

# T3 (SUB-URBAN)

## -- in TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

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.



### 1. Density Calculations

- **What is the maximum base density ratio for housing?**  
8 units/acre of gross lot area\* (1 unit/5,445 sf lot area)
- **How to calculate development units for other building functions (other than housing)?**  
For lodging: 3 rooms counted as 1 unit  
For office: 1,500 sq ft counted as 1 unit  
For retail: 2,000 sq ft counted as 1 unit
- **What is the maximum percentage of development units per lot for other building functions (other than housing)?**  
20% of development units to be allowed for other building functions
- **What is the maximum density in relation to the percentage of non-owner occupied housing per development?**

| Percentage   | 40%          | 60%          | 100%         |
|--------------|--------------|--------------|--------------|
| Max. Density | 8 units/acre | 4 units/acre | 2 units/acre |

### 2. Lot Standards

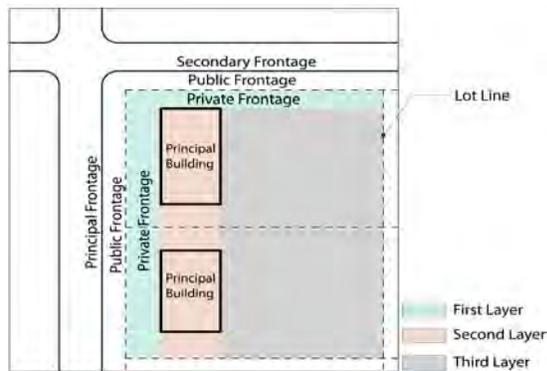
- **What layers are in a lot?**

Each lot is composed of three layers:

**First layer:** the area comprised of the distance between the frontage line\* and the required setback including the private frontage

**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare

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



\* **Gross Lot Area** includes the net lot area and the area of adjacent thoroughfares, alleys and passages between lot lines and centerlines

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

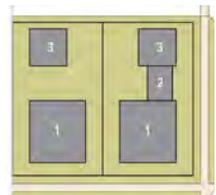
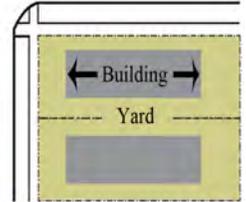
\* **Outbuilding:** an accessory building, usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density

\* **Rear Setback -Principal Building:** 12 ft. at the minimum or 15 feet measured from the centerline of the alley

- **What is the width requirement of the lot along the principal frontage?**  
54 feet at the minimum and 260 feet at the maximum
- **What is the maximum percentage of the lot coverage by buildings?**  
60%

### 3. Building Disposition

- **What is the permitted building disposition in this zone?**  
Edgeward: a disposition where the building occupies the center of its lot with setbacks on all sides.
- **How many buildings shall be built on each lot?**  
Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*
- **Shall the facade of the principal building be built parallel to the principal frontage?**  
Yes
- **What is the minimum percentage of the principal frontage width which the facade of the principal building shall occupy?**  
40% at the setback

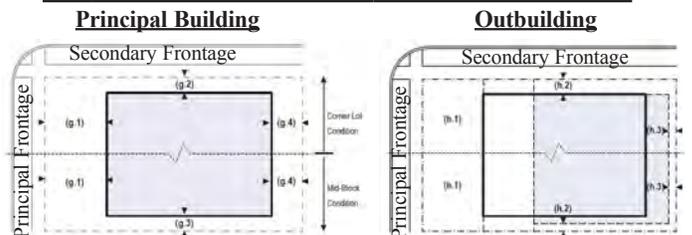


1 - Principal Building  
2 - Backbuilding  
3 - Outbuilding

| Setbacks - Principal Building |                         | Min.   | Max.  |
|-------------------------------|-------------------------|--------|-------|
| g.1                           | Principal Front Setback | 24 ft  | 36 ft |
| g.2                           | Secondary Front Setback | 12 ft  | \     |
| g.3                           | Side                    | 12 ft  | \     |
| g.4                           | Rear                    | 12 ft* | \     |

Front setback may be modified by warrant to accommodate slopes over 10 percent

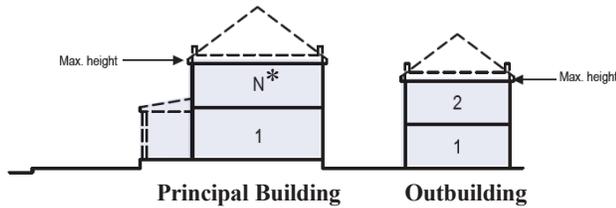
| Setbacks - Outbuilding |       | Min.                        |
|------------------------|-------|-----------------------------|
| h.1                    | Front | 20 ft + Prin. bldg. setback |
| h.2                    | Side  | 3 ft or 6 ft at corner      |
| h.3                    | Rear  | 3 ft                        |



#### 4. Building Configuration

##### • What is the Building height requirement?

- a. A maximum of 2 stories above ground for both the principal building and the outbuilding



- b. In general, stories may not exceed 14 feet in height except as provided below
- c. The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories
- d. Finished floor elevation at the principal frontage of residential uses shall be 20 inches minimum from the average sidewalk grade

##### • What lifelong community standards shall single-family residences meet?

- a. One zero-step entrance at the principal building
- b. A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
- c. One accessible full bathroom on the main floor of the principal building
- d. One bedroom on the main floor of the principal building

##### • What are the accessory unit\* requirements?

- a. The area is not greater than 600 sq. ft.
- b. Access to the accessory unit in raised basements may be at sidewalk grade

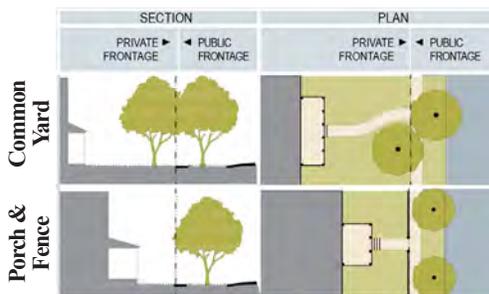
#### 5. Frontage Standards

##### • What are the private frontage\* requirements?

- a. Two types of private frontage are allowed:

**Common Yard:** the façade is set back substantially from the frontage line remaining unfenced and supporting a common landscape.

**Porch & Fence:** the façade is set back from the frontage line with the attached porch encroaching into the private frontage and fences define the boundary line, and are up to 4 feet high.



\* N stands for any stories above those shown, up to the maximum

\* **Accessory Unit:** a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\* **Private Frontage:** the area between the frontage line and the principal building facade

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

SUB - URBAN

- b. Balconies and bay windows encroach into the first lot layer up to 25% of its depth
- c. Porches encroach into the first layer up to 50% of its depth and are no less than 8 feet deep
- d. Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
- e. A min. 6 foot contiguous clear path to be maintained within the public frontage\*, private frontage, or combination of both
- f. No stairs or ramps within the private frontage in commercial properties
- g. Illumination provided at the ground floor entrances for commercial functions
- h. The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design



#### 6. Building Function

##### • What building functions are allowed?

###### a. **Restricted Residential:**

- Allowed types: single-family attached or detached, accessory unit, and senior housing
- The number of dwellings to be restricted to one within a principal building and one within an accessory building
- Min. 2.0 parking spaces per dwelling

###### b. **Restricted Lodging:**

- Allowed type: bed&breakfast (up to 5 rooms), owner occupied
- Food service may be provided in the morning
- The maximum length of stay: 10 days
- 1.0 - 5 parking spaces per bedroom

###### c. **Restricted Office:**

- Allowed type: live-work unit owner resides at the property
- Restricted to the first story or basement
- Parking requirement and maximum number of employees and occupants to be determined by warrant

###### d. **Restricted Retail:**

- Allowed type: open market building to be determined by warrant
- Restricted to the first story at corner locations along avenues or drives
- Business owner resides at the property
- Food service to be limited to seating no more than 20 patrons
- Parking requirement and maximum number of employees to be determined by warrant

###### e. **Cemetery, Elementary School, and Childcare Center** to be determined by warrant

##### • What building functions are not allowed?

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



## 7. Parking Standards

- **How many parking spaces are required regarding different building functions?**
  - Residential:** Min. 2.0 parking spaces per dwelling (including the dwelling within the accessory building)
  - Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements
  - Office:** Parking requirement to be determined by warrant, accessory units to be exempt from parking requirements
  - Retail:** Parking requirement to be determined by warrant, accessory units to be exempt from parking requirements

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR REQUIRED PARKING BY USE          | M-F       | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 8am - 6pm | 6pm - 12am | 12am - 8am | 8am - 6pm | 6pm - 12am | 12am - 8am |
| RESIDENTIAL                  | n =  | 80%       | 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 = |           |            |            |           |            |            |

- Civic and Other Functions:** Parking spaces to be determined by warrant

### • How does the shared parking function?

- The required parking may be adjusted downward according to the shared parking table
- The shared parking is available for two or more functions within a single lot or within one block
- Calculated as the highest shared parking requirement resulting from the completed shared parking table

### • Where is the parking located?

- Garages or /and parking along the parking lane corresponding to lot frontages(see Thoroughfare Assembles table for the on-street parking lane layout)
- Garages to be located at the third lot layer

### • How to access the parking space?

- Parking shall be accessed by alleys or rear lanes where available
- Garages may be accessed by driveways from the principal frontage or secondary frontage
- One driveway per lot, driveway to be limited to 10 feet in width in the first lot layer. Portions of driveways in the first layer not to be used for parking

### • Any other requirements regarding parking?

- Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements
- Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- For lots on B-Grid (see Thoroughfare Network And Assignments map), 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.
- A minimum of one bicycle rack place to be provided within

SUB - URBAN

the public or private frontage for every ten vehicular parking spaces



## 8. Landscape Standards

### • What should be planted in this zone?

- A minimum of two trees shall be planted for each 30 feet of frontage line
- Noninvasive species to be planted
- Native plant perennial landscapes should be used in place of turf grass

### • What is the requirement for a walkway?

One pervious walkway no wider than 5 feet providing access to the principal entrance at all frontages

## 9. Signage Standards

### • What are requirements of the signage for residential functions?

- One address number
- No more than 6 inches high
- Attached to the building entrance area or at a mailbox
- Signage may be externally illuminated

Address Sign



### • What is the signage requirements for commercial functions?

- Externally illuminated, except the sign within the shopfront, glazing may be neon lit

Blade Sign



### b. Blade Sign:

- One for each ground floor business, one sign per frontage for businesses on the corner lots
- No more than 6 sq. ft.
- May be perpendicular to the facade
- 8 foot clearance above the sidewalk

Band Sign



### c. Band Sign:

- One per facade of each building
- Not to exceed 3 feet in height

Awnings & Sign



### d. Awnings Sign:

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic may exist on top
- Text to be printed or applied to the fabric

### e. Window Sign:

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq. ft.
- Opaque signboards are prohibited

Window Sign



### f. Sidewalk Sign:

- One A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq. ft.

T3  
(in TND)

**\* 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

**\* 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

## 10. Nonconformities\*

SUB - URBAN



independently

- **Which uses shall count as nonconformities?**
  - a. The proposed building may be required by Review Committee (RC)\* to match the setbacks and heights of buildings on adjacent lots rather than the provisions of this section
  - b. Any addition to or modification to the structure on the Local Register of Historic Places to be approved by the Historic Preservation Commission prior to review by the RC
  - c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing
- **Which uses do not count as nonconformities?**
  - a. The temporary or illegal use of property
  - b. Adding new uses, structures, or site improvements not allowed in this transect zone on the existence of a nonconformity

- **What are the requirements regarding porch floors?**

Optional materials are wood plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above

- **What are the requirements regarding roofs?**

- a. Symmetrically pitched with a minimum angle 6 in 12
- b. Metal roofing materials to compliment an architectural style while minimizing glare
- c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

## 11. Special Requirements

- **Where are utilities located?**  
To be placed underground, within the public right of way, including roadway lanes and sidewalks

## 12. Building Materials and Configuration



- **What are the building material requirements?**
  - a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
  - b. Brick, wood, or cementitious clapboard can be used as exterior finish material
  - c. All exposed exterior wood to be painted
  - d. Clotheslines shall not be located along frontages
- **What are the requirements regarding fences, walls, and screens?**
  - a. Fences, walls, or other suitable visual screens 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.
  - b. Streetscreens to be constructed of a material matching the adjacent building facade
  - c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages
- **What are the requirements regarding openings of the building?**
  - a. Porches, galleries, doors and windows to be square or rectangular shape
  - b. Doors and windows operating as sliders to be prohibited along frontages
  - c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated

- **Which types of photo voltaic (PV) systems are permitted along frontages?**

- a. Flexible panel type PV system or building integrated photo voltaic(BIPV)
- b. 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

**Before leaving from this booklet, please double check to see if you have followed all standards in this transect zone:**

|   |             |
|---|-------------|
| <input checked="" type="checkbox"/> <b>Density calculations</b>                 | <b>P1</b>   |
| <input checked="" type="checkbox"/> <b>Lot standards</b>                        | <b>P1</b>   |
| <input checked="" type="checkbox"/> <b>Building disposition</b>                 | <b>P1</b>   |
| <input checked="" type="checkbox"/> <b>Building configuration</b>               | <b>P2</b>   |
| <input checked="" type="checkbox"/> <b>Frontage standards</b>                   | <b>P2</b>   |
| <input checked="" type="checkbox"/> <b>Building function</b>                    | <b>P2</b>   |
| <input checked="" type="checkbox"/> <b>Parking standards</b>                    | <b>P2-3</b> |
| <input checked="" type="checkbox"/> <b>Landscape standards</b>                  | <b>P3</b>   |
| <input checked="" type="checkbox"/> <b>Signage standards</b>                    | <b>P3</b>   |
| <input checked="" type="checkbox"/> <b>Nonconformities, if any</b>              | <b>P4</b>   |
| <input checked="" type="checkbox"/> <b>Special requirements, if any</b>         | <b>P4</b>   |
| <input checked="" type="checkbox"/> <b>Building materials and configuration</b> | <b>P4</b>   |

# T4 (URBAN TRANSITION ZONE)

## -- in TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

This zone consists of mixed uses but primarily residential urban fabric. It may have a wide range of building types: single and row houses and small apartment buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.



