building area available for retail use is limited to the first story of buildings at corner locations along avenues or drives and by the requirement of 4.0 assigned parking places per 1,000 square feet of net retail space in addition to the parking requirement for each dwelling. The business owner must reside at the property. Food service shall be further limited to seating no more than 20 patrons.	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations along avenues or drives and by the requirement of 3.0 assigned parking places per 1,000 square feet of net retail space in addition to the parking requirement for each dwelling. Food service shall be further limited to seating no more than 40 patrons.	Open Retail: The building area available for retail use is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net retail space. Retail spaces under 1,500 square feet can obtain a warrant to reduce parking requirements.
Civic	See Table 5F	See Table 5F	See Table 5F
Other	See Table 5F	See Table 5F	See Table 5F
Additional use restrictions	The following uses are not allowed in T-3 and are defined in Chapter 134 of the Cobb County Code: Automotive Sales, repair, and/or service facilities; gas stations; truck maintenance; car washes; adult themed bookstores; art frame retail; liquor stores; pawn shops, second hand shops, or thrift stores; check cashing; tattoo and/or body piercing parlors; retail sales of guns or weapons as a primary use; and wholesale businesses.	The following uses are not allowed in T-4 and are defined in Chapter 134 of the Cobb County Code: Automotive Sales, repair, and/or service facilities; gas stations; truck maintenance; car washes; adult themed bookstores; pawn shops, second hand shops, or thrift stores; check cashing; tattoo and/or body piercing parlors; retail sales of guns or weapons as a primary use; and wholesale businesses.	The following uses are not allowed in T-5 and are defined in Chapter 134 of the Cobb County Code: Automotive Sales, repair, and/or service facilities; truck maintenance; adult themed bookstores; pawn shops, second hand shops, or thrift stores; check cashing; tattoo and/or body piercing parlors; retail sales of guns or weapons as a primary use; and wholesale businesses.

Table 5E. Specific Function and Use												
	T2	T3	T4	T5	SD		T2	T3	T4	T5	SD	
Residential						Other: Automotive						
Mixed-use Building			■	■	□	Gas Station	□			□	□	
Multi-family Residential			■	■	□	Automotive Service				□	□	
Single-family Residential (attached)		■	■	■	□	Truck Maintenance				□	□	
Single-family Residential (detached)	■	■	■	■	□	Drive-through Facility				□	□	
Senior Housing		■	■	■	□	Other: Civil Support						
Accessory Unit	■	■	■	■	□	Cemetery	■	□	□		□	
Lodging						Funeral Home						
Hotel (no room limit)				■	□	Hospital				□	□	
Inn (up to 12 rooms)	□		■	■	□	Medical Clinic			□	■	□	
Bed & Breakfast (up to 5 rooms)	□	■	■	■	□	Other: Education						
School Dormitory			□	□	□	College				□	□	
Office						High School						
Office Building			■	■	□	Trade School			□	■	□	
Live-work Unit		■	■	■	□	Elementary School		□	■	■	□	
Retail						Childcare Center						
Open Market Building	□	□	■	■	□	Other: Industrial						
Retail Building			■	■	□	Heavy Industrial Facility					□	
Display Gallery			■	■	□	Light Industrial Facility				□	□	
Restaurant			■	■	□	Truck Depot					□	
Kiosk			■	■	□	Laboratory Facility				□	□	
						Cremation Facility					□	
						Warehouse						□
						Produce Storage						□
						Mini Storage						□
						Heavy Manufacturing						□
						Light Manufacturing			□	■	□	

■ By Right

□ By Warrant

TABLE 5F. PARKING REQUIREMENTS AND STANDARDS

REQUIRED PARKING				
	T2	T3	T4	T5
RESIDENTIAL	2.0 / dwelling	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	by warrant	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	by warrant		3.0 / 1,000 sq. ft.	2.0 / 1,000 sq. ft.
RETAIL	by warrant		3.0 / 1,000 sq. ft.	2.0 / 1,000 sq. ft.
CIVIC	To be determined by warrant			
OTHER	To be determined by warrant			

SHARED PARKING TABLE

	PEAK HOUR	M-F	M-F	M-F	Sat & Sun	Sat & Sun	Sat & Sun
USE	REQUIRED PARKING BY USE	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12am	12am - 8am
RESIDENTIAL	n =	60%	100%	100%	80%	100%	100%
LODGING	n =	70%	100%	100%	70%	100%	100%
OFFICE	n =	100%	20%	5%	5%	5%	5%
RETAIL	n =	90%	80%	5%	100%	70%	5%
CIVIC (NON-CHURCH)	n =	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	n =	20%	20%	5%	100%	50%	5%
SHARED PARKING REQUIREMENT	SUM =	SUM =	SUM =	SUM =	SUM =	SUM =	SUM =
ADJUSTED PARKING REQUIREMENT	HIGHEST SHARED PARKING REQUIREMENT USAGE =						

Note: n = Required parking by use as determined by the required parking table

Regional Corridor Development (RCD) Standards

Intent

In accordance with the intent of this Section, this Section regulates the development and modification of buildings and other elements of the built environment within the private lot, based on the following premises:

- 1) That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
- 2) That building form individually and collectively defines and supports the public realm.
- 3) That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.
- 4) That building scale should define streets and public spaces as rooms, and should vary by context and intensity in coordination with neighboring properties.

Instructions

This Section sets forth the standards applicable to the development and modification of buildings and other elements of the built environment within private lots, by transect zone, in the community units to which it applies.

- 1) Plans required by this Section are subject to administrative approval by the RC.
- 2) Building and site plans submitted for approval shall demonstrate compliance with:
 - a) Density calculations
 - b) Transit overlay district
 - c) Lot standards
 - d) Building disposition
 - e) Building configuration
 - f) Frontage standards
 - g) Building function
 - h) Parking standards
 - i) Landscape standards
 - j) Signage standards
 - k) Nonconformities, if any
 - l) Special requirements, if any
 - m) Building materials and configuration

Density Calculations

- 1) The base density of each lot shall be calculated in terms of development units per acre of gross lot area, including the net lot area and the area of adjacent thoroughfares, alleys and passages between lot lines and centerlines.
 - a) Base density shall be limited to the following maximum density ratios:

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>24 units / gross acre (1 unit / 1815 sf lot area)</u>	<u>56 units / gross acre (1 unit / 778 sf lot area)</u>	<u>80 units per 1 acre gross (1 unit / 544 sf lot area)</u>

- b) The minimum allowable maximum density of each lot shall be 1 unit. Fractional remainders greater than one half shall be rounded upwards.
 - c) Housing in outbuildings shall not count towards base density.
 - d) Maximum density may be modified by Transit Overlay District (TOD) RCD standards.
- 2) Building functions other than housing (other functions) shall count towards base density as follows:
- a) Other functions shall be counted as development units at the following ratios:
 - i) For lodging: 1 development unit per 3 lodging bedrooms
 - ii) For office: 1 development unit per 1500 square feet of office
 - iii) For retail: 1 development unit per 2000 square feet of retail
 - b) The number of development units per lot assigned to other functions shall be limited to the following percentages of the allowable maximum density.

T1	T2	T3	T4	T5	T6
N/A	N/A	N/A	30%	70%	80%

- 3) In accordance with previous multi-family density studies adopted by Cobb County, the following criteria shall apply to housing units that are not owner occupied:

<u>Percentage of non-owner occupied housing per development</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>40%</u>	<u>N/A</u>	<u>24 units / gross acre (1 unit / 1815 sf lot area)</u>	<u>56 units / gross acre (1 unit / 778 sf lot area)</u>	<u>80 units per 1 acre gross (1 unit / 544 sf lot area)</u>
<u>60%</u>	<u>N/A</u>	<u>16 units per 1 acre gross</u>	<u>28 units per 1 acre gross</u>	<u>40 units per 1 acre gross</u>
<u>100%</u>	<u>N/A</u>	<u>8 units per 1 acre gross</u>	<u>14 units per 1 acre gross</u>	<u>20 units per 1 acre gross</u>

Transit Overlay District

Any part of an infill community unit located within a half-mile of an existing or funded rail transit or bus rapid transit (BRT) station shall be mapped as a transit overlay district (TOD) and the provisions of this Section modified as follows.

- 1) The maximum density of transect zones within the transit overlay district shall be increased in the following amounts:
 - a) 80% for land within 660 feet of the station
 - b) 60% for land within 1,320 feet of the station
 - c) 40% for land within 2,640 feet of the station
- 2) Required parking within the transit overlay district shall be modified as follows:
- 3) Land within 660 feet of the station may be exempted from required parking.
- 4) The effective parking provided for land within 1,320 feet of the station may be adjusted upward by a multiplier of 1.5.

- 5) The effective parking provided for land within 2,640 feet of the station may be adjusted upward by a multiplier of 1.2.

Lot Standards

For the purposes of this Section, each lot shall be composed of three layers according to Table 5B.

- 1) The portion of a lot enfronting a thoroughfare or a passage shall be designated its principal frontage. Corner lots shall have designated a principal frontage along the thoroughfare or passage of higher pedestrian importance and a secondary frontage along the remaining frontage. Lots, other than corner lots, enfronting more than one thoroughfare or passage shall have their frontages determined by warrant and may be subject to more than one principal frontage.
- 2) Any portion of a lot mapped with a mandatory or recommended infill thoroughfare shall consider the new right-of-way as an access easement. Right-of-ways of mandatory or recommended infill thoroughfares may qualify as frontages. The planning office may determine a discretionary thoroughfare designation as an easement and frontage.

<u>T1</u>	<u>T2</u>	<u>T3</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>N/A</u>	<u>by warrant</u>	<u>N/A</u>	<u>14 ft min 120 ft max</u>	<u>14 ft min 120 ft max</u>	<u>14 ft min 500 ft max</u>

- 3) Newly platted lots, subdivisions of existing lots and newly assembled lots shall not exceed the following lot widths as measured along their principal frontage:
- 4) Lots assembled into one ownership within one transect zone may be developed as a single lot.
- 5) Lots assembled into one ownership that encompass more than one transect zone shall be developed according to the corresponding transect zone regulations for each lot. In such cases there shall be no transfer of density or use between transect zones.
- 6) Where lots are assembled into one ownership, the side or rear setbacks between assembled lots may be eliminated.
- 7) An existing lot, as of the effective date of this Section, that exceeds the maximum lot size as set forth in the RCD standards may be developed as one lot.
- 8) An existing lot, as of the effective date of this Section, that has been assigned more than one transect zone, may be developed as one lot according to the highest transect zone regulation assigned. Such lots may be subdivided per the RCD standards according to the corresponding transect zone regulations as assigned within the lot.
- 9) Lot coverage by buildings shall not exceed the maximum percentages by transect zone in Table 6B.

Building Disposition

- 1) Buildings shall be disposed on a lot as follows:
 - a) Buildings should be generally disposed by transect zone according to Table 6A.
 - b) Two buildings may be built on each lot, one principal building at the principal frontage, and one outbuilding except in T6 which is limited to a principal building.

- c) The facade of the principal building shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line.
- d) The facade of the principal building shall occupy a minimum percentage of the principal frontage width within the front setback, as specified in Table 6B as frontage buildout.
- e) The principal entrance in T5 and T6 shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from the frontage line are permitted.
- 2) Buildings shall be setback from the boundaries of their lots by transect zone according to Table 6B.
 - a) The rear setback for outbuildings shall be a minimum of 15 feet measured from the centerline of the alley. In the absence of an alley, the rear setback shall be as shown in Table 6B.
 - b) Front setback requirements may be modified by warrant to accommodate slopes over ten percent.