### 1. Density Calculations

- What is the maximum base density ratio for housing?**  
24 units/acre of gross lot area\*
- How to calculate development units for other building functions (other than housing)?**  
For lodging: 3 rooms counted as 1 unit  
For office: 1,500 sq. ft. counted as 1 unit  
For retail: 2,000 sq. ft. counted as 1 unit
- What is the maximum percentage of development units per lot for other building functions (other than housing)?**  
30% of development units to be allowed for other building functions
- What is the maximum density in relation to the percentage of non-owner occupied housing per development?**

| Percentage   | 40%           | 60%           | 100%         |
|--------------|---------------|---------------|--------------|
| Max. Density | 24 units/acre | 16 units/acre | 8 units/acre |

### 2. Lot Standards

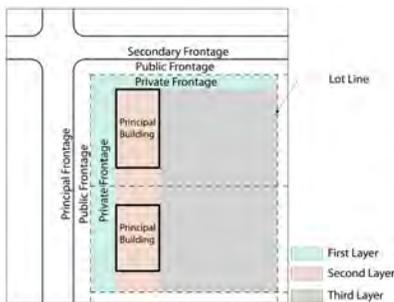
- What layers are in a lot?**

Each lot is composed of three layers:

**First layer:** the area comprised of the distance between the frontage line\* and the required setback including the private frontage

**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare

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



- What is the width requirement of the lot along the principal frontage?**  
18 feet at the minimum and 120 feet at the maximum
- What is the maximum percentage of the lot coverage by buildings?**  
70%

### 3. Building Disposition

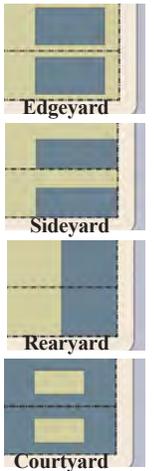
- What are the permitted building dispositions in this zone?**

**Edgeward:** A disposition where the building occupies the center of its lot with setbacks on all sides

**Sideward:** A disposition where the building occupies one side of the Lot with the Setback to the other side

**Rearyard:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard

**Courtyard:** A disposition where the building occupies the boundaries of its lot while internally defining one or more private space



- How many buildings shall be built on each lot?**  
Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*

- Shall the facade of the principal building be built parallel to the principal frontage?**

Yes

- What is the minimum percentage of the principal frontage width which the facade of the principal building shall occupy?**

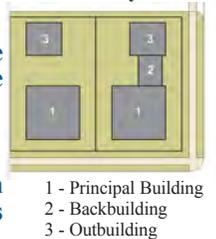
60% at the setback

- What are the minimum and the maximum building setbacks from the lot line in this zone?**

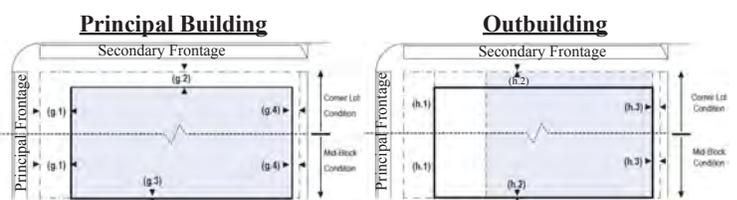
| Setbacks - Principal Building |                         | Min.  | Max.  |
|-------------------------------|-------------------------|-------|-------|
| g.1                           | Principal Front Setback | 6 ft  | 18 ft |
| g.2                           | Secondary Front Setback | 4 ft  | 18 ft |
| g.3                           | Side                    | 0     | \     |
| g.4                           | Rear                    | 3 ft* | \     |

Front setback may be modified by warrant to accommodate slopes over 10 percent

| Setbacks - Outbuilding |       | Min.                        |
|------------------------|-------|-----------------------------|
| h.1                    | Front | 20 ft + Prin. bldg. setback |
| h.2                    | Side  | 0 ft or 3 ft at corner      |
| h.3                    | Rear  | 3 ft                        |



1 - Principal Building  
2 - Backbuilding  
3 - Outbuilding



### 4. Building Configuration

- What are the Building height requirements?**

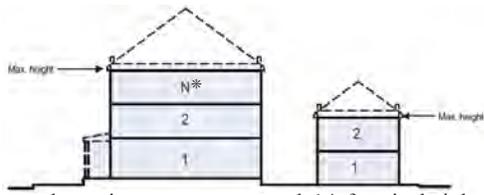
- A maximum of 3 stories above ground for the principal building and 2 stories for the outbuilding

\* Gross lot area includes the net lot area and the area of adjacent thoroughfares, alleys and passages between the lot line and the street centerline

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

\* Outbuilding: an accessory building, usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density

\* Rear Setback -Principal Building: 3 ft. at the minimum or 15 feet measured from the centerline of the alley



- b. In general, stories may not exceed 14 feet in height except as provided below
- c. The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories
- d. The height of free standing parking structure: 30 feet at the maxi.
- e. For parking structures attached to building for at least 50% of the perimeter, the height may not exceed the eave height of the attached building
- f. The ground floor residential or lodging should be raised 18 inches min. from the sidewalk grade at the principal frontage

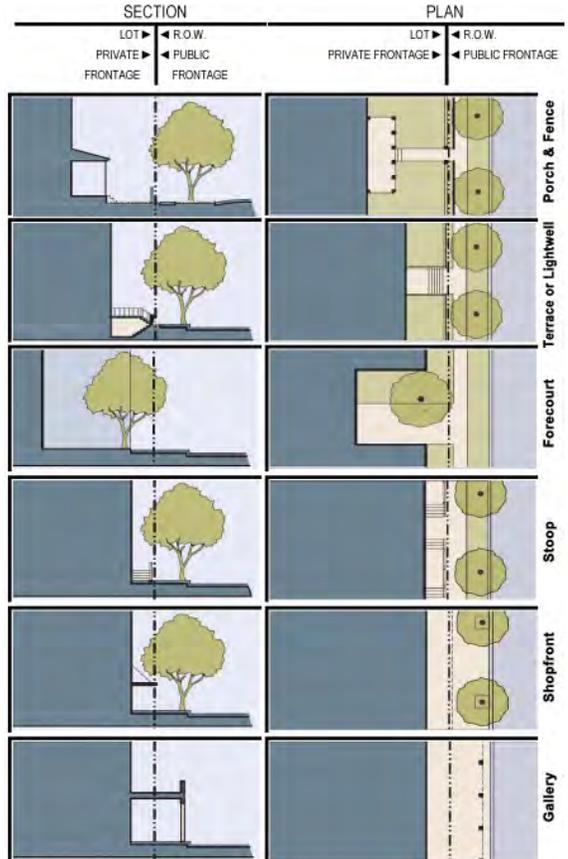
URBAN TRANSITION ZONE

feet away from the curb. Awnings shall project horizontally from the facade a minimum of 6 feet and span a minimum of 80% of the frontage width without gaps.



- f. **Gallery:** the façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk and at least 2 feet away from the curb. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet. Public planting and lighting may be omitted where galleries encroach into the public frontage.

**What are the general requirements for the private frontage?**



**What lifelong community standards shall single-family residences meet?**

- a. One zero-step entrance at the principal building
- b. A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
- c. One accessible full bathroom on the main floor of the principal building
- d. One bedroom on the main floor of the principal building

**What are the accessory unit\* requirements?**

- a. The area is not greater than 600 sq. ft.
- b. Access to the accessory unit in raised basements may be at sidewalk grade



**5. Frontage Standards**

**What types of private frontages\* are allowed?**

There are six types of private frontage allowed:

- a. **Porch & Fence:** the façade is set back from the frontage line with the attached porch encroaching into the private frontage up to 100% of its depth and are no less than 4 feet deep. Fences define the boundary line, and are up to 4 feet high.
- b. **Terrace or Lightwell:** the façade is set back from the frontage line by an elevated terrace or sunken lightwell which may encroach into the private frontage up to 100% of its depth. Terraces should be raised a min. of 18 inches from the average sidewalk grade.
- c. **Forecourt:** a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. A maximum of 15 feet recess for pedestrian forecourts or a maximum of 30 feet for vehicular forecourts is permitted. Driveways to be limited to 20 feet in width within the private frontage and 12 feet in the public frontage\* with pavement in stone, brick, cobble, or to match the adjacent public frontage.
- d. **Stoop:** the façade is aligned close to the frontage line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing which may encroach into the private frontage up to 100% of its depth
- e. **Shopfront:** the façade is aligned close to the frontage line with the building entrance at sidewalk grade. It may be freestanding or combined with gallery frontage. Ground floor commercial functions shall provide this type of frontage. Clear glass to be no less than 70% of the ground floor at principal and secondary frontages. The awning may encroach into the private frontage up to 100% of its depth and may overlap the sidewalk with at least 2

- a. Balconies and bay windows may encroach into the first lot layer up to 50% of its depth
- b. Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
- c. A minimum 6 foot contiguous clear path to be provided and maintained within the public frontage, private frontage, or combination of both
- d. No stairs or ramps within the private frontage for multi-family and commercial functions
- e. Illumination to be provided at the ground floor entrances for commercial function
- f. The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design

\* N stands for any stories above those shown, up to the maximum

\* Accessory Unit: a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\* Private Frontage: the area between the frontage line and the principal building facade

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

## 6. Building Function

### • What building functions are allowed?

#### a. **Limited Residential:**

- Allowed types: single-family attached or detached, accessory unit, senior housing, multi-family, and mixed-use building
- Min. 1.5 parking spaces per dwelling

#### b. **Limited Lodging:**

- Allowed types: owner occupied, bed & breakfast (up to 5 rooms), Inn (up to 12 rooms), school dorm to be determined by warrant
- Food service may be provided in the morning
- The maximum length of stay: 14 days
- 1.0 parking spaces per bedroom

#### c. **Limited Office:**

- Allowed types: office building and live-work unit
- Limited to the first story
- Min. 3.0 parking spaces per 1,000 sq ft of net office space

#### d. **Limited Retail:**

- Allowed types: open market building, retail building, display gallery, restaurant, and kiosk
- Limited to the first story at corner locations on avenues or drives
- Food service to be limited to seating no more than 40 patrons
- Min. 3.0 parking spaces per 1,000 sq. ft. of net retail space

#### e. **Civic and other functions including funeral home and elementary school:** to be determined by right

#### f. **Civic and other functions including cemetery, medical clinic, high school, trade school, children center, and light manufacturing:** to be determined by warrant

### • What building functions are not allowed?

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

## 7. Parking Standards

### • How many parking spaces are required regarding different building functions?

- Residential:** Min. 1.5 parking spaces per dwelling (including the dwelling within the accessory building)
- Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements
- Office:** Min. 3.0 parking spaces per 1,000 sq. ft. of net office space, accessory units to be exempt from parking requirements
- Retail:** Min. 3.0 parking spaces per 1,000 sq. ft. of net retail space, accessory units to be exempt from parking requirements
- Civic & Other Functions:** Parking spaces to be determined by warrant
- Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements

### • How does the shared parking function?

- The required parking may be adjusted downward according to the

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR<br>REQUIRED<br>PARKING BY<br>USE | M-F       | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 8am - 6pm | 6pm - 12am | 12am - 6am | 8am - 6pm | 6pm - 12am | 12am - 6am |
| RESIDENTIAL                  | n =  | 60%       | 100%       | 100%       | 60%       | 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 = |           |            |            |           |            |            |

URBAN TRANSITION ZONE



- shared parking table
- Available for two or more functions within a single lot or within one block
- Calculated as the highest shared parking requirement resulting from the completed shared parking table



### • Where is the parking located?

- Garages, parking lots and parking structures to be located at the third lot layer; on-street parking lane corresponding to lot frontages (see Thoroughfare Assembles table for the on-street parking lane layout)
- Unpaved parking areas may be located within the first lot layer by warrant
- 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

### • How to access the parking space?

- Parking shall be accessed by alleys or rear lanes
- Garages may be accessed by driveways from the principal or secondary frontage by warrant
- Driveway to be limited to 10 feet in width in the first lot layer. Portions of driveways in the first layer not to be used for parking
  - Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage
  - 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

### • Any other requirement regarding parking?

- Parking lot to be masked from the frontage by a building or streetscreen. Parking structures to be masked by liner buildings at the first 2 stories
- No curbing to be installed in parking lots
- For lots on B-Grid (see Thoroughfare Network And Assignments map), 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.
- A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

## 8. Landscape Standards

### • What should be landscaped in different private frontage?

- In porch & fence frontage:
  - A minimum of two trees shall be planted for each 30 feet of frontage line
  - Native plant perennial landscapes should be used in place of turf grass
  - One driveway to be permitted
- In stoop and forecourt frontages:
  - Trees and shrubs not to be required in the private frontage. Trees in the private frontage should match the species in the public frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - Paving shall match the public frontage except where paved with pervious materials
  - Driveways to be permitted by warrant at stoop frontages
- In shopfront and gallery frontages:
  - Trees and shrubs not to be required in the private frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - The private frontage to be paved to match the public frontage

**• Other requirements regarding landscaping?**

- a. Parking lot landscaping
  - One tree to be planted for every 15 spaces
  - Paving should consist of pervious materials where possible
  - Landscaped areas to be placed lower than paving, not mounded up
  - Parking lots less than 50 spaces to be exempt from landscaping requirements
- b. Noninvasive species to be planted in the private frontage and lots
- c. One pervious walkway no wider than 5 feet providing access the principal entrance at all frontages to be permitted

**9. Signage Standards**

**• What are the signage requirements for residential functions?**

- a. One address number
- b. No more than 6 inches high
- c. Attached to the building entrance area or at a mailbox
- d. Signage may be externally illuminated

**• What are the signage requirements for commercial functions?**

- a. Externally illuminated, except the sign within the shopfront, glazing may be neon lit

**b. Blade Sign:**

- One for each ground floor business, one sign per frontage for businesses on the corner lots
- No more than 6 sq. ft.
- May be perpendicular to the facade
- 8 foot clearance above the sidewalk



**c. Band Sign:**

- One per facade of each building
- Not to exceed 3 feet in height



**d. Awnings Sign:**

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic may exist on top
- Text to be printed or applied to the fabric



**e. Window Sign:**

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq. ft.
- Opaque signboards are prohibited



**f. Sidewalk Sign:**

- One A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq. ft.

**11. Special Requirements**

**• Where are utilities located?**

To be placed underground, within the public right of way, including roadway lanes and sidewalks



**12. Building Materials and Configuration**

**• What are the building material requirements?**

- a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
- b. Brick, wood, or cementitious clapboard can be used as an exterior finish material
- c. All exposed exterior wood to be painted
- d. Clotheslines shall not be located along frontages

**• What are the requirements regarding fences, walls, and screens?**

- a. Fences, walls, or other suitable visual screens 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
- b. Streetscreens to be constructed of a material matching the adjacent building facade
- c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages

**• What are the requirements regarding openings of the building?**

- a. Porches, galleries, doors and windows to be square or rectangular shape except shopfronts
- b. Doors and windows operating as sliders to be prohibited along frontages except those at shopfronts which may be approved by warrant
- c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- d. Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade

**• What are the requirements regarding porch floors and galleries support?**

- a. Porch floors to be wood plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above
- b. Galleries may be supported by wrought iron or metal posts

**• What are the requirements regarding roofs?**

- a. Symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted
- b. Metal roofing materials to compliment an architectural style while minimizing glare
- c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

**• Which types of photo voltaic (PV) systems are permitted along frontages?**

- a. Flexible panel type PV system or building integrated photo voltaic(BIPV)
- b. 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



**10. Nonconformities\***

**• Which uses shall count as nonconformities?**

- a. The proposed building may be required by Review Committee (RC)\* to match the setbacks and heights of buildings on adjacent lots rather than the provisions of this section
- b. Any addition to or modification on the Local Register of Historic Places to be approved by the Historic Preservation Commission prior to review by the RC
- c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing

**• Which uses do not count as nonconformities?**

- a. The temporary or illegal use of property
- b. Adding new uses, structures, or site improvements to the existing nonconforming use

\* **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

\* **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

# T5 (URBAN CENTER ZONE)

## -- in TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

This zone consists of higher density mixed use building that accommodate retail, offices, row-houses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



### 1. Density Calculations

- **What is the maximum base density ratio for housing?**  
56 units/acre of gross lot area\*
- **How to calculate development units for other building functions (other than housing)?**  
For lodging: **3 rooms** counted as 1 unit  
For office: **1,500 sq. ft.** counted as 1 unit  
For retail: **2,000 sq. ft.** counted as 1 unit
- **What is the maximum percentage of development units per lot for other building functions (other than housing)?**  
70% of development units to be allowed for other building functions
- **What is the maximum density in relation to the percentage of non-owner occupied housing per development?**

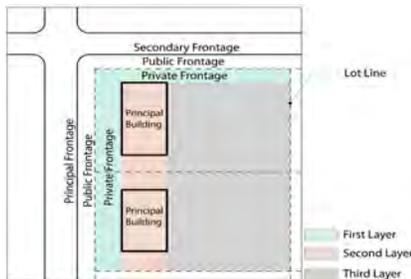
| Percentage   | 40%           | 60%           | 100%          |
|--------------|---------------|---------------|---------------|
| Max. Density | 56 units/acre | 28 units/acre | 14 units/acre |

### 2. Lot Standards

- **What layers are in a lot?**

Each lot is composed of three layers:

- **First layer:** the area comprised of the distance between the frontage line\* and the required setback including the private frontage
- **Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare
- **Third layer:** the portion of the lot that is not within the first and second layer and is least visible from the thoroughfare



- **What is the width requirement of the lot along the principal frontage?**  
14 feet at the minimum and 180 feet at the maximum
- **What is the maximum percentage of the lot coverage by buildings?**  
70%

### 3. Building Disposition

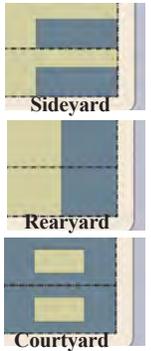
- \* **Gross lot area** includes the net lot area and the area of adjacent thoroughfares, alleys and passages between lot lines and centerlines
- \* **Frontage Line:** a lot line bordering a public frontage
- \* **Outbuilding:** an accessory building, usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density
- \* **Rear Setback -Principal Building:** 3 ft. at the minimum or 15 feet measured from the centerline of the alley

- **What are the permitted building dispositions in this zone?**

**Sideryard:** A disposition where the building occupies one side of the lot with the setback to the other side

**Rearyard:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard

**Courtyard:** A disposition where the building occupies the boundaries of its lot while internally defining one or more private space



- **How many buildings shall be built on each lot?**

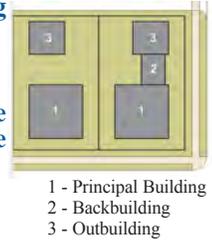
Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*

- **Shall the facade of the principal building be built parallel to the principal frontage?**

Yes

- **What is the minimum percentage of the principal frontage width which the facade of the principal building shall occupy?**

80% at the setback



- **Where is the principal building entrance located?**

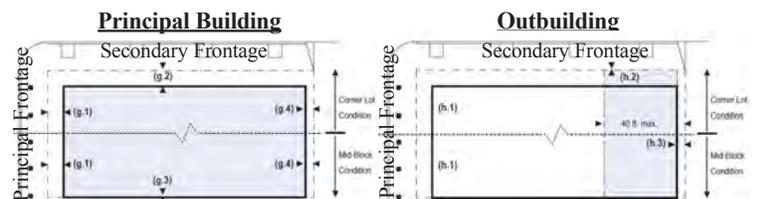
Entrance is on a frontage line. Forecourts and recessed stoops that recess the principal entrance from the frontage line are permitted.

- **What are the minimum and the maximum building setbacks from the boundary of the lot in this zone?**

| Setbacks - Principal Building |                         | Min.  | Max.  |
|-------------------------------|-------------------------|-------|-------|
| g.1                           | Principal Front Setback | 2 ft  | 12 ft |
| g.2                           | Secondary Front Setback | 2 ft  | 12 ft |
| g.3                           | Side                    | 0     | 24 ft |
| g.4                           | Rear                    | 3 ft* | \     |

Front setback may be modified by warrant to accommodate slopes over 10 percent

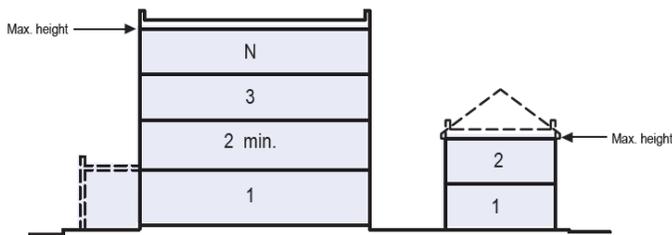
| Setbacks - Outbuilding |       | Distance                       |
|------------------------|-------|--------------------------------|
| h.1                    | Front | 40ft max. from rear prop. line |
| h.2                    | Side  | 0 ft or 2 ft at corner         |
| h.3                    | Rear  | 3 ft max.                      |



### 4. Building Configuration

- **What are the Building height requirements?**

- A maximum of **5 stories** above ground for the principal building and **2 stories** for the outbuilding



URBAN CENTER ZONE

- b. In general, stories may not exceed 14 feet in height except as provided below
- c. The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories
- d. The height of free standing parking structure: 60 feet at the max.
- e. For parking structure attached to building for at least 50% of the perimeter, the height may not exceed the eave height of the attached building
- f. The ground floor residential or lodging should be raised 18 inches min. from the sidewalk grade at the principal frontage

**• What lifelong community standards shall single-family residences meet?**

- a. One zero-step entrance at the principal building
- b. A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
- c. One accessible full bathroom on the main floor of the principal building
- d. One bedroom on the main floor of the principal building

**• What are the accessory unit\* requirements?**

- a. The area is not greater than 600 sq. ft.
- b. Access to the accessory unit in raised basements may be at sidewalk grade



**5. Frontage Standards**

**• What types of private frontage\* are allowed?**

There are five types of private frontage allowed:

- a. **Terrace or Lightwell:** the façade is set back from the frontage line by an elevated terrace or sunken lightwell which may encroach into the private frontage up to 100% of its depth. Terraces should be raised a min. of 18 inches from the average sidewalk grade
- b. **Forecourt:** a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. A maximum of 15 feet recess for pedestrian forecourts or a maximum of 30 feet for vehicular forecourts. Driveways to be limited to 20 feet in width within the private frontage and 12 feet in the public frontage\* with pavement in stone, brick, cobble, or to match the adjacent public frontage
- c. **Stoop:** the façade is aligned close to the frontage line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing which may encroach into the private frontage up to 100% of its depth but may be recessed into the volume of the building in where setbacks are less than 4 feet
- d. **Shopfront:** the façade is aligned close to the frontage line with the building entrance at sidewalk grade. It may be freestanding or combined with gallery frontage. Ground floor commercial functions shall provide this type of frontage. Clear glass to be no less than 70% of the ground floor at principal and secondary frontages. The awning may encroach into the private frontage up to 100% of its depth and may overlap the sidewalk with at least 2 feet away from the curb. Awnings shall project horizontally

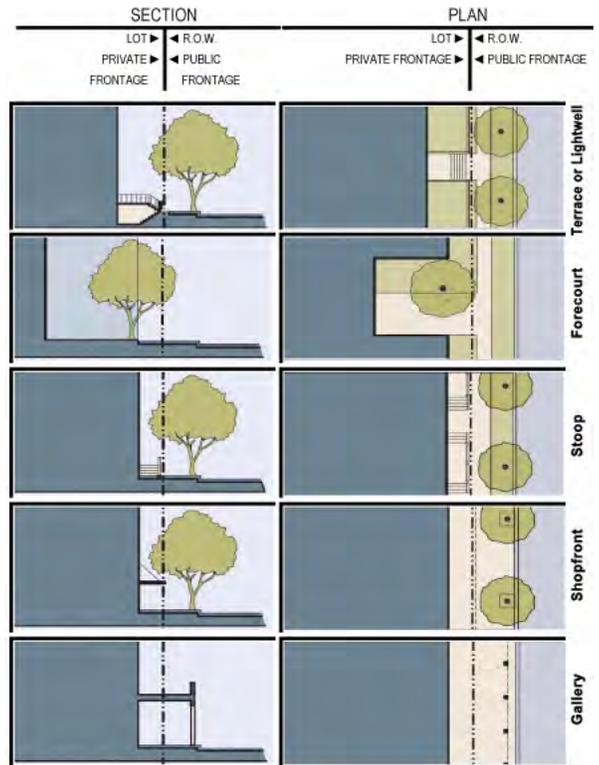
\* N stands for any stories above those shown, up to the maximum

\* **Accessory Unit:** a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\* **Private Frontage:** the area between the frontage line and the principal building facade

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

- from the facade a minimum of 6 feet and span a minimum of 80% of the frontage width without gaps
- e. **Gallery:** the façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk and at least 2 feet away from the curb. Galleries shall provide a minimum vertical clearance of 10 feet and project horizontally from the facade a minimum of 10 feet. Public planting and lighting may be omitted where galleries encroach into the public frontage.