Building Configuration

- 1) Building height shall be measured in stories for each level above-ground. Stories may not exceed 14 feet in height, except as provided in below.
- 2) Ground floor commercial functions shall have a minimum story height of 11 feet and a maximum of 25 feet. A single floor level exceeding 18 feet at ground level shall be counted as two (2) stories.
- 3) Ground floor residential or lodging functions should be raised a minimum of 18 inches from average sidewalk grade at the principal frontage in T4, T5, and T6.
- 4) Access to accessory units in raised basements may be at sidewalk grade.
- 5) Height limits for masts, belfries, clock towers, chimney flues, or elevator bulkheads shall be determined by warrant.
- 6) For free standing parking structures, building height shall be measured in feet according to Table 5B.
- 7) For parking structures attached to a building or buildings for at least 50% of their perimeter, stories may exceed the limit for parking structure height provided they not exceed the eave height of the attached building or buildings.
- 8) The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 600 square feet.
- 9) Single-family residences shall meet the following lifelong community standards:
 - a) One zero-step entrance shall be provided at the front, side, or rear of the principal building.
 - b) All doors on the main floor of the principal building shall provide a minimum of 32 inches of clear passage space.
 - c) One accessible full bathroom providing wheeled mobility shall be provided on the main floor of the principal building. Blocking for grab bars shall be provided at a minimum.
 - d) One bedroom or room easily adaptable to a bedroom shall be provided on the main floor of the principal building.

Frontage standards

- 1) Private Frontages General

-
- a) The first lot layer shall contain the private frontage, configured by transect zone according to Table 5C.
 - b) Lots fronting two or more thoroughfares or passages shall have private frontages along each thoroughfare. Prescriptions for the second and third layers pertain only to the principal frontage. Prescriptions for the first layer pertain to all frontages.
 - c) Balconies and bay windows may encroach into the first lot layer up to 25% of its depth in T3, 50% in T4 and 100% in T5.
 - d) Loading docks and service areas may be permitted in T5 on frontages by warrant.
 - e) In the absence of a building facade along any part of a frontage line in T5, a streetscreen shall be built coplanar with the facade. Streetscreens shall be between 4 and 8 feet in height and have openings no larger than necessary to allow automobile and pedestrian access.
 - f) Ground floor commercial functions shall provide a shopfront frontage at minimum.
 - g) Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities provided a minimum 6 foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
 - h) Frontages that encroach into the public frontage shall maintain a minimum 6 foot contiguous clear path be maintained within the public frontage, private frontage, or combination of both.
 - i) Multi-family and commercial functions should not have stairs or ramps within the private frontage.
 - j) Ground floor entrances to retail, commercial, or lodging functions shall be illuminated.
 - k) Doors, gates, and other operable elements within the private frontage shall comply with commercial use code requirements in ADAAG (Georgia Access Law, Chapter 120-3-20).
- 2) Common Yard and Porch and Fence Frontages
 - a) Fences and hedges may be located along frontage lines at porch and fence frontages. Fences and hedges at frontages shall be limited to a maximum height of 4 feet.
 - b) Porches may encroach into the first lot layer up to 50% of its depth in T3 and 100% of its depth in T4.
 - c) Porches shall be no less than 8 feet deep in T3 and 4 feet deep in T4.
- 3) Terrace and Lightwell Frontages
 - a) Terrace and lightwell frontages may encroach into the first lot layer up to 100% of its depth.
 - b) Terraces should be raised a minimum of 18 inches from the average sidewalk grade at the frontage.
- 4) Forecourt Frontages
 - a) Forecourts shall be combined with terrace, lightwell, stoop, shopfront, gallery, or arcade frontages.
 - b) Forecourts may recess from the frontage line a maximum of 15 feet for pedestrian forecourts or a maximum of 30 feet for vehicular forecourts.

- c) Driveways within forecourts shall be limited to 20 feet in width. Portions of the driveway in the public frontage shall be limited to 12 feet and may be paved in stone, brick, cobble, or to match the adjacent public frontage.
- 5) Stoop Frontages
 - a) Stoops may encroach into the first lot layer up to 100% of its depth.
 - b) Stoops may be recessed into the building facade where the front setback is less than 4 feet.
- 6) Shopfront Frontages
 - a) Shopfronts may be freestanding or combined with gallery or arcade frontages.
 - b) Shopfronts shall be glazed with clear glass for no less than 70% of the ground floor at principal and secondary frontages.
 - c) Awnings may encroach into the first lot layer up to 100% of its depth and may encroach into the public frontage to within two feet of the curb.
 - d) Awnings shall project horizontally from the facade a minimum of 6 feet.
 - e) Awnings may be fixed or movable and shall span a minimum of 80% of the frontage width without gaps.
- 7) Gallery Frontages
 - a) Gallery frontages should encroach into the public frontage to within two feet of the curb.
 - b) Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet.
 - c) Public planting and public lighting may be omitted where galleries encroach into the public frontage.
 - d) A gallery frontage may be combined with a shopfront.

Building Function

- 1) Buildable density and intensity of use shall be determined by transect zone on a per lot basis by the effective parking provided and the maximum density allowable in the community unit.
- 2) Building use shall be limited to the allowable building functions and specific functions by transect zone according to Tables 5D and 5E.
- 3) Permitted commercial functions other than office and lodging shall be limited to the ground floor. Units accessed by a lightwell frontage in T5 and T6 may be permitted a commercial function in the basement level in addition to the area located on the ground floor.

Parking Standards

- 1) Parking Requirements
 - a) Parking requirements shall be determined by use and transect zone according to Tables 5D and 5F.
 - i) Accessory units shall be exempt from parking requirements.
 - ii) Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
 - b) Parking provided shall include the actual parking spaces provided within the lot and along the parking lane corresponding to lot frontages.
 - c) The required parking may be adjusted downward according to the shared parking table in Table 6F. Shared parking may be applied as follows:

- i) The shared parking table is available for two or more functions within a single lot or within one block provided a shared parking facility as designated in the RCD standards.
- ii) The adjusted required parking resulting from the shared parking table shall be calculated as the highest shared parking requirement resulting from the completed shared parking table.
- d) In T4 , T5, and T6, 100% of the required parking may be provided by purchase or lease from a civic parking reserve or private parking lot or structure within 800 feet of the lot.
- 2) Parking Access
 - a) Parking shall be accessed by alleys or rear lanes where available.
 - b) Garages may be accessed by driveways from the principal frontage or secondary frontage by right in T3 and by warrant in T4.
 - c) Parking may be accessed by driveways from the secondary frontage by warrant in T5.
 - d) Parking may be accessed by driveways from the principal frontage by warrant in T5 for lots at least 42 feet wide.
 - e) Driveways shall be limited to 10 feet in width in the first lot layer. Portions of driveways in the first lot layer may not be used for parking.
 - f) Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage.
 - g) Pedestrian access to parking lots and parking structures shall be directly to a frontage line, not directly into a building, except for underground parking levels.
- 3) Parking Location
 - a) Garages shall be located at the third lot layer.
 - b) Parking lots and parking structures shall be located in the third lot layer.
- 4) Physical Requirements
 - a) Parking lots shall be masked from the frontage by a building or streetscreen.
 - b) Parking structures shall be masked by liner buildings at the first two stories.
 - c) A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.
 - d) Curbing should not be installed in parking lots.
 - e) For lots on B-Grids, open parking areas may be unmasked on the frontage and within the first lot layer and second lot layer by warrant, except for corner lots at intersections with the A-Grid.

Landscape Standards

- 1) All planting in the private frontage and private lots should consist of noninvasive species.
- 2) One walkway no wider than 5 feet providing access the principal entrance shall be permitted at all frontages.
 - a) Walkways should consist of pervious materials.
- 3) Porch & fence frontages shall be landscaped as follows:
 - a) A minimum of two trees shall be planted for each 30 feet of frontage line.
 - b) Native plant perennial landscapes should be used in place of turf grass.
- 4) Stoop and forecourt frontages shall be landscaped as follows:
 - a) Trees and shrubs shall not be required in the private frontage. Trees planted in the private frontage should match the species of trees in the public frontage.

- b) Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
- c) Paving, where installed, shall match the public frontage except where paved with pervious materials.
- 5) Shopfront, gallery, and arcade frontages shall be landscaped as follows:
 - a) Trees and shrubs shall not be required in the private frontage.
 - b) Landscaping, where installed, shall consist of durable species tolerant of soil compaction.
 - c) The private frontage shall be paved to match the public frontage.
- 6) Parking lots shall be landscaped as follows:
 - a) One tree shall be planted for every 25 spaces.
 - b) Paving should consist of pervious materials where possible.
 - c) Landscaped areas should be placed lower than paving, not mounded up.
 - d) Parking lots consisting of less than 50 spaces shall be exempt from landscaping requirements.

Signage Standards

- 1) Unless otherwise noted below, all provisions of Chapter 134, Article IV-Signs-of the Cobb County Code shall apply to properties developed in accordance with this section.
- 2) Residential functions:
 - a) One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox. Signage may be externally illuminated.
- 3) Commercial Functions
 - a) Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
 - b) One blade sign for each ground floor business, no more than 6 square feet each, may be permanently installed perpendicular to the facade. Blade signs shall clear 8 feet above the Sidewalk. Businesses on corner lots may install one blade sign per frontage.
 - c) One external permanent sign band may be applied to the facade of each building, not exceed 3 feet in height.
 - d) Awnings may include signage in the form of text along the flap, no taller than 6 inches and text or graphics on the top, printed or applied to the fabric.
 - e) One A-frame sidewalk sign may be placed in front of a business not to exceed 6 square feet.
 - f) One window sign for each business, no more than 9 square feet, may be installed within the store interior in neon tubing or applied directly to the glazing. Businesses on corner lots may install one window sign per frontage. Opaque signboards are prohibited.
 - g) Ground based, monument type signs may be considered for those uses allowed within the RCD portion of this section as shown in Table 8. Applicable regulations and restrictions as found in Chapter 134, Article IV-Signs-of the Cobb County Code, shall apply.

Nonconformities

- 1) The temporary or illegal use of property shall not be sufficient to establish the existence of a nonconformity or to create rights in the continuation of a nonconformity.
- 2) The existence of a nonconformity shall not be used as a reason to add new uses, structures, or site improvements that are not allowed by the regulations of the transect zone in which it is located.
- 3) Where buildings exist on adjacent lots, the RC may require that a proposed building match the setbacks and heights of adjacent buildings rather than the provisions of this Section.
- 4) Any addition to or modification of a property located on the Local Register of Historic Places shall be subject to approval by the Historic Preservation Commission prior to review by the RC.
- 5) The modification of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site storm water detention or retention in addition to that existing.

Special Requirements

To the extent that a regulating plan designates any of the following special requirements, standards shall be applied as follows:

- 1) Buildings along the B-Grid may be more readily considered for warrants allowing automobile-oriented standards.
- 2) A mandatory or recommended retail frontage designation requires or advises that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront may be combined with an awning, gallery, or arcade frontage.
- 3) A mandatory or recommended gallery frontage designation requires or advises that a building provide a gallery frontage along the entire length of its private frontage.
- 4) A mandatory or recommended arcade frontage designation requires or advises that a building provide a arcade frontage along the entire length of its private frontage.
- 5) A mandatory or recommended porchfront designation requires or advises that a building provide a porch in the private frontage.
- 6) A build-to line requires the placement of the building facade along the line. Forecourts may recess a building entrance from the build-to line.
- 7) A coordinated frontage designation requires that the private frontage be coordinated with the public frontage as a single, coherent landscape and paving design.
- 8) A mandatory or recommended terminated vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the RC.
- 9) A cross block passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- 10) Utilities shall be placed underground, within the public right of way, including roadway lanes and sidewalks.

Building Materials and Configuration

- 1) Where multiple exterior materials are used on a single building, they shall only be combined on each facade horizontally, with the heavier material below the lighter.
- 2) Fences, walls, or other suitable visual screens in accordance with the provisions existing in Chapter 134 of the Cobb County Code may be provided along side and

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- rear lot lines, except where both adjoining lot areas are used for surface parking, outdoor commercial uses or community gardens. Streetscreens shall be constructed of a material matching the adjacent building facade.
- 3) Building mechanical equipment and refuse storage shall be visually screened and not located along frontages.
 - 4) Clotheslines shall not be located along frontages.
 - 5) All openings, including porches, galleries, doors and windows, with the exception of shopfronts, shall be square or rectangular.
 - a) Doors and windows that operate as sliders are prohibited along frontages. Doors and windows that operate as sliders at shopfronts may be approved by warrant.
 - b) Glazed openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
 - c) Entrances to upper floor residential uses in mixed-use building may be at sidewalk grade.
 - 6) Porch floors shall be of wood plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above.
 - 7) Galleries may be supported by wrought iron or metal posts.
 - 8) Exterior finish may be wood or cementitious clapboard in T4 and T3. Stucco may only be used as an accent material in T5 and T6. Brick may be used in all t-zones.
 - a) All exposed exterior wood shall be painted.
 - 9) Roofs shall be symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted.
 - a) Roofing material may include metal, provided that it compliments an architectural style while minimizing glare.
 - b) Rooftop equipment shall be screened in a manner consistent with the architectural design of the building along frontages.
 - 10) Photo voltaic (PV) systems along frontages shall be flexible panel type or building integrated photo voltaic (BIPV), attached directly to the roofing material, PV roofing shingles, or other conducting system that applies directly to roofing material or sheathing with less than one half inch average vertical dimension or integrated into building shading devices.

TABLE 6A. BUILDING DISPOSITION GENERAL

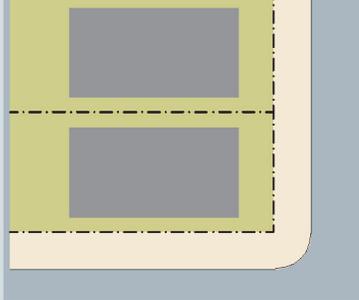
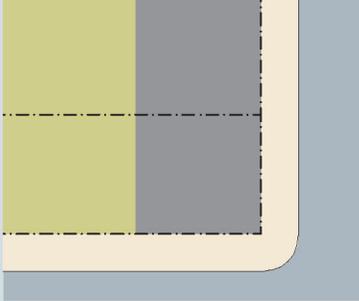
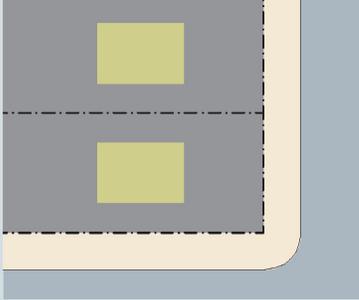
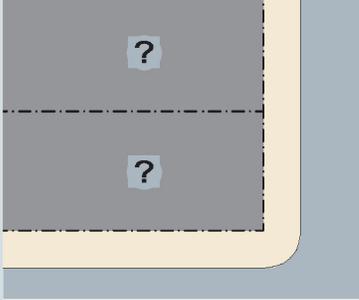
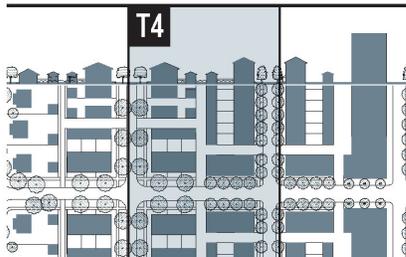
T4	<p>a. Edgeyard: A disposition where the building occupies the center of its <i>lot</i> with <i>setbacks</i> on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed <i>backbuilding</i> and <i>outbuilding</i>.</p> <p>Building Types: Single-family detached, multi-family detached</p>	
T4	<p>b. Sideyard: A disposition where the building occupies one side of the <i>lot</i> with the <i>setback</i> to the other side. If the adjacent building is similar with a blank side wall, the yard is quite private.</p> <p>Building Types: Single-family detached, single-family semi-detached, multi-family detached, mixed-use building.</p>	
T5		
T4	<p>c. Rearyard: A disposition where the building occupies the full <i>frontage</i>, leaving the rear of the <i>lot</i> as the sole yard.</p> <p>Building Types: Single-family detached, single-family semi-detached, multi-family detached, multi-family attached, mixed-use building.</p>	
T5		
T6		
T4	<p>d. Courtyard: A disposition where the building occupies the boundaries of its <i>lot</i> while internally defining one or more private space.</p> <p>Building Types: Single-family attached, multi-family attached, mixed-use building.</p>	
T5		
T6		
SD	<p>e. Specialized: A building that is not subject to categorization such as <i>civic buildings</i>. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery.</p>	

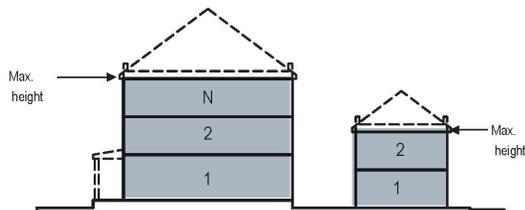
TABLE 6B. T4 BUILDING DISPOSITION AND CONFIGURATION



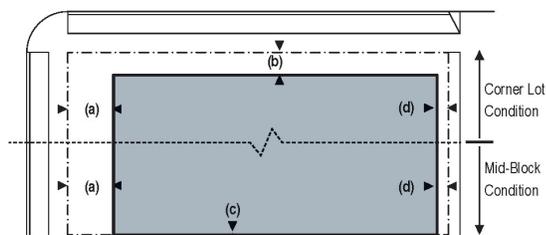
BUILDING FUNCTION	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
BUILDING CONFIGURATION	
Principal Building	4 stories max.
Outbuilding	2 stories max.
Structured Parking	50 foot max.
LOT OCCUPATION	
Lot Width	14 ft min 120 ft max
Lot Coverage	70% max
BUILDING DISPOSITION	
Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	4 ft. min. 12 ft. max.
(b) Front Setback Secondary	2 ft. min. 12 ft. max
(c) Side Setback	0 ft. min.
(d) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min. + bldg. setback
(f) Side Setback	0 ft. min. or 3 ft at corner
(g) Rear Setback	3 ft. min

*or 15 ft. from center line of alley

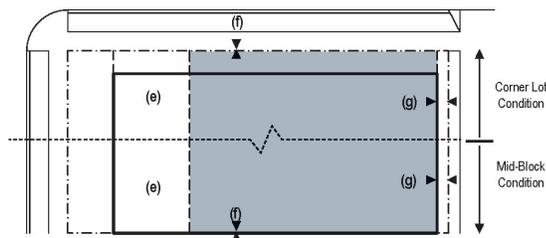
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums



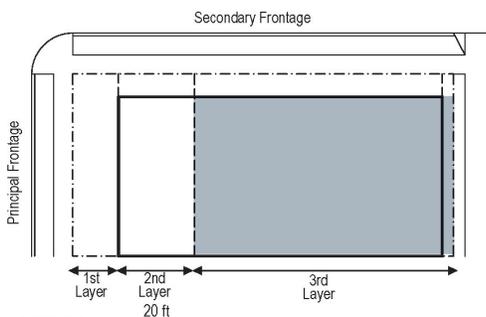
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

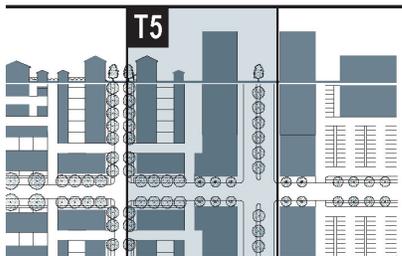


OUTBUILDING SETBACKS



LOT LAYERS

TABLE 6B. T5 BUILDING DISPOSITION AND CONFIGURATION



BUILDING FUNCTION

Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING CONFIGURATION

Principal Building	6 stories max.
Outbuilding	3 stories max.
Structured Parking	70 foot max.

LOT OCCUPATION

Lot Width	14 ft min 180 ft max
Lot Coverage	70% max

BUILDING DISPOSITION

Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

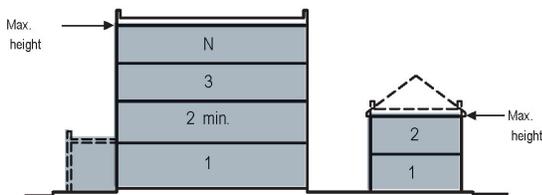
(a) Front Setback Principal	2 ft. min. 8 ft. max.
(b) Front Setback Secondary	2 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 24 ft. max.
(d) Rear Setback	3 ft. min.*
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

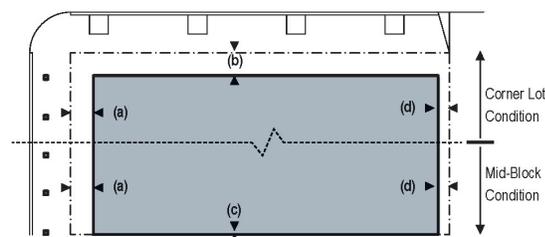
(e) Front Setback	40 ft. max. from rear prop.
(f) Side Setback	0 ft. min. or 2 ft. at corner
(g) Rear Setback	3 ft. max

*or 15 ft. from center line of alley

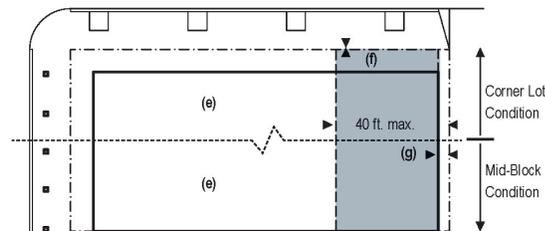
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums



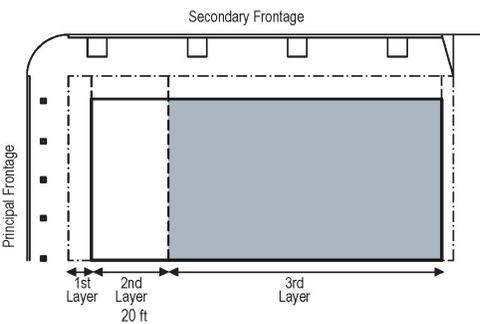
BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