**• What are general requirements for the private frontage?**

- a. Balconies and bay windows may encroach into the first lot layer up to 100% of its depth
- b. Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
- c. A minimum 6 foot contiguous clear path to be provided and maintained within the public frontage, private frontage, or combination of both
- d. No stairs or ramps within the private frontage for multi-family and commercial functions
- e. Illumination to be provided at the ground floor entrances for commercial function
- f. The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design
- g. Loading docks and service areas may be permitted on frontages by warrant
- h. In the absence of a building facade along any part of a frontage line, a streetscreen between 4 and 8 feet in height shall be built coplanar with the facade and have necessary openings to allow automobile and pedestrian access

## 6. Building Function

### • What building functions are allowed?

- a. **Open Residential:**
  - Allowed types: single-family attached or detached, accessory unit, senior housing, multi-family, and mixed-use building
  - Min. 1.0 parking spaces per dwelling
- b. **Open Lodging:**
  - Allowed types: bed&breakfast (up to 5 rooms), Inn (up to 12 rooms), hotel (no room limit), school dorm to be determined by warrant
  - Food service may be provided at all times.
  - The area for it to be calculated and provided with parking according to retail function
  - 1.0 parking spaces per bedroom
- c. **Open Office:**
  - Allowed types: office building and live-work unit
  - Min. 2.0 parking spaces per 1,000 sq. ft. of net office space
- d. **Open Retail:**
  - Allowed types: open market building, retail building, display gallery, restaurant, and kiosk
  - Limited to the ground floor. Units accessed by a lightwell frontage may be permitted a commercial function in the basement level in addition to the area located on the ground floor
  - Min. 2.0 parking spaces per 1,000 sq. ft. of net retail space
  - Retail spaces under 1,500 sq. ft. can obtain a warrant to reduce parking requirements
- e. Other functions including **funeral home, medical clinic, trade school, elementary school, childcare center and light manufacturing:** to be determined by right
- f. Civic and other functions including **gas station, automotive service, truck maintenance, drive-through facility, hospital, college, high school, light industrial facility and laboratory facility:** to be determined by warrant

### • What building functions are not allowed?

Automotive sales; 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

## 7. Parking Standards

### • How many parking spaces are required regarding different building functions?

- a. **Residential:** Min. 1.0 parking spaces per dwelling (including the dwelling within the accessory building)
- b. **Lodging:** Min. 1.0 parking spaces per bedroom. Accessory units to be exempt from parking requirements. Parking for all-times food service shall be provided according to retail function
- c. **Office:** Min. 2.0 parking spaces per 1,000 sq. ft. of net office space, accessory units to be exempt from parking requirements
- d. **Retail:** Min. 2.0 parking spaces per 1,000 sq. ft. of net retail space, accessory units to be exempt from parking requirements
- e. **Civic&Other Functions:** Parking spaces to be determined by warrant
- f. Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- g. Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements

### • Where is the parking located?

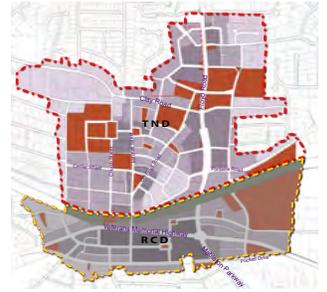
- a. Garages, parking lots, and parking structures to be located at the third lot layer; on-street parking lane corresponding to lot frontages (see Thoroughfare Assembles table for the on-street parking lane layout)
- b. Unpaved parking areas may be located within the first lot layer by warrant

URBAN CENTER ZONE

- c. 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

### • How does the shared parking work?

- a. The required parking may be adjusted downward according to the shared parking table above
- b. Available for two or more functions within a single lot or within one block
- c. Calculated as the highest shared parking requirement from the completed shared parking table



| SHARED PARKING TABLE         |  |  |            |            |           |            |            |
|------------------------------|--|--|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR<br>REQUIRED<br>PARKING BY<br>USE | M-F  | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 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 = |            |            |           |            |            |

### • How to access the parking space?

- a. Parking shall be accessed by alleys or rear lanes
- b. Parking may be accessed by driveways from the principal frontage for lots at least 42 feet wide or the secondary frontage by warrant
- c. Driveway to be limited to 10 feet in width in the first lot layer. Portions of driveways in the first layer not to be used for parking
- d. Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage
- e. 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

### • Any other requirement regarding parking?

- a. Parking lot to be masked from the frontage by a building or streetscreen. Parking structures to be masked by liner buildings at the first 2 stories
- b. No curbing to be installed in parking lots
- c. For lots on B-Grid (see Thoroughfare Network And Assignments map), 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
- d. A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

## 8. Landscape Standards

### • What should be landscaped in different private frontages?

- a. In stoop and forecourt frontages
  - Trees and shrubs not to be required in the private frontage. Trees in the private frontage should match the species in the public frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - Paving shall match the public frontage except where paved with pervious materials
- b. In shopfront and gallery frontages
  - Trees and shrubs not to be required in the private frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - The private frontage to be paved to match the public frontage



**• Other requirements regarding landscaping?**

- a. Parking lot landscaping
  - One tree to be planted for every 15 spaces
  - Paving should consist of pervious materials where possible
  - Landscaped areas to be placed lower than paving, not mounded up
  - Parking lots less than 50 spaces to be exempt from landscaping requirements
- b. Noninvasive species to be planted in the private frontage and lots
- c. One pervious walkway no wider than 5 feet providing access the principal entrance at all frontages to be permitted

**9. Signage Standards**

**• What are the signage requirements for residential functions?**

- a. One address number
- b. No more than 6 inches high
- c. Attached to the building entrance area or at a mailbox
- d. Signage may be externally illuminated

**• What are the signage requirements for commercial functions?**

- a. Externally illuminated, except the sign within the shopfront, glazing may be neon lit
- b. **Blade Sign:**
  - One for each ground floor business, one sign per frontage for businesses on the corner lots
  - No more than 6 sq. ft.
  - May be perpendicular to the facade
  - 8 foot clearance above the sidewalk
- c. **Band Sign:**
  - One per facade of each building
  - Not exceed 3 feet in height
- d. **Awnings Sign:**
  - In the form of text along the flap
  - No taller than 6 inches
  - Text or graphic on the top
  - Text to be printed or applied to the fabric
- e. **Window Sign:**
  - One for each business, one sign per frontage for businesses on corner lots
  - No more than 9 sq. ft.
  - Opaque signboards are prohibited
- f. **Sidewalk Sign:**
  - One A-frame sidewalk sign may be placed in front of a business
  - Not to exceed 6 sq. ft.



**10. Nonconformities\***

- Which uses shall count as nonconformities?**
  - a. The proposed building may be required by Review Committee (RC)\* to match the setbacks and heights of buildings on adjacent lots rather than the provisions of this section
  - b. Any addition to or modification on the Local Register of Historic Places to be approved by the Historic Preservation Commission prior to review by the RC
  - c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing
- Which uses do not count as nonconformities?**
  - a. The temporary or illegal use of property
  - b. Adding new uses, structures, or site improvements to the existing nonconforming use

\* **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

\* **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

URBAN CENTER ZONE

**11. Special Requirements**

**• Where are utilities located?**

To be placed underground, within the public right of way, including roadway lanes and sidewalks

**12. Building Materials and Configuration**

**• What are the building material requirements?**

- a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
- b. Exterior finish should be brick. Stucco can only be used as an accent material
- c. All exposed exterior wood to be painted
- d. Clotheslines shall not be located along frontages

**• What are the requirements regarding fences, walls, and screens?**

- a. Fences, walls, or other suitable visual screens 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
- b. Streetscreens to be constructed of a material matching the adjacent building facade
- c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages

**• What are the requirements regarding openings of the building?**

- a. Porches, galleries, doors and windows to be square or rectangular shape except shopfronts
- b. Doors and windows operating as sliders to be prohibited along frontages except those at shopfronts which may be approved by warrant
- c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- d. Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade

**• What are the requirements regarding porch floors and gallery supports?**

- a. Porch floors to be wood plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above
- b. Galleries may be supported by wrought iron or metal posts

**• What are the requirements regarding roofs?**

- a. Symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted
- b. Metal roofing materials to compliment an architectural style while minimizing glare
- c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

**• Which types of photo voltaic (PV) systems are permitted along frontages?**

- a. Flexible panel type PV system or building integrated photo voltaic (BIPV)
- b. 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



*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 are irregular to accommodate natural conditions.*



### 1. Density Calculations

- What is the maximum base density ratio for housing?  
8 units/acre of gross lot area\*
- How to calculate development units for other building functions (other than housing)?  
For lodging: 3 rooms counted as 1 unit  
For office: 1,500 sf counted as 1 unit  
For retail: 2,000 sf counted as 1 unit
- What is the maximum percentage of development units per lot for other building functions (other than housing)?  
20% is allowed for other building functions
- What is the maximum density in relation to the percentage of non-owner occupied housing per development?

| Percentage   | 40%          | 60%          | 100%         |
|--------------|--------------|--------------|--------------|
| Max. Density | 8 units/acre | 4 units/acre | 2 units/acre |

### 2. Lot Standards

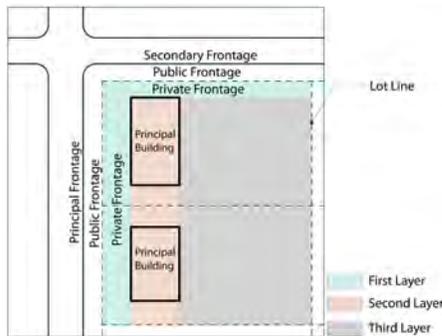
- What layers are in a lot?

Each lot is composed of three layers:

**First layer:** the area comprised of the distance between the frontage line\*\* and the required setback including the private frontage

**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare

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

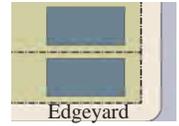


- What is the width requirement of the lot along the principal frontage?  
54 feet at the minimum and 260 feet at the maximum
- What is the maximum percentage of the lot coverage by buildings?  
60%

### 3. Building Disposition

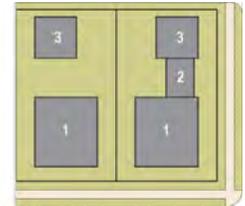
- What is the permitted building disposition in this zone?

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



- How many buildings shall be built on each lot?

Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*\*\*



1- Principal Building  
2- Backbuilding  
3- Outbuilding

- Shall the facade of the principal building be built parallel to the principal frontage?

Yes

- What is the minimum percentage of the principal frontage width which the facade of the principal building shall occupy?

40% at the setback

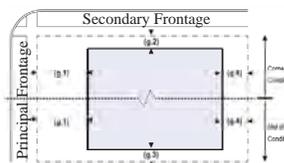
- What are the minimum and the maximum building setbacks from the boundary of the lot in this zone?

|     | Setbacks-Principal Building | Min.      | Max.  |
|-----|-----------------------------|-----------|-------|
| g.1 | Principal Front Setback     | 24 ft     | 36 ft |
| g.2 | Secondary Front Setback     | 12 ft     | \     |
| g.3 | Side                        | 12 ft     | \     |
| g.4 | Rear                        | 12 ft**** | \     |

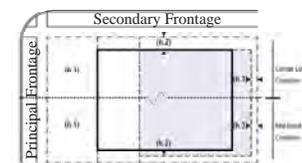
Front Setback may be modified by warrant to accommodate slopes over 10 percent

|     | Setbacks-Outbuilding | Min.                        |
|-----|----------------------|-----------------------------|
| h.1 | Front                | 20 ft + Prin. bldg. setback |
| h.2 | Side                 | 3 ft or 6 ft at corner      |
| h.3 | Rear                 | 3 ft                        |

#### Principal Building



#### Outbuilding



\*Gross lot area includes the net lot area and the area of adjacent thoroughfares, alleys and passages between lot lines and center lines

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

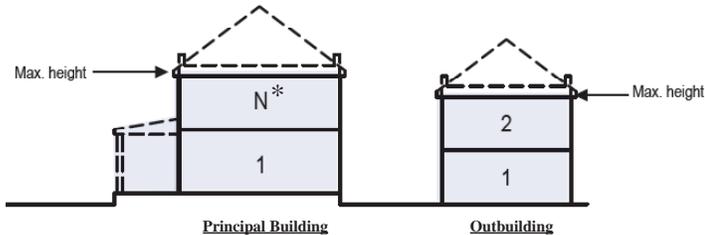
\*\*\*Outbuilding: an accessory building, usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density

\*\*\*\*Rear Setback-Principal Building: 12 ft. at the minimum or 15 feet measured from the center line of the alley

## 4. Building Configuration

### • What are the Building Height requirements?

- A maximum of **2 stories** above ground for both the principal building and the outbuilding
- In general, stories may not exceed 14 feet in height except, as provided below:
  - The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories.



### • What lifelong community standards shall single-family residences meet?

- One-zero step entrance at the principal building
- A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
- One accessible full bathroom on the main floor of the principal building
- One bedroom on the main floor of the principal building

### • What are the accessory unit\*\* requirements?

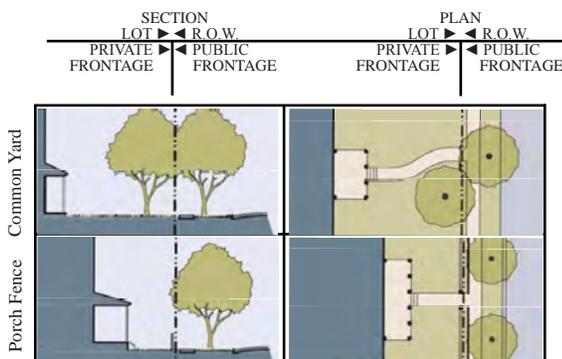
- The area is not greater than 600 sq. ft.
- Access to the accessory unit raised in basements may be at sidewalk grade

## 5. Frontage Standards

### • What types of private frontages\*\*\* are allowed?

There are two types of private frontages allowed:

- Common Yard:** the facade is set back substantially from the frontage line remaining unfenced and supporting a common landscape.
- Porch & Fence:** the facade is set back from the frontage line with the attached porch encroaching into the private frontage up to 50% of its depth and is no less than 8 feet deep. Fences define the boundary line, and are up to 4 feet high.



### • What are the general requirements for the private frontage?

- Balconies and bay windows may encroach into the first lot layer up to 25% of its depth

\*N stands for any stories above those shown, up to the maximum

\*\*Accessory Unit: a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\*\*\*Private Frontage: the area between the frontage line and the principal building facade

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

- Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
- A min. 6 foot contiguous clear path to be provided and maintained within the public frontage\*\*\*\*, private frontage or combination of both
- No stairs or ramps within the private frontage for commercial functions
- Illumination to be provided at the ground floor entrances for commercial function
- The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design

## 6. Building Function

### • What building functions are allowed?

#### a. Restricted Residential

- Allowed types: single-family attached or detached, accessory unit, and senior housing
- The number of dwellings to be restricted to one within a principal building and one within an accessory building
  - Min. 2.0 parking spaces per dwelling

#### b. Restricted Lodging

- Allowed types: bed & breakfast (up to 5 rooms), owner-occupied
- Food service may be provided in the morning
- The maximum length of stay is 10 days
- 1.0 - 5 parking spaces per bedroom

#### c. Restricted Office:

- Allowed types: live-work unit, owner resides at the property
- Restricted to the first story or basement
- Parking requirement and maximum number of employees and occupants to be determined by warrant

#### d. Restricted Retail:

- Allowed types: open market building to be determined by warrant
- Restricted to the first story or at corner locations along avenues or drives
- Business owner resides at property
- Limited to the first story at corner locations on avenues or drives
- Food service to be limited to seating no more than 20 patrons
- Parking requirement and maximum number of employees to be determined by warrant

#### e. Cemetery, Elementary School, and Childcare Center to be determined by warrant

### • What building functions are not allowed?

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

## 7. Parking Standards

- **How many parking spaces are required regarding various building functions?**
  - a. **Residential:** Min 2.0 parking spaces per dwelling (including the dwelling within the accessory building)
  - b. **Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements
  - c. **Office:** Parking requirement to be determined by warrant, accessory units to be exempt from parking requirements
  - d. **Retail:** Parking requirement to be determined by warrant, accessory units to be exempt from parking requirements
  - e. **Civic & Other Functions:** Parking spaces to be determined by warrant
- **Where is the parking located?**
  - a. Garages or/and parking along the parking lane corresponding to lot frontages (See Thoroughfare Assemblies table for the on-street parking lane layout)
  - b. Garages to be located at the third lot layer
- **How is the parking accessed?**
  - a. Parking shall be accessed by alleys or rear lanes
  - b. Garages may be accessed by driveways from the principal or secondary frontage
  - c. Driveway to be limited to 10 feet in width in the first lot layer. Portions of driveways in the first layer may not be used for parking
- **How does the shared parking function?**
  - a. The required parking may be adjusted downward according to the Shared Parking Table
  - b. Shared parking is available for two or more functions within a single lot or within one block
  - c. Calculated as the highest shared parking requirement resulting from the completed shared parking table

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR<br>REQUIRED<br>PARKING BY<br>USE | M-F       |            | Sat & Sun  |           | Sat & Sun  |            |
|                              |  | 8am - 6pm | 6pm - 12am | 12am - 6am | 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 = |           |            |            |           |            |            |

- **Any other requirements regarding parking?**
  - a. Liner buildings less than 30 feet and no more than two stories to be exempt from parking requirements
  - b. Parking spaces shall include spaces within the lot and along the parking lane corresponding to lot frontages
  - c. For lots on B-Grids (see Thoroughfare Network and Assignments map), 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
  - d. A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

## 8. Landscape Standards

- **What should be landscaped in this zone?**
  - a. A minimum of two trees shall be planted for each 30 feet of frontage line
  - b. Non-invasive species to be planted
  - c. Native plant perennial landscapes should be used in place of turf grass
- **What is the requirement for a walkway?**

One pervious walkway no wider than 5 feet providing access to the principle entrance at all frontages to be permitted

## 8. Signage Standards

- **What are the signage requirements for residential functions?**

### Address Sign:

- a. One address number
- b. No more than 6 inches high
- c. Attached to the building entrance area or at a mailbox
- d. Signage may be externally illuminated



- **What are the signage requirements for commercial functions?**

- a. Externally illuminated, except within the shopfront; glazing may be neon lit

Blade Sign



- b. **Blade Sign:**

- One for each ground floor business, one sign per frontage for businesses on the corner lots
- No more than 6 sq ft

- May be perpendicular to the facade
- 8 foot clearance above the sidewalk

Band Sign



- c. **Band Sign:**

- One per facade of each building
- Not to exceed 3 feet in height

- d. **Awnings & Sign:**

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic on top surface
- Text to be printed or applied to the fabric

Awning & Sign



- e. **Window Sign:**

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq ft
- Opaque signboards are prohibited

Window Sign



- f. **Sidewalk Sign:**

- An A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq ft

- g. **Ground based, monument Type Signs**

- May be considered, provided they meet applicable regulations and restrictions as found in Chapter 134, Article IV- Signs of the Cobb County Code

SUB-URBAN ZONE

T3

REGIONAL CORRIDOR DEVELOPMENT

## 10. Nonconformities\*

- **Which uses shall count as nonconformities?**
  - a. The proposed building may be required by the Review Committee (RC)\*\* to match the setbacks and heights of adjacent buildings rather than the provisions of this section.
  - b. Any addition to or modification on the Local Register of Historic Places is to be approved by the Historic Preservation Commission prior to review by the RC
  - c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing
- **Which uses do not count as nonconformities?**
  - a. The temporary or illegal use of property
  - b. Adding new uses, structures, or site improvements to the existing nonconforming use

- **What are the requirements regarding roofs?**
  - a. Symmetrically pitched with a minimum angle 6 in. 12
  - b. Metal roofing materials to compliment an architectural style while minimizing glare
  - c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages
- **Which types of photo voltaic (PV) systems are permitted along frontages?**
  - a. Flexible panel type PV system or integrated photo voltaic (BIPV)
  - b. 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

SUB-URBAN ZONE

## 11. Special Requirements

- **Where are utilities located?**  
To be located underground, within the public right of way, including roadway lanes and sidewalks.

## 12. Building Materials and Configuration

- **What are the building material requirements?**
  - a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
  - b. Brick, wood, or cementitious clapboard can be used as exterior finish material
  - c. All exposed exterior wood to be painted
  - d. Clotheslines shall not be located along frontages
- **What are the requirements regarding fences, walls and screens?**
  - a. Fences, walls, or other suitable visual screens 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
  - b. Street screens to be constructed of a material matching the adjacent building facade
  - c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages
- **What are the requirements regarding openings of the building?**
  - a. Porches, galleries, doors, and windows to be square or rectangular shape
  - b. Doors and windows operating as sliders to be prohibited along frontages
  - c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- **What are the requirements regarding porch floors?**  
Optional materials are wood, plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above

T3

REGIONAL CORRIDOR DEVELOPMENT

**Before leaving from this booklet, please double check to see if you have followed all standards in this transect zone:**

|  |    |
|--|----|
| <input checked="" type="checkbox"/> Density calculations                 | P1 |
| <input checked="" type="checkbox"/> Lot standards                        | P1 |
| <input checked="" type="checkbox"/> Building disposition                 | P1 |
| <input checked="" type="checkbox"/> Building configuration               | P2 |
| <input checked="" type="checkbox"/> Frontage standards                   | P2 |
| <input checked="" type="checkbox"/> Building function                    | P2 |
| <input checked="" type="checkbox"/> Parking standards                    | P3 |
| <input checked="" type="checkbox"/> Landscape standards                  | P3 |
| <input checked="" type="checkbox"/> Signage standards                    | P3 |
| <input checked="" type="checkbox"/> Nonconformities, if any              | P4 |
| <input checked="" type="checkbox"/> Special requirements, if any         | P4 |
| <input checked="" type="checkbox"/> Building materials and configuration | P4 |

Example of how Form Based Codes can create aesthetically pleasing building forms



\***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 may 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.

\*\***Review Committee (RC):** usually part of the community development agency, an 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.

# T4

## -Urban Transition Zone

### in REGIONAL CORRIDOR DEVELOPMENT (RCD)

*This zone consists of mixed uses but primarily residential urban fabric. It may have a wide range of building types: single and row houses and small apartment buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.*



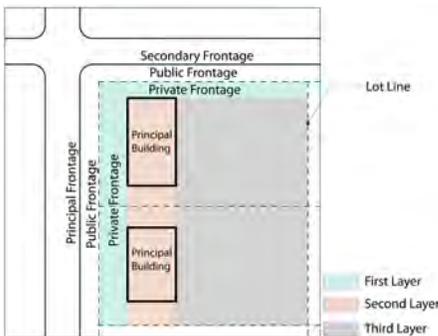
### 1. Density Calculations

- What is the maximum base density ratio for housing?  
24 units/acre of gross lot area\*
- How to calculate development units for other building functions (other than housing)?  
For lodging: 3 rooms counted as 1 unit  
For office: 1,500 sf counted as 1 unit  
For retail: 2,000 sf counted as 1 unit
- What is the maximum percentage of development units per lot for other building functions (other than housing)?  
30% is allowed for other building functions
- What is the maximum density in relation to the percentage of non-owner occupied housing per development?

| Percentage   | 40%           | 60%           | 100%         |
|--------------|---------------|---------------|--------------|
| Max. Density | 24 units/acre | 16 units/acre | 8 units/acre |

### 2. Lot Standards

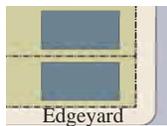
- What layers are in a lot?  
Each lot is composed of three layers:  
**First layer:** the area comprised of the distance between the frontage line\*\* and the required setback including the private frontage  
**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare  
**Third layer:** the portion of the lot that is not within the first and second layer and is least visible from the thoroughfare



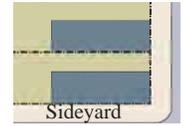
- What is the width requirement of the lot along the principal frontage?  
14 feet at the minimum and 120 feet at the maximum
- What is the maximum percentage of the lot coverage by buildings?  
70%

### 3. Building Disposition

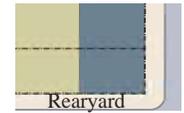
- What are the permitted building dispositions in this zone?  
**Edgeward:** A disposition where the building occupies the center of its lot with setbacks on all sides



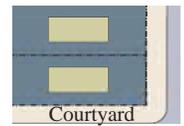
**Sideward:** A disposition where the building occupies one side of the lot with the setback to the other side



**Rearward:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard

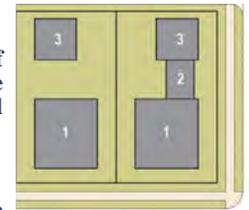


**Courtyard:** A disposition where the building occupies the boundaries of its lot while internally defining one or more private space



- How many buildings shall be built on each lot?  
Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*\*\*

- Shall the facade of the principal building be built parallel to the principal frontage?  
Yes



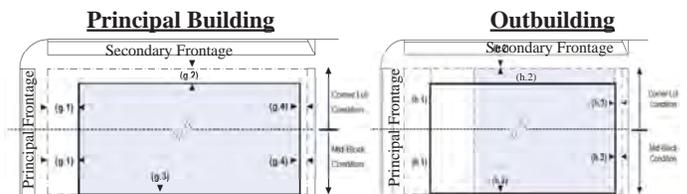
- What is the minimum percentage of the principal frontage width which the facade of the principal building shall occupy?  
60% at the setback

- What are the minimum and the maximum building setbacks from the boundary of the lot in this zone?

|     | Setbacks-Principal Building | Min.     | Max.  |
|-----|-----------------------------|----------|-------|
| g.1 | Principal Front Setback     | 4 ft     | 12 ft |
| g.2 | Secondary Front Setback     | 2 ft     | 12 ft |
| g.3 | Side                        | 0        | \     |
| g.4 | Rear                        | 3 ft**** | \     |

Front Setback may be modified by warrant to accommodate slopes over 10 percent

|     | Setbacks-Outbuilding | Min.                        |
|-----|----------------------|-----------------------------|
| h.1 | Front                | 20 ft + Prin. bldg. setback |
| h.2 | Side                 | 0 ft or 3 ft at corner      |
| h.3 | Rear                 | 3 ft                        |



### 4. Building Configuration

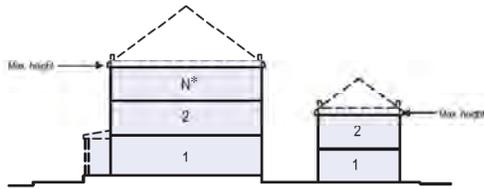
- What are the Building Height requirements?  
a. A maximum of 4 stories above ground for the principal building and 2 stories for the outbuilding.  
b. In general, stories may not exceed 14 feet in height except, as provided below:  
1. The story height on ground level for commercial uses shall

\*Gross lot area includes the net lot area and the area of adjacent thoroughfares alleys and passages between lot lines and center lines

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

\*\*\*Outbuilding: an accessory building usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density

\*\*\*\*Rear Setback-Principal Building: 3 ft at the minimum or 15 feet measured from the center line of the alley



URBAN TRANSITION ZONE

be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories.

2. The height of free standing parking structures is limited to 50 feet at the maximum.
3. For parking structures attached to a building for at least 50% of the perimeter, the height may not exceed the eave height of the attached building.
4. The ground floor residential or lodging should be raised 18 inches min. from the sidewalk grade at the principal frontage

**What lifelong community standards shall single family residences meet?**

- a. One-zero step entrance at the principal building
- b. A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
- c. One accessible full bathroom on the main floor of principal building
- d. One bedroom on the main floor of the principal building

**What are the accessory unit\*\* requirements?**

- a. The area is not greater than 600 sq ft.
- b. Access to the accessory unit raised in basements may be at sidewalk grade

T4

**5. Frontage Standards**

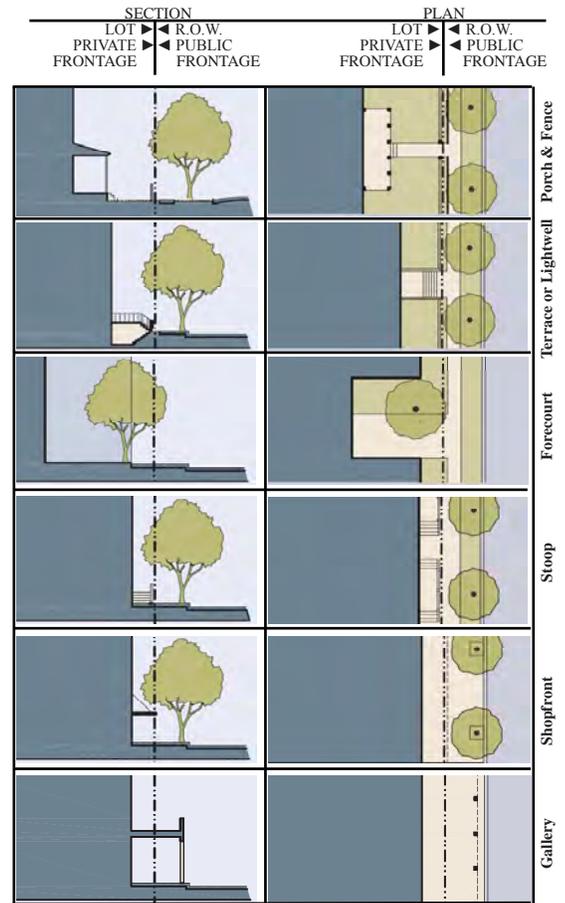
**What types of private frontages\*\*\* are allowed?**

There are six types of private frontages allowed:

- a. **Porch & Fence:** the facade is set back from the frontage line with the attached porch encroaching into the private frontage up to 100% of its depth and is no less than 4 feet deep. Fences define the boundary line, and are up to 4 feet high
- b. **Terrace or Lightwell:** the facade is set back from the frontage line by an elevated terrace or sunken light well which may encroach into the private frontage up to 100% of its depth. Terraces should be raised a min. of 18 inches from the average sidewalk grade
- c. **Forecourt:** a portion of the facade is close to the frontage line and the central portion is set back. The forecourt is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. A max. of 15 ft. recess for pedestrian forecourts or a max. of 30 ft. for vehicular forecourts is permitted. Driveways to be limited to 20 ft. in width within forecourts and 12 ft. in the public frontage\*\*\*\* with pavement in stone, brick, cobble, or to match the adjacent public frontage
- d. **Stoop:** the facade is aligned close to the frontage line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing which may encroach into the private frontage up to 100% of its depth but may be recessed into the volume of the bldg. in where setbacks are less than 4 feet
- e. **Shopfront:** the facade is aligned close to the frontage line with the building entrance at the sidewalk grade. It may be freestanding or combined with gallery frontage. Ground floor commercial functions shall provide this type of frontage. Clear glass to be no less than 70% of its depth and may overlap the sidewalk with at least 2 feet away from the curb. Awnings shall project horizontally from the facade a min. of 6 feet and span a min. of 80% of the frontage width without gaps.