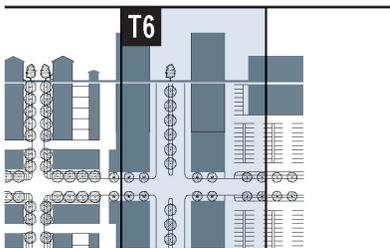


OUTBUILDING SETBACKS



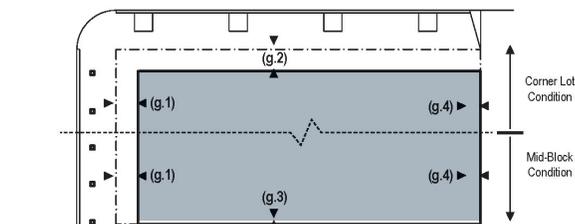
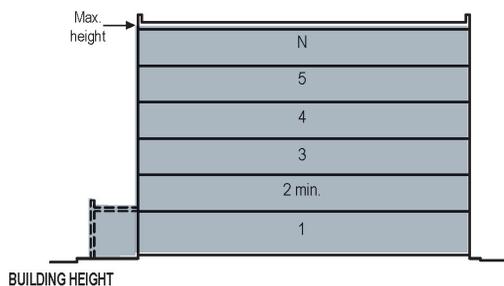
LOT LAYERS

TABLE 6B. T6 BUILDING DISPOSITION AND CONFIGURATION

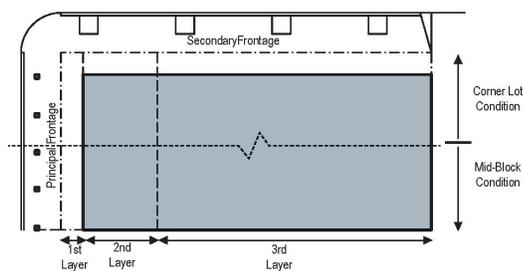


BUILDING FUNCTION	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
BUILDING CONFIGURATION	
Principal Building	12 stories max.
Outbuilding	n/a
Structured Parking	by warrant
LOT OCCUPATION	
Lot Width	14 ft min 500 ft max
Lot Coverage	90% max
BUILDING DISPOSITION	
Edgeyard	not permitted
Sideyard	not permitted
Rearyard	permitted
Courtyard	permitted
BUILDING SETBACKS	
(a) Front Setback Principal	2 ft. min. 12 ft. max.
(b) Front Setback Secondary	2 ft. min. 12 ft. max.
(c) Side Setback	0 ft. min. 24 ft. max.
(d) Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback

*or 15 ft. from center line of alley
 "N" stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums



BUILDING SETBACKS



LOT LAYERS

TABLE 6C - PRIVATE FRONTAGES		SECTION		PLAN	
		PRIVATE FRONTAGE ▶	◀ PUBLIC FRONTAGE	PRIVATE FRONTAGE ▶	◀ PUBLIC FRONTAGE
T4	<p>b. Porch & Fence: A planted <i>frontage</i> wherein the <i>facade</i> is set back from the <i>frontage line</i> with an attached porch permitted to <i>encroach</i>. A fence at the <i>frontage line</i> maintains street spatial definition.</p>				
T4 T5	<p>c. Terrace or Lightwell: A <i>frontage</i> wherein the <i>facade</i> is set back from the <i>frontage line</i> by an elevated terrace or a sunken Lightwell. This type buffers residential use from urban <i>sidewalks</i> and removes the private yard from public <i>encroachment</i>.</p>				
T4 T5 T6	<p>d. Forecourt: A <i>frontage</i> wherein a portion of the <i>facade</i> is close to the <i>frontage line</i> and the central portion is set back. The <i>forecourt</i> created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other <i>frontage types</i>.</p>				
T4 T5 T6	<p>e. Stoop: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with the first <i>story</i> elevated from the <i>sidewalk</i> sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing but may be recessed into the volume of the building in where <i>setbacks</i> are shallow.</p>				
T4 T5 T6	<p>f. Shopfront: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with the building entrance at <i>sidewalk</i> grade. This type is conventional for <i>retail</i> use. It has a substantial glazing on the <i>sidewalk</i> level and an awning that may overlap the <i>sidewalk</i>.</p>				
T4 T5 T6	<p>g. Gallery: A <i>frontage</i> wherein the <i>facade</i> is aligned close to the <i>frontage line</i> with an attached cantilevered shed or a lightweight colonnade overlapping the <i>sidewalk</i>.</p>				
T5 T6	<p>h. Arcade: A colonnade supporting habitable space that overlaps the <i>sidewalk</i>, while the <i>facade</i> at <i>sidewalk</i> level remains at or behind the <i>frontage line</i>.</p>				

Table 6D Building Function		
	T4	T5 & T6
Residential	Limited Residential: The number of dwelling units on each lot is limited by the requirement of 1.5 parking places for each dwelling.	Open Residential: The number of dwellings on each lot is limited by the requirement for 1.0 parking places for each dwelling.
Lodging	Limited Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 parking place for each bedroom, up to twelve, in addition to parking for the dwelling. The dwelling must be owner occupied. Food service may be provided in the morning. The maximum length of stay shall not exceed 14 days.	Open Lodging: The number of bedrooms available on each lot for lodging is limited by the parking requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to retail function.
Office	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and accessory building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement for 2.0 assigned parking places per 1,500 square feet of net office space.
Retail	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations along avenues or drives and by the requirement of 3.0 assigned parking places per 1,000 square feet of net retail space in addition to the parking requirement for each dwelling. Food service shall be further limited to seating no more than 60 patrons.	Open Retail: The building area available for retail use is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net retail space. Retail spaces under 1,500 square feet can obtain a warrant to reduce parking requirements.
Civic	See Table 5F	See Table 5F
Other	See Table 5F	See Table 5F
Additional use restrictions	The following uses are not allowed in T-4 and are defined in Chapter 134 of the Cobb County Code: Automotive Sales, repair, and/or service facilities; gas stations; truck maintenance; car washes; adult themed bookstores; pawn shops, second hand shops, or thrift stores; check cashing; tattoo and/or body piercing parlors; retail sales of guns or weapons as a primary use; and wholesale businesses.	The following uses are not allowed in T-5 or T-6 and are defined in Chapter 134 of the Cobb County Code: Automotive Sales, repair, and/or service facilities; truck maintenance; adult themed bookstores; pawn shops, second hand shops, or thrift stores; check cashing; tattoo and/or body piercing parlors; retail sales of guns or weapons as a primary use; and wholesale businesses.

Table 6E. Specific Function and Use									
	T4	T5	T6	SD		T4	T5	T6	SD
Residential					Other: Automotive				
Mixed-use Building	■	■	■	□	Gas Station		□		□
Multi-family Residential	■	■	■	□	Automotive Service		□		□
Single-family Residential (attached)	■	■	■	□	Truck Maintenance		□		□
Single-family Residential (detached)	■	■	■	□	Drive-through Facility		□		□
Senior Housing	■	■	■	□	Other: Civil Support				
Accessory Unit	■	■		□	Cemetery	□			□
Lodging					Funeral Home	■	■	■	□
Hotel (no room limit)		■	■	□	Hospital		□	□	□
Inn (up to 12 rooms)	■	■	■	□	Medical Clinic		■	■	□
Bed & Breakfast (up to 5 rooms)	■	■	■	□	Other: Education				
School Dormitory				□	College		□	□	□
Office					High School	□	□	□	□
Office Building	■	■	■	□	Trade School	□	■	■	□
Live-work Unit	■	■	■	□	Elementary School	■	■	■	□
Retail					Childcare Center	□	■	■	□
Open Market Building	■	■	■	□	Other: Industrial				
Retail Building	■	■	■	□	Heavy Industrial Facility				□
Display Gallery	■	■	■	□	Light Industrial Facility		□	□	□
Restaurant	■	■	■	□	Truck Depot				□
Kiosk	■	■	■	□	Laboratory Facility		□	□	□
					Cremation Facility				□
					Warehouse				□
					Produce Storage				□
					Mini Storage				□
					Heavy Manufacturing				□
					Light Manufacturing		■	■	□

■ By Right

□ By Warrant

TABLE 6F. PARKING REQUIREMENTS AND STANDARDS

REQUIRED PARKING			
	T4	T5	T6
RESIDENTIAL	1.5 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	2.0 / 1,000 sq. ft.	2.0 / 1,500 sq. ft.	2.0 / 1,500 sq. ft.
RETAIL	3.0 / 1,000 sq. ft.	2.0 / 1,500 sq. ft.	2.0 / 1,500 sq. ft.
CIVIC	To be determined by <i>warrant</i>		
OTHER	To be determined by <i>warrant</i>		

SHARED PARKING TABLE							
	PEAK HOUR	M-F	M-F	M-F	Sat & Sun	Sat & Sun	Sat & Sun
USE	REQUIRED PARKING BY USE	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12am	12am - 8am
RESIDENTIAL	n =	60%	100%	100%	80%	100%	100%
LODGING	n =	70%	100%	100%	70%	100%	100%
OFFICE	n =	100%	20%	5%	5%	5%	5%
RETAIL	n =	90%	80%	5%	100%	70%	5%
CIVIC (NON-CHURCH)	n =	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	n =	20%	20%	5%	100%	50%	5%
SHARED PARKING REQUIREMENT	SUM =	SUM =	SUM =	SUM =	SUM =	SUM =	SUM =
ADJUSTED PARKING REQUIREMENT	HIGHEST SHARED PARKING REQUIREMENT USAGE =						

Note: n = Required parking by use as determined by the required parking table

DEFINITIONS & SYNONYMS

This Section provides definitions for terms in this Section that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section, then the CRC shall determine the correct definition. Items in italics refer to other terms defined in this section.

A-Grid: cumulatively, those *thoroughfares* that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See *B-Grid*. (Syn: primary grid.)

Accessible Pathway Network: The *accessible pathway network* is a continuous accessible path that runs throughout the entire private and public realm of the *community unit*, including both residential and commercial spaces. The extent and requirements of the *accessible pathway network* are determined by the use and urban context of the various spaces it connects.

Accessory Building: an *outbuilding* with an *accessory unit*.

Accessory Unit: an *apartment* not greater than 600 square feet sharing ownership and utility connections with a *principal building*, it may or may not be within an *outbuilding*. (Syn: ancillary unit)

Affordable Housing: dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county.

Alley: a *thoroughfare* designated to be a secondary means of vehicular access to the rear or side of properties; an Alley may connect to a vehicular driveway located to the rear of *lots* providing access to *outbuildings*, service areas and parking, and containing utility easements.

Apartment: a *residential* unit sharing a building and a *lot* with other units and/or uses; may be for rent, or for sale as a condominium. (Syn: condominium)

Arcade: a *private frontage* principally for *retail* use wherein the *facade* is a colonnade supporting habitable space that overlaps the *sidewalk*, while the *facade* at *sidewalk* level remains at the *frontage line*.

Attic: the interior part of a building contained within a pitched roof structure.

Awning: a fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafes.

B-Grid: cumulatively, those *thoroughfares* that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the *A-Grid*. See *A-Grid*. (Syn: secondary grid.)

BRT: See *bus rapid transit*.

Backbuilding: a *single-story* structure extending to the rear of a *principal building* and often connected to an *outbuilding*.

Base Density: the number of housing units per acre of *gross lot area* built upon a single *lot* including adjustments for other *functions*. See *density* and *maximum density*.