REGIONAL CORRIDOR DEVELOPMENT

f. **Gallery:** the facade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk and at least 2 feet away from the curb. Galleries shall provide a min. vertical clearance of 10 feet and project horizontally from the facade a min. of 10 feet.



**What are the general requirements for the private frontage?**

- a. Balconies and bay windows may encroach into the first lot layer up to 50% of its depth
- b. Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
- c. A min. 6 foot contiguous clear path to be provided and maintained within the public frontage, private frontage or combination of both
- d. No stairs or ramps within the private frontage for multi-family and commercial functions
- e. Illumination to be provided at the ground floor entrances for commercial function
- f. The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design

**6. Building Function**

**What building functions are allowed?**

- a. **Limited Residential**
  - Allowed types: single family attached or detached, accessory unit, senior housing, multi-family, and mixed-use building
  - Min. 1.5 parking spaces per dwelling
- b. **Limited Lodging**
  - Allowed types: bed & breakfast (up to 5 rooms), Inn (up to 12 rooms)
  - Owner occupied

\*N stands for any stories above those shown, up to the maximum

\*\*Accessory Unit: a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\*\*\*Private Frontage: the area between the frontage line and the principal building facade

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

# T4

- Food service may be provided in the morning
  - The maximum length of stay is 14 days
  - 1.0 parking spaces per bedroom
- c. **Limited Office:**
- Allowed types: office building and live-work unit
  - Limited to the first story
  - Min. 2.0 parking spaces per 1,000 sq ft of net office space

- d. **Limited Retail:**
- Allowed types: open market building, retail building, display gallery, restaurant, and kiosk
  - Limited to the first story at corner locations on avenues or drives
  - Food service to be limited to seating no more than 60 patrons
  - Min. 3.0 parking spaces per 1,000 sq ft of retail space
- e. Other functions including **funeral home and elementary school:** to be determined by right
- f. Civic and other functions including **cemetery, high school, trade school, and children center:** to be determined by warrant

• **What building functions are not allowed?**

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

## 7. Parking Standards

• **How many parking spaces are required regarding various building functions?**

- a. **Residential:** Min 1.5 parking spaces per dwelling (including the dwelling within the accessory building)
- b. **Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements
- c. **Office:** Min. 2.0 parking spaces per 1,000 sq ft of net office space, accessory units to be exempt from parking requirements
- d. **Retail:** Min. 3.0 parking spaces per 1,000 sq ft of net retail space, accessory units to be exempt from parking requirements
- e. **Civic & Other Functions:** Parking spaces to be determined by warrant
- f. Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- g. Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements

• **Where is the parking located?**

- a. Garages, parking lots and parking structures to be located at the third lot layer. On-street parking lane shall correspond to lot frontages (See Thoroughfare Assemblies table for the on-street parking lane layout)
- b. Unpaved parking areas may be located within the first lot layer by warrant
- c. 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

• **How does the shared parking function?**

- a. The required parking may be adjusted downward according to the shared parking table
- b. Shared parking available for two or more functions within a single lot or within one block
- c. Calculated as the highest shared parking requirement resulting from the completed shared parking table

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR<br>REQUIRED<br>PARKING BY<br>USE | M-F       | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 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 = |           |            |            |           |            |            |

• **How is the parking accessed?**

- a. Parking shall be accessed by alleys or rear lanes
- b. Garages may be accessed by driveways from the principal or secondary frontage by warrant
- c. Driveway to 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
- d. Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage
- e. 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

• **Any other requirements regarding parking?**

- a. Parking lot to be masked from the frontage by a building or street screen. Parking structures to be masked by liner buildings at the first 2 stories
- b. No curbing to be installed in parking lots
- c. 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
- d. A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

## 8. Landscape Standards

• **What should be landscaped in each private frontage?**

- a. In porch & fence frontages:
  - A minimum of two trees shall be planted for each 30 feet of frontage line
  - Native plant perennial landscapes should be used in place of turf grass
- b. In stoop and forecourt frontages:
  - Trees and shrubs not to be required in the private frontage. Trees in the private frontage should match the species in the public frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - Paving shall match the public frontage except where paved with pervious materials
- c. In shopfront and gallery frontages:
  - Trees and shrubs not to be required in the private frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - The private frontage to be paved to match the public frontage

• **Other requirements regarding landscaping?**

- a. Parking lot landscaping:
  - One tree to be planted for every 25 spaces
  - Parking lots less than 50 spaces to be exempt from landscaping requirements
  - Paving should consist of pervious materials where possible
  - Landscaped areas to be placed lower than paving, not mounded up

- b. Non-invasive species to be planted in the private frontage and lots
- c. One pervious walkway no wider than 5 feet providing access to the principal entrance at all frontages to be permitted

## 9. Signage Standards

### • What are the requirements for residential functions?

#### Address Sign:

- a. One address number
- b. No more than 6 inches high
- c. Attached to the building entrance area or at a mailbox
- d. Signage may be externally illuminated



### • What are the requirements for commercial functions?

- a. Externally illuminated, except within the shopfront glazing may be neon lit

#### b. Blade Sign:

- One for each ground floor business, one sign per frontage for businesses on the corner lots
- No more than 6 sq ft
- May be perpendicular to the facade
- 8 foot clearance above the sidewalk



#### c. Band Sign:

- One per facade of each building
- Not to exceed 3 feet in height



#### d. Awnings & Sign:

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic on top surface
- Printed to the fabric



#### e. Window Sign:

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq ft
- Opaque signboards are prohibited



#### f. Sidewalk Sign:

- An A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq ft

#### g. Ground based, monument Type Signs

- May be considered, provided they meet applicable regulations and restrictions as found in Chapter 134, Article IV- Signs of the Cobb County Code

## 10. Nonconformities\*

### • Which uses shall count as nonconformities?

- a. The proposed building may be required by the Review Committee (RC)\* to match the setbacks and heights of adjacent buildings rather than the provisions of this section.
- b. Any addition to or modification on the Local Register of Historic Places is to be approved by the Historic Preservation Commission prior to review by the RC
- c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing

### • Which uses do not count as nonconformities?

- a. The temporary or illegal use of property
- b. Adding new uses, structures, or site improvements to the existing nonconforming use

## 11. Special Requirements

### • Where are utilities located?

To be located underground, within the public right of way, including roadway lanes and sidewalks.

## 12. Building Materials and Configuration

### • What are the building material requirements?

- a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
- b. Brick, wood, or cementitious clapboard can be used as exterior finish material
- c. All exposed exterior wood to be painted
- d. Clotheslines shall not be located along frontages

### • What are the requirements regarding fences, walls and screens?

- a. Fences, walls, or other suitable visual screens to 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
- b. Street screens to be constructed of a material matching the adjacent building facade
- c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages

### • What are the requirements regarding openings of the building?

- a. Porches, galleries, doors, and windows to be square or rectangular shape except shopfronts
- b. Doors and windows operating as sliders to be prohibited along frontages except those at shopfronts which may be approved by warrant
- c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- d. Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade

### • What are the requirements regarding porch floors and gallery supports?

- a. Porch floors to be wood, plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above
- b. Galleries may be supported by wrought iron or metal posts

### • What are the requirements regarding roofs?

- a. Symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted
- b. Metal roofing materials to compliment an architectural style while minimizing glare
- c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

### • Which types of photo voltaic (PV) systems are permitted along frontages?

- a. Flexible panel type PV system or integrated photo voltaic (BIPV)
- b. 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

URBAN TRANSITION ZONE

T4

REGIONAL CORRIDOR DEVELOPMENT

\*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 may 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.

\*\*Review Committee (RC): usually part of the community development agency, an 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.

This zone consists of higher density mixed use buildings that accommodate retail, offices, row-houses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



### 1. Density Calculations

- What is the maximum base density ratio for housing?

56 units/acre of gross lot area\*

- How to calculate development units for other building functions (other than housing)?

For lodging: 3 rooms counted as 1 unit  
 For office: 1,500 sf counted as 1 unit  
 For retail: 2,000 sf counted as 1 unit

- What is the maximum percentage of development units per lot for other building functions (other than housing)?

70% to be allowed for other building functions

- What is the maximum density in relation to the percentage of non-owner occupied housing per development?

| Percentage   | 40%           | 60%           | 100%          |
|--------------|---------------|---------------|---------------|
| Max. Density | 56 units/acre | 28 units/acre | 14 units/acre |

### 2. Lot Standards

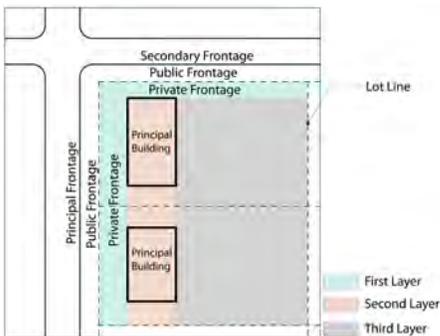
- What layers are in a lot?

Each lot is composed of three layers:

**First layer:** the area comprised of the distance between the frontage line\*\* and the required setback including the private frontage

**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare

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



- What is the width requirement of the lot along the principal frontage?

14 feet at the minimum and 180 feet at the maximum

- What is the maximum percentage of the lot coverage by buildings?

70%

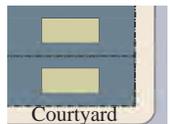
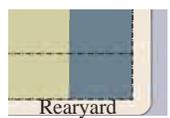
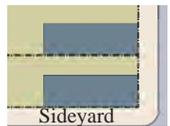
### 3. Building Disposition

- What are the permitted building dispositions in this zone?

**Sideryard:** A disposition where the building occupies one side of the lot with the setback to the other side

**Rearyard:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard

**Courtyard:** A disposition where the building occupies the boundaries of its lot while internally defining one or more private space



- How many buildings shall be built on each lot?

Two buildings under single ownership: one principal building at principal frontage and one outbuilding\*\*\*

- Shall the facade of the principal building be built parallel to the principal frontage?

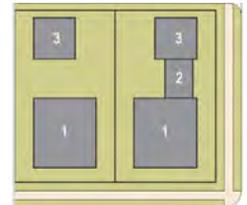
Yes

- What is the minimum percentage of the principal frontage width which the facade of the principal building occupy?

80% at the setback

- Where is the principal building entrance located?

On a frontage line. Forecourts and recessed stoops that access the principal entrance from the frontage line are permitted.

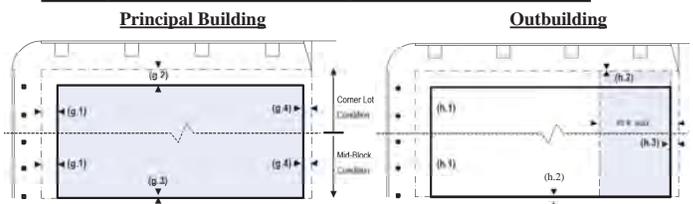


- What are the minimum and the maximum building setbacks from the boundary of the lot in this zone?

|     | Setbacks-Principal Building | Min.     | Max.  |
|-----|-----------------------------|----------|-------|
| g.1 | Principal Front Setback     | 2 ft     | 8 ft  |
| g.2 | Secondary Front Setback     | 2 ft     | 8 ft  |
| g.3 | Side                        | 0        | 24 ft |
| g.4 | Rear                        | 3 ft**** | \     |

Front Setback may be modified by warrant to accommodate slopes over 10 percent

|     | Setbacks-Outbuilding | Distance                          |
|-----|----------------------|-----------------------------------|
| h.1 | Front                | 40 ft max from rear property line |
| h.2 | Side                 | min. 0 ft or 2 ft at corner       |
| h.3 | Rear                 | 3 ft max.                         |



### 4. Building Configuration

- What are the Building height requirements?

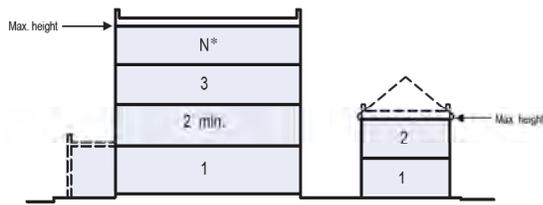
- A maximum of 6 stories above ground for the principal building and 3 stories for the outbuilding.
- In general, stories may not exceed 14 feet in height, except as provided below:
  - The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories.
  - The height of free standing parking structures is limited to 70 feet at the max.