Bed and Breakfast: an owner-occupied *lodging* type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Blade Sign: a *sign* made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall. See Table 7A.

Block: the aggregate of private *lots*, *civic zones*, *passages*, *rear alleys* and *rear lanes*, circumscribed by *thoroughfares*.

Block Face: the aggregate of all the building *facades* on one side of a *block*.

Building Height: the vertical extent of a building measured in *stories*.

Build-to Line: a line established within a given *lot* indicating where the outer edge of a building must be located relative to *frontages*.

Bus Rapid Transit: a rubber tire vehicular transportation system with its own right-of-way or dedicated lane along its route, providing service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal that complies with this Code and is permitted and processed administratively, without public hearing. See *warrant* and *variance*.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, municipal government, and transit.

Civic Building: a building operated by one or more *civic* organizations.

Civic Parking Reserve: a *parking structure* or parking lot operated by a *civic* organization.

Civic Space: an outdoor area permanently dedicated for public use, operated by a *civic* organization.

Civic Zone: a designation for sites dedicated for *civic buildings* and *civic space*.

Commercial: the term collectively defining workplace, *office*, *retail*, and *lodging functions*.

Common Yard: a planted *private frontage*, visually continuous with adjacent yards, wherein the *facade* is set back from the *frontage line*.

Community Unit: a regulatory boundary mapped on a *regulating plan*.

Configuration: the form of a building, based on its massing, *private frontage*, and *height*.

Coordinated Frontage: a coherent landscape and paving design of the *public frontage* and *private frontage*.

Corner Lot: a *lot* or parcel of land abutting two (2) or more *thoroughfares* at their *intersection*, or two (2) parts of the same *thoroughfare* forming an interior angle of less than one hundred thirty-five (135) degrees.

Cross-block Passage: a publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.

DDC: *See development and design center.*

Density: the number of housing units within a standard measure of land area.

Disposition: the placement of a building on its *lot*.

Dooryard: a *private frontage* type with a shallow *setback* and front garden or patio, usually with a low wall or hedge at the *frontage line*. (Var: lightwell, light court.)

Driveway: a vehicular lane within a *lot*, often leading to a garage.

Edgeyard: a type of disposition where a building occupies the center of its *lot* with *setbacks* on all sides.

Effective Parking: the amount of parking provided on a *lot* adjusted by the *shared parking factor* and parking spaces purchased or leased off-site.

Elevation: an exterior wall of a building not along a *frontage line*. *See facade.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a *setback*, into the *public frontage*, or above a *height limit*.

Encroachment: any structural element that *encroaches*.

Enfront: to place an element along a *frontage*.

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a *facade*, regulating the maximum height for an *encroachment* by an *arcade frontage*.

Facade: the exterior wall of a building that is set along a *frontage line*.

Fence: a permeable metal or wooden wall, independent of a building, located along a *frontage line*.

First Layer: the area of a *lot* comprised of the distance between the *frontage line* and the required *setback* including the *private frontage*.

Forecourt: a *private frontage* wherein a portion of the *facade* is close to the *frontage line* and the central portion is set back.

Front Setback: the distance from the *frontage line* to the point where a building may be constructed. This area must be maintained clear of permanent structures with the exception of *encroachments*.

Frontage: the area between a building *facade* and the vehicular lanes, inclusive of its built and planted components. *Frontage* is divided into *private frontage* and *public frontage*.

Frontage Buildout: the percentage of the *lot* width that is occupied by the building *facade* within the *first lot layer*.

Frontage Line: a *lot* line bordering a *public frontage*.

Function: the use or uses accommodated by a building and its *lot*, categorized as *Restricted*, *Limited*, or *Open*, according to the *intensity* of the use.

Gallery: a *private frontage* wherein the *facade* is aligned close to the *frontage line* with an attached cantilevered shed or lightweight colonnade overlapping the *sidewalk*.

Gross Lot Area: the area of a *lot* including the *net lot area* and portions of street rights-of-way and other required dedications and easements up to their centerline.

Height: See *building height*.

Home Occupation: non-retail *commercial* enterprises permitted under the *Restricted office* category.

Industrial: the *function* associated with a business or activity involving *manufacturing*, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities, and other business serving primarily *industrial* needs.

Infill Community Unit: a regulatory boundary mapped on a *regulating plan*.

Infill Thoroughfare: A designation mapped on a *regulating plan* indicating the modification of an existing *thoroughfare* or the alignment and allocation of right-of-way for a new *thoroughfare*.

Inn: a type of *lodging* building *function* that is owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

Intensity: the magnitude of development permitted in the *Restricted*, *Limited* and *Open* categories of a *transect zone*.

Layer: See *lot layer*.

Lightwell: A *private frontage* type that is a below-grade entrance or recess designed to allow light into basements. (Syn: light court.)

Liner Building: a building specifically designed to mask a parking lot or a *parking structure* from a *frontage*.

Link to node ratio: is a measure of street network connectivity calculated by dividing the number of road segments between intersections, or links, by the number of intersections, or nodes.

Lodging: a building *function* available for daily and weekly renting of bedrooms.

Lot: a parcel of land accommodating a building or buildings under single ownership.

Lot Coverage: the percentage of a *lot* that is covered by buildings and other roofed structures.

Lot Layer: a range of depth of a *lot* within which certain elements are permitted.

Lot Line: the boundary that legally and geometrically demarcates a *lot*.

Lot Occupation: category for the area of a *lot* that may contain buildings, regulated in terms of width and coverage metrics.

Lot Width: the length of the *principal frontage line* of a *lot*.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their *retail sale*.

Maximum Density: the maximum number of housing units permitted per acre of *gross lot area* on a single *lot* including adjustments for other *functions*. See *density* and *base density*.

Mixed Use: multiple *functions* within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by *warrant*.

Net Lot Area: the area of a *lot* within the *frontage lines*, excluding any portions of street rights-of-way or other required dedications.

Nonconformity: an existing *function*, structure, *lot* or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all required permits were issued, but which does not conform in whole or in part to the regulations of this Section. Such nonconformity is legal and may continue except as regulated by this Section.

Office: premises available for the transaction of general business but excluding *retail*, artisanal and *manufacturing uses*.

Outbuilding: an *accessory building*, usually located toward the rear of the same *lot* as a *principal building*, and sometimes connected to the *principal building* by a *backbuilding*.

Other Function: any *function* other than *residential*.

Parking Structure: a building containing one or more *stories* of vehicular parking above or below grade.

Porch: An open air room appended to a building, with floor and roof but no walls on the sides facing *frontages*.

Principal Building: the main building on a *lot*, usually located toward the *frontage*.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: the *private frontage* designated to bear the address and *principal entrance* to the building, and the measure of minimum *lot* width. *See frontage*.

Private Frontage: the privately held *layer* between the *frontage line* and the *principal building facade*.

Public Frontage: the area between the *curb* of the vehicular lanes and the *frontage line*.

Rear Setback: the distance from the rear *lot line* to the point where a building may be constructed. This area must be maintained clear of permanent structures with the exception of *encroachments*.

Regulating Plan: a *zoning map* or set of maps that show the *transect zones*, *civic zones*, *special districts*, *special requirements*, and *thoroughfare* assignments of areas subject to, or potentially subject to, regulation by this Section.

Required Parking: the number of parking spaces needed to accommodate a building or buildings on a single *lot* according to the *intensity* of its *function*.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service.

Retail Frontage: a *frontage* designated on a *regulating plan* that requires or recommends the provision of a *shopfront*, encouraging the ground level to be available for *retail* use. *See special requirements*.

Review Committee (RC): usually part of the community development agency, a *RC* is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as 2 representatives of the Mableton Community as appointed by the Cobb County Board of Commissioners.

Regional Corridor Development (RCD): A community unit type that takes the form of a high density mixed use center, connected to other centers.

Secondary Frontage: on corner *lots*, the *private frontage* that is not the *principal frontage*. As it affects the public realm, its *first layer* is regulated.

Second Layer: that portion of the *lot* behind the *first layer* which includes that portion of the building which *enfronts* the *thoroughfare*.

Setback: the area of a *lot* measured from the *lot line* to a building *facade* or *elevation* that is maintained clear of permanent structures, with the exception of *encroachments*. (Var: build-to-line.)

Shared Parking Table: a table in which the peak parking requirements for mixed-uses are calculated at specified times of day and days of the week, resulting in a net lower *required parking* by accounting for parking space availability across multiple uses and access times.

Shared Parking Requirement: the total *required parking* resulting from a single column of the *shared parking table*.

Shopfront: a *private frontage* conventional for *retail* use with substantial glazing wherein the *facade* is aligned close to the *frontage line* with the building entrance at *sidewalk* grade.

Sidewalk: the paved section of the *public frontage* dedicated exclusively to pedestrian activity. (Syn. *walkway*)

Sign: any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message or solicitation, including any permanently installed or situated merchandise, with the exception of window displays, and any letter, numeral, character, figure, emblem, painting, banner, pennant, placard, or temporary *sign* designed to advertise, identify or convey information.

Sign Band: a wall area of a non-*residential* building built along the entire width of a *principal* or *secondary frontage* allocated for the placement of a *sign* above a *shopfront* or at the cornice. Table 7A.

Specialized Building: a building that is not subject to *residential, commercial, or lodging* classification.

Special District (SD): an area that, by its intrinsic *function, disposition, or configuration*, cannot or should not conform to one or more of the normative *community unit* types or *transect zones* specified by this Section.

Special Requirements: provisions of this Section that modify or extend requirements as designated on a *regulating plan* or other map for those provisions.

Stoop: a *private frontage* wherein the *facade* is aligned close to the *frontage line* with the first *story* elevated from the *sidewalk* for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building by which *height* is measured, excluding an *attic* or raised basement.

Streetscreen: a freestanding wall built along the *frontage line*, or coplanar with a *facade*. (Syn: *streetwall*)

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

T-zone: See *transect zone*.

Terrace: A *frontage* wherein the *facade* is set back from the *frontage line* by an elevated terrace or a sunken *lightwell*. This type buffers *residential* use from urban *sidewalks* and removes the private yard from public *encroachment*. (Syn: *lightwell*)

Terminated Vista: a location at the axial conclusion of a *thoroughfare*.

Third Layer: that portion of the *lot* that is not within the *first* and *second layer* and is least visible from the *thoroughfare*.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to *lots* and *open spaces*, consisting of *vehicular lanes* and the *public frontage*.

Traditional Neighborhood Development (TND): A community unit type in the form of a medium sized settlement near a transportation route (Syn: *village*)

TOD: See *transit overlay district*.

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban *transect* of the human environment used in this Section is divided into six *transect zones*. These zones describe the physical form and character of a place, according to the *density* and *intensity* of its land use.

Transect Zone: One of several areas on a *zoning map* regulated by this Section. *Transect zones* are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, *density*, *height*, and *setback* requirements, other elements of the intended habitat are integrated, including those of the private *lot* and building and *public frontage*.

Transit Overlay District: TOD is created by an overlay on all or part of one or more *community units*, modifying regulations of this Section to support rail or *bus rapid transit* (BRT).

Urbanism: collective term for the condition of a compact, *mixed-use* settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Section.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Section but is justified by its Intent.