\*Gross lot area includes the net lot area and the area of adjacent thoroughfares alleys and passages between lot lines and center lines

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

\*\*\*Outbuilding: an accessory building usually located toward the rear of the lot, and sometimes connected to the principal building by a backbuilding. It shall not count towards base density

\*\*\*\*Rear Setback-Principal Building: 3 ft at the minimum or 15 feet measured from the center line of the alley



3. For parking structures attached to building for at least 50% of the perimeter, the height may not exceed the eave height of the attached building.
4. Ground floor residential or lodging functions should be raised a min. of 18 inches from average sidewalk grade at the principal frontage.

- **What lifelong community standards shall single family residences meet?**
  - a. One-zero step entrance at the principal building
  - b. A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
  - c. One accessible full bathroom on the main floor of the principal building
  - d. One bedroom on the main floor of the principal building

- **What are the accessory unit\*\* requirements?**
  - a. The habitable area should not be greater than 600 sq ft.
  - b. Access to the accessory unit raised in basements may be at sidewalk grade

## 5. Frontage Standards

- **What types of private frontages\*\*\* are allowed?**

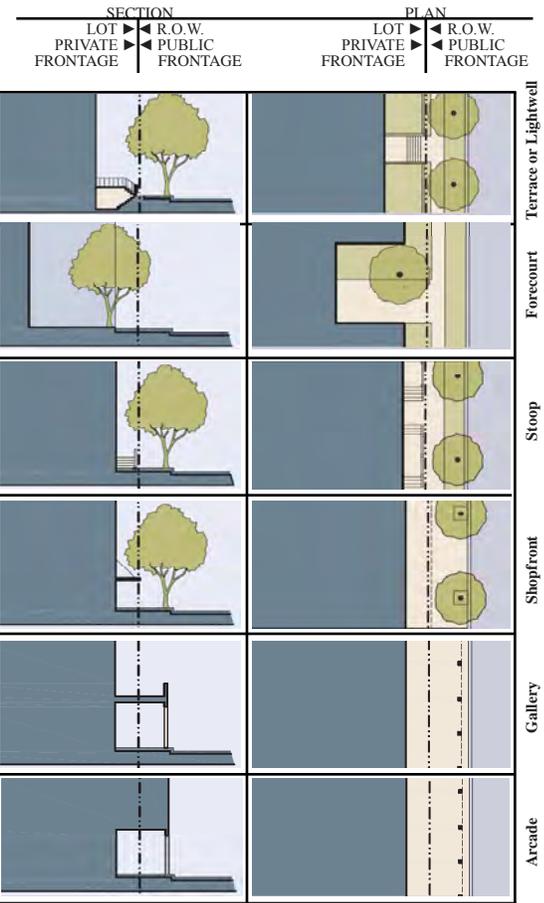
There are six types of private frontages allowed:

- a. **Terrace or Lightwell:** the facade is set back from the frontage line by an elevated terrace or sunken light well which may encroach into the private frontage up to 100% of its depth. Terraces should be raised a min. of 18 inches from the average sidewalk grade.
- b. **Forecourt:** a portion of the facade is close to the frontage line and the central portion is set back. The forecourt is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. A max. of 15 ft. recess for pedestrian forecourts or a max. of 30 ft. for vehicular forecourts is permitted. Driveways to be limited to 20 ft. in width within forecourts and 12 ft. in the public frontage\*\*\*\* with pavement in stone, brick, cobble, or to match the adjacent public frontage.
- c. **Stoop:** the facade is aligned close to the frontage line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing which may encroach into the private frontage up to 100% of its depth but may be recessed into the volume of the bldg. in where setbacks are less than 4 feet.
- d. **Shopfront:** the facade is aligned close to the frontage line with the building entrance at the sidewalk grade. It may be freestanding or combined with gallery frontage. Ground floor commercial functions shall provide this type of frontage. Clear glass to be no less than 70% of the ground floor at principal and secondary frontages. The awning may encroach into the private frontage up to 100% of its depth and may overlap the sidewalk with at least 2 feet away from the curb. Awnings shall project horizontally from the facade a min. of 6 feet and span a min. of 80% of the frontage width without gap.
- e. **Gallery:** the facade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk and at least 2 feet away from the curb. Galleries shall provide a min. vertical clearance of 10 feet and project horizontally from the facade a min. of 10 feet.
- f. **Arcade:** a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line

URBAN CENTER ZONE

T5

REGIONAL CORRIDOR DEVELOPMENT



- **What are the general requirements for the private frontage?**
  - a. Balconies and bay windows may encroach into the first lot layer up to 100% of its depth
  - b. Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
  - c. A min. 6 foot contiguous clear path to be provided and maintained within the public frontage, private frontage, or combination of both
  - d. No stairs or ramps within the private frontage for multi-family commercial functions
  - e. Illumination to be provided at the ground floor entrances for commercial functions
  - f. The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design
  - g. Loading docks and service areas may be permitted on frontages by warrant
  - h. In the absence of a building facade along any part of a frontage line, a streetscreen between 4 and 8 feet in height shall be built coplanar with the facade and have necessary openings to allow automobile and pedestrian access

## 6. Building Function

- **What building functions are allowed?**

- a. **Open Residential**
  - Allowed types: single family attached or detached, accessory unit, senior housing, multi-family, and mixed-use building
  - Min. 1.0 parking spaces per dwelling
- b. **Open Lodging**
  - Allowed types: bed & breakfast (up to 5 rooms), Inn (up to 12 rooms), and hotel

\*N stands for any stories above those shown, up to the maximum

\*\*Accessory Unit: a complete living unit sharing ownership and utility connections with a principal building, it may or may not be within an outbuilding

\*\*\*Private Frontage: the area between the frontage line and the principal building facade

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

- 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
- 1.0 parking spaces per bedroom

**c. Open Office:**

- Allowed types: office building and live-work unit
- Min. 2.0 parking spaces per 1,500 sq ft of net office space

**d. Open Retail:**

- Allowed types: open market building, retail building, display gallery, restaurant, and kiosk
- Limited to the ground floor. Units accessed by a lightwell frontage may be permitted a commercial function in the basement level in addition to the area located on the ground floor
- Min. 2.0 parking spaces per 1,500 sq ft of retail space
- Retail spaces under 1,500 sq ft can obtain a warrant to reduce parking requirement

**e. Civic and other functions including funeral home, medical clinic, trade school, elementary school, childcare center, and light manufacturing:** to be determined by right

**f. Civic and other functions including gas station, automotive service, truck maintenance, drive-through facility, hospital, college, high school, light industrial facility, and laboratory facility:** to be determined by warrant

**• What building functions are not allowed?**

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

**7. Parking Standards**

**• How many parking spaces are required regarding various building functions?**

- a. **Residential:** Min. 1.0 parking spaces per dwelling (including the dwelling within the accessory building)
- b. **Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements. Parking for all-times food service shall be provided according to retail function
- c. **Office:** Min. 2.0 parking spaces per 1,500 sq ft of net office space, accessory units to be exempt from parking requirements
- d. **Retail:** Min. 2.0 parking spaces per 1,500 sq ft of net retail space, accessory units to be exempt from parking requirements
- e. **Civic & Other Functions:** Parking spaces to be determined by warrant
- f. Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- g. Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements

**• Where is the parking located?**

- a. Garages, parking lots and parking structures to be located at the third lot layer.
- b. On-street parking lane shall correspond to lot frontages (See Thoroughfare Assemblies table for the on-street parking lane layout).
- c. Unpaved parking areas may be located within the first lot layer by warrant
- d. The required parking may be provided off site by purchase or lease from a civic parking reserve, private parking lot or structure within 800 feet of the lot

**• How does the shared parking work function?**

- a. The required parking may be adjusted downward according to the Shared Parking Table

- b. Available for two or more functions within a single lot or within one block
- c. Calculated as the highest shared parking requirement resulting from the completed shared parking table

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR<br>REQUIRED<br>PARKING BY<br>USE | M-F       | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 8am - 6pm | 6pm - 12am | 12am - 8am | 8am - 6pm | 6pm - 12am | 12am - 8am |
| RESIDENTIAL                  | n =  | 60%       | 100%       | 100%       | 60%       | 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 = |           |            |            |           |            |            |

**• How is the parking accessed?**

- a. Parking shall be accessed by alleys or rear lanes
- b. Parking may be accessed by driveways from the principal frontage for lots at least 42 feet wide or the secondary frontage by warrant
- c. Driveway to 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
  - d. Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage
  - e. 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

**• Any other requirements regarding parking?**

- a. Parking lot to be masked from the frontage by a building or street screen. Parking structures to be masked by liner buildings at the first 2 stories
- b. No curbing to be installed in parking lots
- c. 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
- d. A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

**8. Landscape Standards**

**• What should be landscaped in each private frontage?**

- a. In stoop and forecourt frontages:
  - Trees and shrubs not to be required in the private frontage. Trees in the private frontage should match the species in the public frontage
  - Landscaping shall consist of durable species tolerant of soil compaction
  - Paving shall match the public frontage except where paved with pervious materials
- b. In shopfront, gallery and arcade frontages:
  - Trees and shrubs not to be required in the private frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - The private frontage to be paved to match the public frontage

**• Other requirements regarding landscaping?**

- a. Parking lot landscaping:
  - One tree to be planted for every 25 spaces
  - Paving should consist of pervious materials where possible
  - Landscaped areas to be placed lower than paving, not mounded up
  - Parking lots less than 50 spaces to be exempt from landscaping requirements

URBAN CENTER ZONE

T5

REGIONAL CORRIDOR DEVELOPMENT

- b. Non-invasive species to be planted in the private frontage and lots
- c. One pervious walkway no wider than 5 feet providing access to the principal entrance at all frontages to be permitted

## 9. Signage Standards

### • What are the requirements for residential functions?

#### Address Sign:

- a. One address number
- b. No more than 6 inches high
- c. Attached to the building entrance area or at a mailbox
- d. Signage may be externally illuminated



### • What are the requirements for commercial functions?

- a. Externally illuminated, except within the shopfront; glazing may be neon lit
- b. **Blade Sign:**
  - One for each ground floor business, one sign per frontage for businesses on the corner lots



- No more than 6 sq ft
- May be perpendicular to the facade
- 8 foot clearance above the sidewalk

#### c. **Band Sign:**

- One per facade of each building
- Not to exceed 3 feet in height



#### d. **Awnings Sign:**

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic on top surface
- Text to be printed or applied to the fabric



#### e. **Window Sign:**

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq ft
- Opaque signboards are prohibited



#### f. **Sidewalk Sign:**

- An A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq ft

#### g. **Ground based, monument Type Signs**

- May be considered, provided they meet applicable regulations and restrictions as found in Chapter 134, Article IV - Signs of the Cobb County Code

## 10. Nonconformities\*

### • Which uses shall count as nonconformities?

- a. The proposed building may be required by the Review Committee (RC)\*\* to match the setbacks and heights of building on adjacent lots rather than the provisions of this section.
- b. Any addition to or modification on the Local Register of Historic Places is to be approved by the Historic Preservation Commission prior to review by the RC
- c. The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing

### • Which uses do not count as nonconformities?

- a. The temporary or illegal use of property
- b. Adding new uses, structures, or site improvements to the existing nonconforming use

## 11. Special Requirements

### • Where are utilities located?

To be located underground, within the public right of way, including roadway lanes and sidewalks.

## 12. Building Materials and Configuration

### • What are the building material requirements?

- a. Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
- b. Exterior finish should be brick. Stucco can only be used as an accent material
- c. All exposed exterior wood to be painted
- d. Clotheslines shall not be located along frontages

### • What are the requirements regarding fences, walls and screens?

- a. Fences, walls, or other suitable visual screens 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
- b. Street screens to be constructed of a material matching the adjacent building facade
- c. Building mechanical equipment and refuse storage to be visually screened and not located along frontages

### • What are the requirements regarding openings of the building?

- a. Porches, galleries, doors, and windows to be square or rectangular shape except shopfronts
- b. Doors and windows operating as sliders to be prohibited along frontages except those at shopfronts which may be approved by warrant
- c. Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- d. Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade

### • What are the requirements regarding porch floors and gallery supports?

- a. Porch floors to be wood, plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above
- b. Galleries may be supported by wrought iron or metal posts

### • What are the requirements regarding roofs?

- a. Symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted
- b. Metal roofing materials to compliment an architectural style while minimizing glare
- c. Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

### • Which types of photo voltaic (PV) systems are permitted?

- a. Flexible panel type PV system or integrated photo voltaic (BIPV)
- b. 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

URBAN CENTER ZONE

T5

REGIONAL CORRIDOR DEVELOPMENT

\***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 may 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.

\*\***Review Committee (RC):** usually part of the community development agency, an 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.

# T6

## Urban Core Zone

### in REGIONAL CORRIDOR DEVELOPMENT (RCD)

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 sidewalks. Typically only large towns and cities have an Urban Core Zone.



### 1. Density Calculations

- What is the maximum base density ratio for housing?  
80 units/acre of gross lot area\*
- How to calculate development units for other building functions (other than housing)?  
For lodging: 3 rooms counted as 1 unit  
For office: 1,500 sf counted as 1 unit  
For retail: 2,000 sf counted as 1 unit
- What is the maximum percentage of development units per lot for other building functions (other than housing)?  
80% to be allowed for other building functions
- What is the maximum density in relation to the percentage of non-owner occupied housing per development?

| Percentage   | 40%           | 60%           | 100%          |
|--------------|---------------|---------------|---------------|
| Max. Density | 80 units/acre | 40 units/acre | 20 units/acre |

### 2. Lot Standards

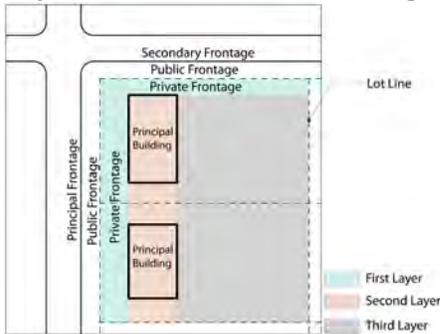
- What layers are in a lot?