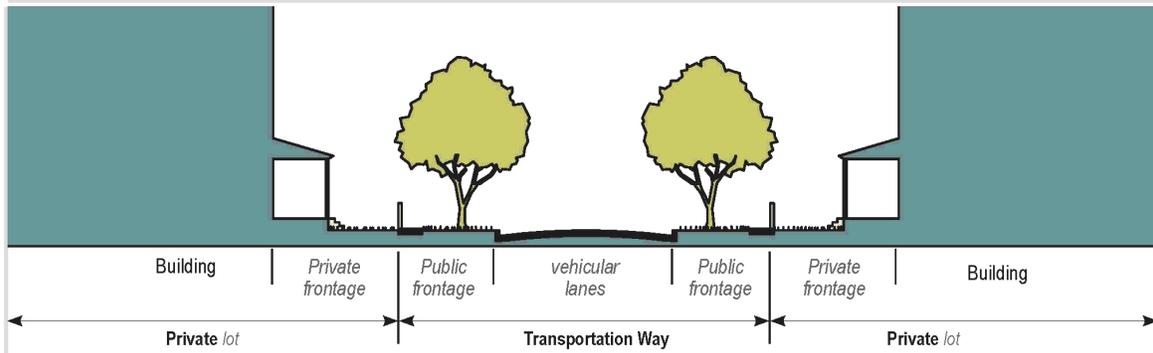
Warrant Committee (WC): the WC is the committee designated to decide warrants and serve as the first appeal to RC recommendations. The WC is comprised of representatives from the Community Development Agency (Agency Director, Planning Division Manager, and Zoning Division Manager) and the Department of Transportation (Deputy Director and Development Services Manager).

Window Sign: a logo inscribed on the storefront glass. See Table 7A.

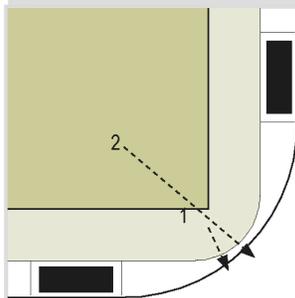
Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See *regulating plan*

TABLE 7A. DEFINITIONS ILLUSTRATED

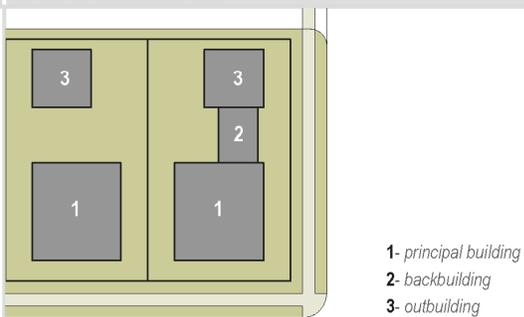
A. THOROUGHFARE AND FRONTAGES



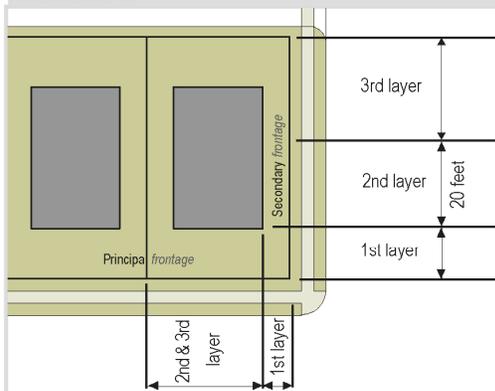
B. EFFECTIVE CURB RADIUS



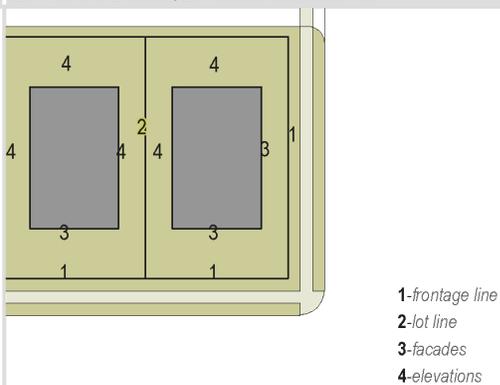
C. BUILDING DISPOSITION



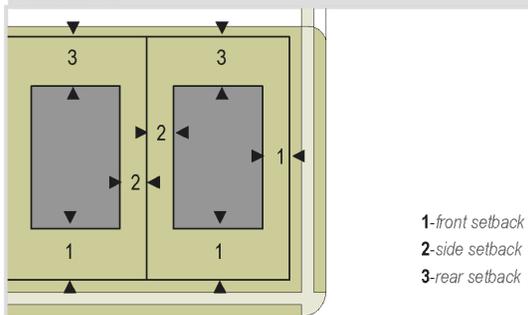
D. LOT LAYERS



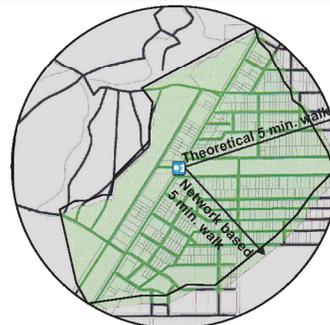
E. FRONTAGE LINES, LOT LINES & ELEVATIONS



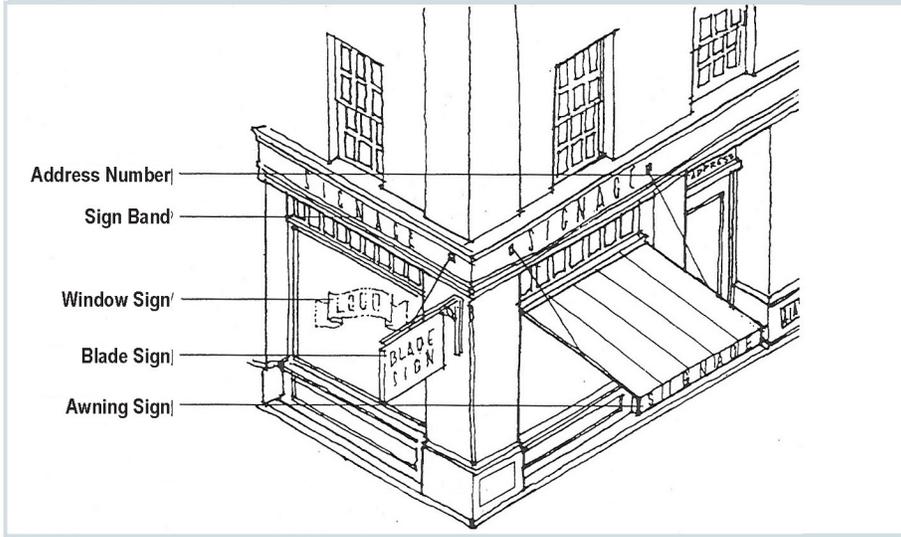
F. SETBACKS



G. NETWORK-BASED PEDESTRIAN SHED



H. SIGNAGE



H. SIGNAGE

Address Sign



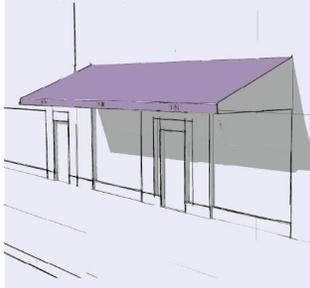
Band Sign



Window Sign



Awning and Sign



Blade Sign



Table 7a constitutes regulatory content that requires compliance with under this Code.

The Regulating Plan

Table 8 – Transect Zone Allocation

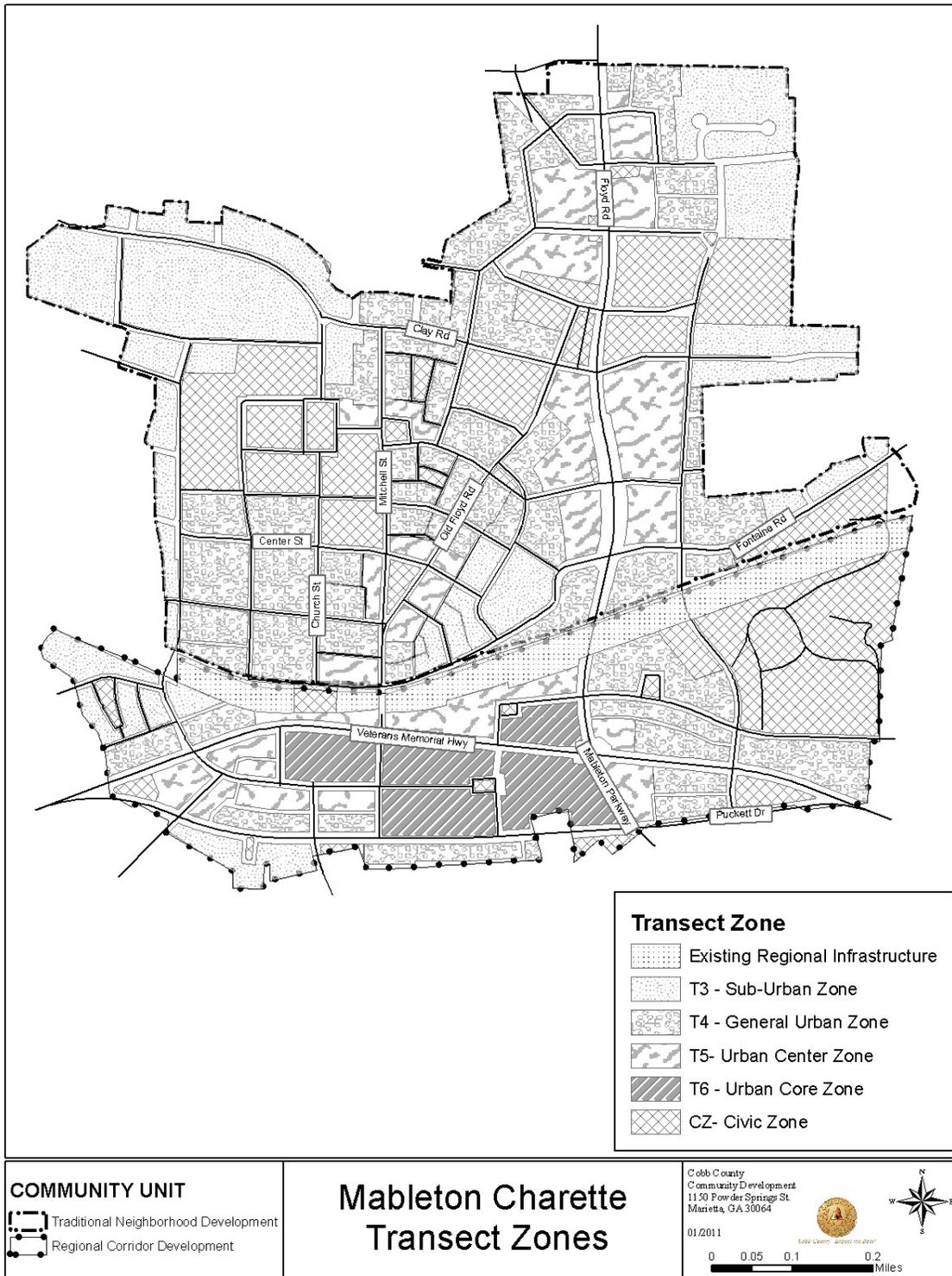
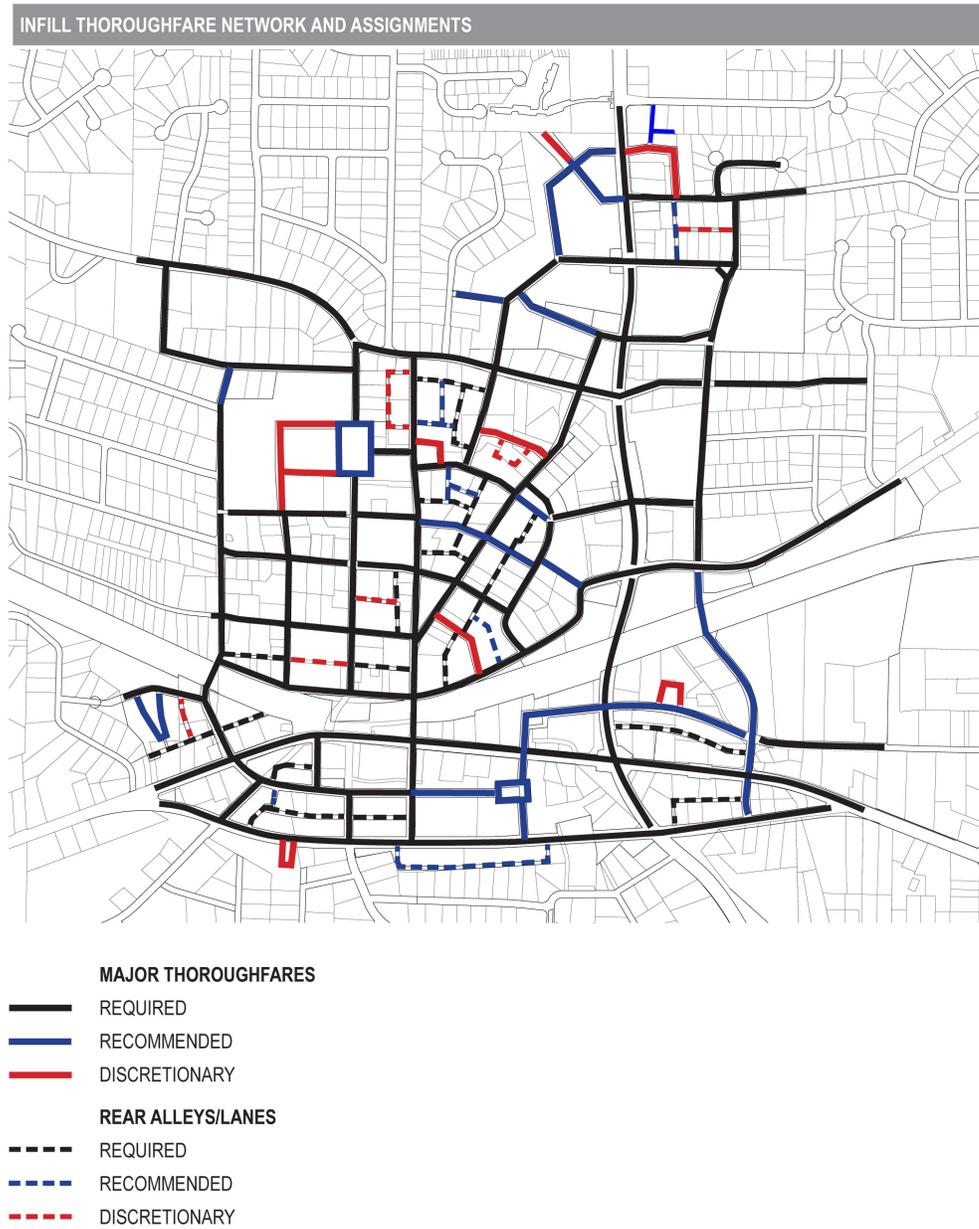


Table 9



Note: Thoroughfare assignment plans are illustrative and subject to frequent calibration. Official copy is maintained by the office of the Review Committee.

Table 10

THOROUGHFARE NETWORK AND ASSIGNMENTS



— VEHICULAR THOROUGHFARES

— REAR ALLEY

— PEDESTRIAN PATHS

- - - PEDESTRIAN PASSAGES

— A-Grid

- - - B-Grid

● Resting Areas

— EXISTING REGIONAL INFRASTRUCTURE

— T3 - SUB-URBAN ZONE

— T4 - GENERAL URBAN ZONE

— T5 - URBAN CENTER ZONE

— T6 - URBAN CORE ZONE

— CZ - CIVIC ZONE

Note: Thoroughfare assignment plans are illustrative and subject to frequent calibration. Official copy is maintained by the office of the Review Committee.

Table 11

THOROUGHFARE ASSEMBLIES																																											
<p>KEY ST-57-20-BL</p> <p>Thoroughfare Type ↗</p> <p>Right of Way Width ↘</p> <p>Pavement Width ↙</p> <p>Transportation ↖</p>																																											
<p>THOROUGHFARE TYPES</p> <p>Highway: HW</p> <p>Road: RD</p> <p>Street: ST</p> <p>Drive: DR</p> <p>Avenue: AV</p> <p>Commercial Street: CS</p> <p>Boulevard: BV</p> <p>Rear Alley: RA</p> <p>Rear Lane: RL</p> <p>Path: PT</p> <p>Passage: PS</p> <p>Bicycle Trail: BT</p> <p>Bicycle Lane: BL</p> <p>Bicycle Route: BR</p> <p>BIKEWAY TYPES See Bicycle Module</p> <p>TRANSITWAY TYPES See Transit Module</p>	<table border="1"> <thead> <tr> <th colspan="2">ASSEMBLY DESIGNATION</th> </tr> </thead> <tbody> <tr> <td>Thoroughfare Type</td> <td>Boulevard</td> </tr> <tr> <td>Right-of-Way Width</td> <td>176 feet</td> </tr> <tr> <td>Pavement Width</td> <td>94 feet</td> </tr> <tr> <td>Transect Zone Assignment</td> <td>T4, T5, T6</td> </tr> <tr> <th colspan="2">PUBLIC FRONTAGE</th> </tr> <tr> <td>Drainage Type</td> <td>Curb</td> </tr> <tr> <td>Curb Radius</td> <td>20 foot inside 15 foot slip lanes</td> </tr> <tr> <td>Walkway Type</td> <td>15 foot Sidewalk</td> </tr> <tr> <td>Planter Type</td> <td>5 foot planter</td> </tr> <tr> <td>Landscape Type</td> <td>Trees @ 30' o.c. avg.</td> </tr> <tr> <th colspan="2">TRANSPORTATION WAY</th> </tr> <tr> <td>Traffic Lane Width</td> <td>3 lanes each way @ 13 feet (including 2 foot pan)</td> </tr> <tr> <td>Parking Lane Width</td> <td>Both sides @ 8 feet (including 2 foot pan) marked</td> </tr> <tr> <td>Median Width</td> <td>24 foot inside 9 foot slip lanes</td> </tr> <tr> <td>Target Speed</td> <td>35 MPH inside 25 MPH slip lanes</td> </tr> <tr> <td>Pedestrian Crossing Time</td> <td>6.0 seconds 7.4 seconds 7.4 seconds 6.0 seconds</td> </tr> <tr> <td>BIKEWAY TYPE</td> <td>See Bicycle Module</td> </tr> <tr> <td>TRANSITWAY TYPE</td> <td>See Transit Module</td> </tr> <tr> <th colspan="2">NOTES</th> </tr> <tr> <td colspan="2">Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time</td> </tr> </tbody> </table>	ASSEMBLY DESIGNATION		Thoroughfare Type	Boulevard	Right-of-Way Width	176 feet	Pavement Width	94 feet	Transect Zone Assignment	T4, T5, T6	PUBLIC FRONTAGE		Drainage Type	Curb	Curb Radius	20 foot inside 15 foot slip lanes	Walkway Type	15 foot Sidewalk	Planter Type	5 foot planter	Landscape Type	Trees @ 30' o.c. avg.	TRANSPORTATION WAY		Traffic Lane Width	3 lanes each way @ 13 feet (including 2 foot pan)	Parking Lane Width	Both sides @ 8 feet (including 2 foot pan) marked	Median Width	24 foot inside 9 foot slip lanes	Target Speed	35 MPH inside 25 MPH slip lanes	Pedestrian Crossing Time	6.0 seconds 7.4 seconds 7.4 seconds 6.0 seconds	BIKEWAY TYPE	See Bicycle Module	TRANSITWAY TYPE	See Transit Module	NOTES		Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time	
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Note:

- a. Safe crossing zones shall be provided and bound with color and tactical markings detectable by white cane users
- b. Pathway surfaces shall be smooth and clear of obstacles. Smooth surfaces shall have consistent, even surfaces, with no separations or bumps higher than 1/2"
- c. Ramps in sidewalk grade changes should run in the direction of travel.
- d. Drainage at pedestrian crossings of thoroughfares shall eliminate water and ice from collecting at the base of curb ramps.

Table 12

THOROUGHFARE ASSEMBLIES	
KEY ST-57-20-BL Thoroughfare Type ↑ Right of Way Width ↗ Pavement Width ↘ Transportation ←	
THOROUGHFARE TYPES Highway: HW Road: RD Street: ST Drive: DR Avenue: AV Commercial Street: CS Boulevard: BV Rear Alley: RA Rear Lane: RL Path: PT Passage: PS Bicycle Trail: BT Bicycle Lane: BL Bicycle Route: BR BIKEWAY TYPES See Bicycle Module TRANSITWAY TYPES See Transit Module	
ASSEMBLY DESIGNATION	BV-98-64
Thoroughfare Type	Boulevard
Right-of-Way Width	98 feet
Pavement Width	64 feet
Transect Zone Assignment	T4, T5, T6
PUBLIC FRONTAGE	F, D
Drainage Type	Curb
Curb Radius	10 feet
Walkway Type	12 foot Sidewalk 5 foot sidewalk
Planter Type	4 foot tree well 5 foot planter
Landscape Type	Trees @ 30' o.c. avg.
TRANSPORTATION WAY	
Traffic Lane Width	2 lanes @ 11 feet exterior and 2 @ 13' interior (including 2 foot pan)
Parking Lane Width	One side @ 8 feet (including 2 foot pan) marked
Median Width	12 feet
Target Speed	30 MPH
Pedestrian Crossing Time	9.1 seconds 9.1 seconds
BIKEWAY TYPE	See Bicycle Module
TRANSITWAY TYPE	See Transit Module
NOTES	Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time
	DR-40-20
	Drive
	40 feet
	20 feet
	T4, T5, T6
	F
	Curb
	15 feet
	14 foot sidewalk 8 foot sidewalk
	4 foot tree well
	Trees @ 30' o.c. avg.
	One lane @ 10 feet (including 2 foot pan)
	One side @ 8 feet (including 2 foot pan) marked
	N/A
	30 MPH
	5.1 seconds
	See Bicycle Module
	See Transit Module

Note:

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Table 13

THOROUGHFARE ASSEMBLIES		
<p>KEY ST-57-20-BL</p> <p>Thoroughfare Type </p> <p>Right of Way Width </p> <p>Pavement Width </p> <p>Transportation </p>		
<p>THOROUGHFARE TYPES</p> <p>Highway: HW Road: RD Street: ST Drive: DR Avenue: AV Commercial Street: CS Boulevard: BV Rear Alley: RA Rear Lane: RL Path: PT Passage: PS Bicycle Trail: BT Bicycle Lane: BL Bicycle Route: BR</p> <p>BIKEWAY TYPES See Bicycle Module</p> <p>TRANSITWAY TYPES See Transit Module</p>		
ASSEMBLY DESIGNATION	ST-80-26	CS-60-36
Thoroughfare Type	Street	Commercial Street
Right-of-Way Width	80 feet	60 feet
Pavement Width	26 feet	36 feet
Transect Zone Assignment	T3, T4	T4, T5, T6
PUBLIC FRONTAGE	D	F
Drainage Type	Curb	Curb
Curb Radius	10 feet	10 feet
Walkway Type	8 foot Sidewalk	12 foot Sidewalk
Planter Type	5 foot 14 foot continuous Planter each side	4 foot tree well
Landscape Type	Trees @ 30' o.c. avg.	Trees @ 30' o.c. avg.
TRANSPORTATION WAY		
Traffic Lane Width	2 lanes @ 13 feet (including 2 foot pan)	2 lanes @ 11 feet each
Parking Lane Width	N/A	One side @ 7 feet (including 2 foot pan) marked
Median Width	N/A	N/A
Target Speed	35 MPH	20 MPH
Pedestrian Crossing Time	7.4 seconds	10.2 seconds
BIKEWAY TYPE	See Bicycle Module	See Bicycle Module
TRANSITWAY TYPE	See Transit Module	See Transit Module
NOTES	Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time	Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time

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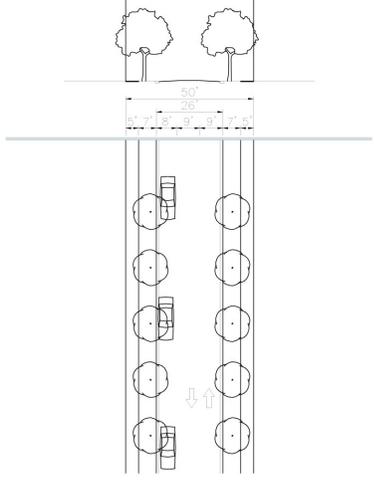
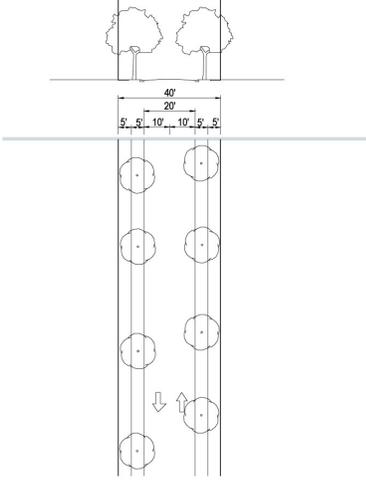
Table 14

THOROUGHFARE ASSEMBLIES		
KEY ST-57-20-BL Thoroughfare Type Right of Way Width Pavement Width Transportation		
	THOROUGHFARE TYPES Highway: HW Road: RD Street: ST Drive: DR Avenue: AV Commercial Street: CS Boulevard: BV Rear Alley: RA Rear Lane: RL Path: PT Passage: PS Bicycle Trail: BT Bicycle Lane: BL Bicycle Route: BR BIKEWAY TYPES See Bicycle Module TRANSITWAY TYPES See Transit Module	
ASSEMBLY DESIGNATION	ST-54-38	ST-50-34
Thoroughfare Type	Street	Street
Right-of-Way Width	54 feet	50 feet
Pavement Width	38 feet	34 feet
Transect Zone Assignment	T3, T4, T5	T3, T4
PUBLIC FRONTAGE	D	D
Drainage Type	Curb	Curb
Curb Radius	10 feet	10 feet
Walkway Type	4 foot Sidewalk	4 foot Sidewalk
Planter Type	4 foot continuous Planter	4 foot continuous Planter
Landscape Type	Trees @ 30' o.c. avg.	Trees @ 30' o.c. avg.
TRANSPORTATION WAY		
Traffic Lane Width	2 lanes @ 11 feet	2 lanes @ 10 feet
Parking Lane Width	Both sides @ 8 feet (including 2 foot pan) marked	Both sides @ 7 feet (including 2 foot pan) unmarked
Median Width	N/A	N/A
Target Speed	30 MPH	30 MPH
Pedestrian Crossing Time	10.8 seconds	9.7 seconds
BIKEWAY TYPE	See Bicycle Module	See Bicycle Module
TRANSITWAY TYPE	See Transit Module	See Transit Module
NOTES	Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time For every 500 feet of thoroughfare length, a 5 foot by 5 foot passing area must be provided at the walkway as per ADAAG (Georgia Access Law, Chapter 120-3-20).	For every 500 feet of thoroughfare length, a 5 foot by 5 foot passing area must be provided at the walkway as per ADAAG (Georgia Access Law, Chapter 120-3-20).

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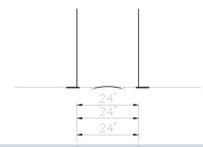
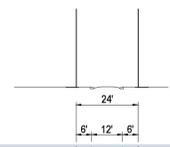
Table 15

THOROUGHFARE ASSEMBLIES		
KEY ST-57-20-BL Thoroughfare Type  Right of Way Width  Pavement Width  Transportation 		
		
THOROUGHFARE TYPES Highway: HW Road: RD Street: ST Drive: DR Avenue: AV Commercial Street: CS Boulevard: BV Rear Alley: RA Rear Lane: RL Path: PT Passage: PS Bicycle Trail: BT Bicycle Lane: BL Bicycle Route: BR BIKEWAY TYPES See Bicycle Module TRANSITWAY TYPES See Transit Module		
ASSEMBLY DESIGNATION	ST-50-26	RD-40-20
Thoroughfare Type	Street	Road
Right-of-Way Width	50 feet	40 feet
Pavement Width	26 feet	20 feet
Transect Zone Assignment	T3, T4	T3
PUBLIC FRONTAGE	C,D	B
Drainage Type	Curb	Swale
Curb Radius	10 feet	10 feet
Walkway Type	5 foot Sidewalk	5 foot Sidewalk
Planter Type	7 foot continuous Planter	5 foot
Landscape Type	Trees @ 30' o.c. avg.	Clustered
TRANSPORTATION WAY		
Traffic Lane Width	2 lanes @ 9 feet interior, 9' exterior (including 2 foot pan) unmarked	2 lanes @ 10 feet each (including 2 foot pan) unmarked
Parking Lane Width	one side @ 8 feet (including 2 foot pan) unmarked	N/A
Median Width	N/A	N/A
Target Speed	20 MPH	20 MPH
Pedestrian Crossing Time	7.4 seconds	5.7 seconds
BIKEWAY TYPE	See Bicycle Module	See Bicycle Module
TRANSITWAY TYPE	See Transit Module	See Transit Module
NOTES		

Note:

- Safe crossing zones shall be provided and bound with color and tactical markings detectable by white cane users
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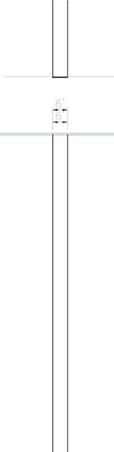
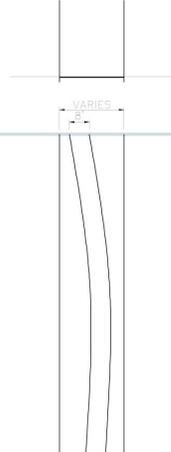
Table 16

THOROUGHFARE ASSEMBLIES		
KEY Thoroughfare Type  Right of Way Width  Pavement Width  Transportation 	ST-57-20-BL 	
ASSEMBLY DESIGNATION	RA-24-24	RL-24-12
Thoroughfare Type	Rear Alley	Rear Lane
Right-of-Way Width	24 feet	24 feet
Pavement Width	24 feet	12 feet
Transect Zone Assignment	T4, T5, T6	T3, T4
PUBLIC FRONTAGE	N/A	N/A
Drainage Type	Curb	Curb
Curb Radius	10 feet	20 feet
Walkway Type	N/A	N/A
Planter Type	N/A	N/A
Landscape Type	N/A	N/A
TRANSPORTATION WAY		
Traffic Lane Width	2 lanes @ 12 feet each unmarked	2 lanes @ 6 feet unmarked
Parking Lane Width	N/A	N/A
Median Width	N/A	N/A
Target Speed	10 MPH	10 MPH
Pedestrian Crossing Time	6.8 seconds	3.4 seconds
BIKEWAY TYPE	See Bicycle Module	See Bicycle Module
TRANSITWAY TYPE	See Transit Module	See Transit Module
NOTES		

Note:

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Table 17

THOROUGHFARE ASSEMBLIES		
KEY ST-57-20-BL Thoroughfare Type  Right of Way Width  Pavement Width  Transportation 		
	THOROUGHFARE TYPES Highway: HW Road: RD Street: ST Drive: DR Avenue: AV Commercial Street: CS Boulevard: BV Rear Alley: RA Rear Lane: RL Path: PT Passage: PS Bicycle Trail: BT Bicycle Lane: BL Bicycle Route: BR BIKEWAY TYPES See Bicycle Module TRANSITWAY TYPES See Transit Module	
ASSEMBLY DESIGNATION	PS-10-10	PT-V-6
Thoroughfare Type	Passage	Path
Right-of-Way Width	6 foot	Varies
Pavement Width	N/A	N/A
Transect Zone Assignment	T3, T4, T5, T6	T3, T4
PUBLIC FRONTAGE	N/A	N/A
Drainage Type	N/A	N/A
Curb Radius	N/A	N/A
Walkway Type	6 foot Sidewalk	8 foot Sidewalk
Planter Type	N/A	N/A
Landscape Type	N/A	Clustered
TRANSPORTATION WAY		
Traffic Lane Width	N/A	N/A
Parking Lane Width	N/A	N/A
Median Width	N/A	N/A
Target Speed	N/A	N/A
Pedestrian Crossing Time	N/A	N/A
BIKEWAY TYPE	See Bicycle Module	See Bicycle Module
TRANSITWAY TYPE	See Transit Module	See Transit Module
NOTES		

Note:

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- d. Drainage at pedestrian crossings of thoroughfares shall eliminate water and ice from collecting at the base of curb ramps.

Table 18

PUBLIC FRONTAGE ASSEMBLY TYPES						
PUBLIC FRONTAGE ASSEMBLY TYPE	A	B	C	D	E	F
a. ASSEMBLY: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. DRAINAGE: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Curbing Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
c. WALKWAY: The portion of the Thoroughfare dedicated exclusively to pedestrian activity.						
Type Width	Path Optional n/a	Path 4-8 feet	Sidewalk 4-8 feet	Sidewalk 4-8 feet	Sidewalk 12-20 feet	Sidewalk 12-30 feet
d. PLANTER: The portion of the Thoroughfare accommodating street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e. LANDSCAPE: The recommended plant species, see Table 4F for specifications, if any.	Columnar	Columnar	Columnar	Columnar	Columnar	Columnar
	Oval	Oval	Oval	Rounded	Rounded	Rounded
	Rounded	Rounded	Rounded	Pole	Pole	Pole
	Conical	Conical	Conical	Vase		
	Spreading	Spreading	Spreading			
	Vase	Vase	Vase			
	Pole	Pole	Pole			
f. LIGHTING: The recommended public lighting, see Table 4G for specifications, if any.	Pipe		Post		Double Column	
			Pipe		Column	
			Column			