Each lot is composed of three layers:

**First layer:** the area comprised of the distance between the frontage line\*\* and the required setback including the private frontage

**Second layer:** the portion of the lot behind the first layer which includes the portion of the building enfronting the thoroughfare

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



- What is the width requirement of the lot along the principal frontage?  
14 feet at the minimum and 500 feet at the maximum
- What is the maximum percentage of the lot coverage by buildings?  
90%

### 3. Building Disposition

- What are the permitted building dispositions in this zone?

**Rearyard:** A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard

**Courtyard:** A disposition where the building occupies the boundaries

of its lot while internally defining one or more private space

- How many buildings shall be built on each lot?

One building under single ownership: one principal building at principal frontage

- Shall the facade of the principal building be built parallel to the principal frontage?

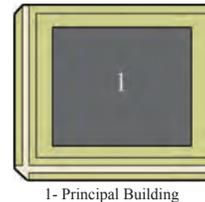
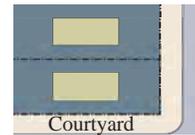
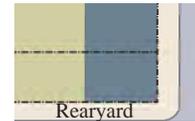
Yes

- What is the minimum percentage of the principal frontage width which the facade of the principal building occupy?

80% at the setback

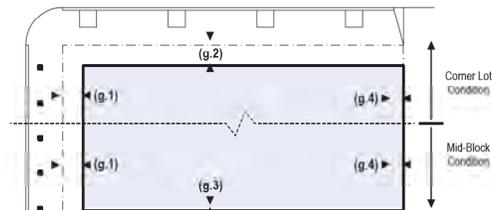
- Where is the principal building entrance located?

On a frontage line; forecourts and recessed stoops that recess the principal entrance from the frontage line are permitted.



|     | Setbacks-Principal Building | Min. | Max.  |
|-----|-----------------------------|------|-------|
| g.1 | Principal Front Setback     | 2 ft | 12 ft |
| g.2 | Secondary Front Setback     | 2 ft | 12 ft |
| g.3 | Side                        | 0    | 24 ft |
| g.4 | Rear                        | 0*** | \     |

#### Principal Building



Front setback may be modified by warrant to accommodate slopes over 10 percent

- What are the minimum and the maximum building setbacks from the boundary of the lot in this zone?

### 4. Building Configuration

- What are the Building Height requirements?

- a. A maximum of 12 stories above ground for the principal building and 3 stories for the outbuilding.
- b. In general, stories may not exceed 14 feet in height, except as provided below:
  1. The story height on ground level for commercial uses shall be between 11 feet and 25 feet. A single floor at ground level exceeding 18 feet is counted as two stories.
  2. The height of free standing parking structures is by warrant
  3. For parking structures attached to building for at least 50%

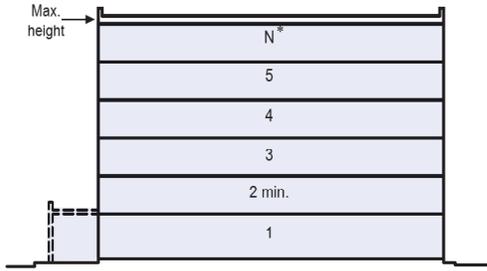
\*Gross lot area includes the net lot area and the area of adjacent thoroughfares alleys and passages between lot lines and center lines

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

\*\*\*Rear Setback-Principal Building: 0 feet at the minimum or 15 feet measured from the center line of the alley

of the perimeter, the height may not exceed the eave height of the building.

- 4. Ground floor residential or lodging functions should be raised a minimum of 18 inches from average sidewalk



grade at the principal frontage

- What lifelong community standards shall single-family residences meet?
  - One-zero step entrance at the principal building
  - A minimum of 32 inches clear passage space for all doors on the main floor of the principal building
  - One accessible full bathroom on the main floor of the principal building
  - One bedroom on the main floor of the principal building

## 5. Frontage Standards

- What types of private frontages\*\* are allowed?

There are five types of private frontages allowed:

- Forecourt:** a portion of the facade is close to the frontage line and the central portion is set back. The forecourt is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. A max. of 15 ft. recess for pedestrian forecourts or a max. of 30 ft. for vehicular forecourts is permitted. Driveways to be limited to 20 ft. in width within forecourts and 12 ft. in the public frontage\*\*\* with pavement in stone, brick, cobble, or to match the adjacent public frontage.
- Stoop:** the facade is aligned close to the frontage line with the first story elevated from the sidewalk. The entrance is usually an exterior stair and landing which may encroach into the private frontage up to 100% of its depth but may be recessed into the volume of the bldg. in where setbacks are less than 4 feet.
- Shopfront:** the facade is aligned close to the frontage line with the building entrance at the sidewalk grade. It may be freestanding or combined with gallery frontage. Ground floor commercial functions shall provide this type of frontage. Clear glass to be no less than 70% of the ground floor at principal and secondary frontages. The awning may encroach into the private frontage up to 100% of its depth and may overlap the sidewalk with at least 2 feet away from the curb. Awnings shall project horizontally from the facade a min. of 6 feet and span a min. of 80% of the frontage width without gap.
- Gallery:** the facade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk and at least 2 feet away from the curb. Galleries shall provide a min. vertical clearance of 10 feet and project horizontally from the facade a min. of 10 feet.
- Arcade:** a colonnade supporting habitable space that overlaps the sidewalk, and at least 2 feet away from the curb while the facade at sidewalk level remains at or behind the frontage line. The overlapping area shall provide a min. vertical clearance of 10 feet and project horizontally from the facade

\*N stands for any stories above those shown, up to the maximum

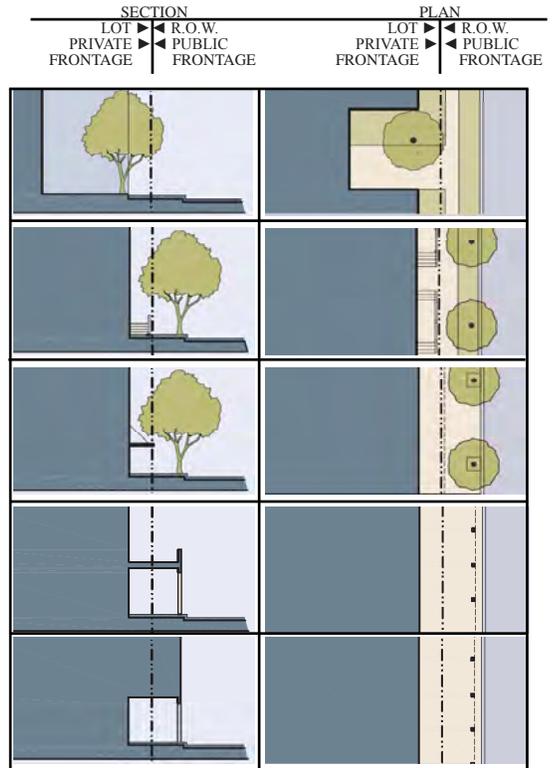
\*\*Private Frontage: the area between the frontage line and the principal building facade

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

URBAN CORE ZONE

T6

REGIONAL CORRIDOR DEVELOPMENT



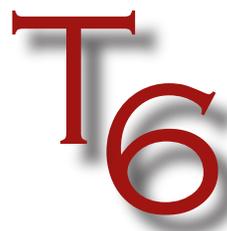
a min. of 10 feet.

- What are the general requirements for the private frontage?
  - Commercial functions may utilize the public frontage for seating, serving, displays of merchandise, and other business related activities
  - A min. 6 foot contiguous clear path to be provided and maintained within the public frontage, private frontage, or combination of both
  - No stairs or ramps within the private frontage for multi-family commercial functions
  - Illumination to be provided at the ground floor entrances for commercial functions
  - The private frontage to be coordinated with the public frontage as a single, coherent landscape and paving design

## 6. Building Function

- What building functions are allowed?

- Open Residential**
  - Allowed types: single family attached or detached, senior housing, multi-family, and mixed-use building
  - Min. 1.0 parking spaces per dwelling
- Open Lodging**
  - Allowed types: bed & breakfast (up to 5 rooms), Inn (up to 12 rooms), and hotel
  - 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
  - 1.0 parking spaces per bedroom
- Open Office:**
  - Allowed types: office building and live-work unit
  - Min. 2.0 parking spaces per 1,500 sq ft of net office space
- Open Retail:**



- Allowed types: open market building, retail building, display gallery, restaurant, and kiosk
- Limited to the ground floor. Units accessed by a lightwell frontage may be permitted a commercial function in the basement level in addition to the area located on the ground floor
- Min. 2.0 parking spaces per 1,500 sq ft of retail space
- Retail spaces under 1,500 sq ft can obtain a warrant to reduce parking requirement
- e. Civic and other functions including *funeral home, medical clinic, trade school, elementary school, childcare center, and light manufacturing*: to be determined by right
- f. Civic and other functions including *hospital, college, high school, light industrial facility, and laboratory facility*: to be determined by warrant

**• What building functions are not allowed?**

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

**7. Parking Standards**

**• How many parking spaces are required regarding various building functions?**

- a. **Residential:** Min 1.0 parking spaces per dwelling (including the dwelling within the accessory building)
- b. **Lodging:** Min. 1.0 parking spaces per bedroom, accessory units to be exempt from parking requirements. Parking for all-times food service shall be provided according to retail function
- c. **Office:** Min. 2.0 parking spaces per 1,500 sq ft of net office space, accessory units to be exempt from parking requirements
- d. **Retail:** Min. 2.0 parking spaces per 1,500 sq ft of net retail space, accessory units to be exempt from parking requirements
- e. **Civic & Other Functions:** Parking spaces to be determined by warrant
- f. Parking provided shall include spaces within the lot and along the parking lane corresponding to lot frontages
- g. Liner buildings less than 30 feet deep and no more than two stories to be exempt from parking requirements

**• Where is the parking located?**

- a. Garages, parking lots and parking structures to be located at the third lot layer
- b. On-street parking lane shall correspond to lot frontages (See Thoroughfare Assemblies table for the on-street parking lane layout)
- c. Unpaved parking areas may be located within the first lot layer by warrant
- d. The required parking may be provided off site by purchase

| SHARED PARKING TABLE         |  |           |            |            |           |            |            |
|------------------------------|--|-----------|------------|------------|-----------|------------|------------|
| USE                          | PEAK HOUR REQUIRED PARKING BY USE          | M-F       | M-F        | M-F        | Sat & Sun | Sat & Sun  | Sat & Sun  |
|                              |  | 8am - 6pm | 6pm - 12am | 12am - 6am | 8am - 6pm | 6pm - 12am | 12am - 6am |
| RESIDENTIAL                  | n =  | 80%       | 100%       | 100%       | 80%       | 100%       | 100%       |
| LODGING                      | n =  | 70%       | 100%       | 100%       | 70%       | 100%       | 100%       |
| OFFICE                       | n =  | 100%      | 20%        | 5%         | 5%        | 5%         | 5%         |
| RETAIL                       | n =  | 80%       | 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 = |           |            |            |           |            |            |

- or lease from a civic parking reserve, private parking lot, or structure within 800 feet of the lot
- **How does the shared parking function?**
  - a. The required parking may be adjusted downward according to the Shared Parking Table
  - b. Available for two or more functions within a single lot or within one block
  - c. Calculated as the highest shared parking requirement resulting from the completed shared parking table
- **How is the parking accessed?**
  - a. Parking shall be accessed by alleys or rear lanes
  - b. Driveway to 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
  - c. Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the frontage
  - d. 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

**• Any other requirements regarding parking?**

- a. Parking lot to be masked from the frontage by a building or street screen. Parking structures to be masked by liner buildings at the first 2 stories
- b. No curbing to be installed in parking lot
- c. 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
- d. A minimum of one bicycle rack place to be provided within the public or private frontage for every ten vehicular parking spaces

**8. Landscape Standards**

**• What should be landscaped in each private frontage?**

- a. In stoop and forecourt frontages:
  - Trees and shrubs not to be required in the private frontage. Trees in the private frontage should match the species in the public frontage
  - Landscaping shall consist of durable species tolerant of soil compaction
  - Paving shall match the public frontage except where paved with pervious materials
- b. In shopfront, gallery and arcade frontages:
  - Trees and shrubs not to be required in the private frontage
  - Landscaping shall consist of durable species, tolerant of soil compaction
  - The private frontage to be paved to match the public frontage

**• Other requirements regarding landscaping?**

- a. Parking lot landscaping:
  - One tree to be planted for every 25 spaces
  - Paving should consist of pervious materials where possible
  - Landscaped areas to be placed lower than paving, not mounded up
  - Parking lots less than 50 spaces to be exempt from landscaping requirements
- b. Non-invasive species to be planted in the private frontage and lots
- c. One pervious walkway no wider than 5 feet providing access to the principal entrance at all frontages to be permitted

## 9. Signage Standards

### • What are the requirements for residential functions?

#### Address Sign:

- One address number
- No more than 6 inches high
- Attached to the building entrance area or at a mailbox
- Signage may be externally illuminated



### • What are the requirements for commercial functions?

- Externally illuminated, except within the shopfront; glazing may be neon lit

#### b. Blade Sign:

- One for each ground floor business, one sign per frontage for businesses on the corner lots
- No more than 6 sq ft
- May be perpendicular to the facade
- 8 foot clearance above the sidewalk



#### c. Band Sign:

- One per facade of each building
- Not to exceed 3 feet in height



#### d. Awnings Sign:

- In the form of text along the flap
- No taller than 6 inches
- Text or graphic on top surface
- Text to be printed or applied to the fabric



#### e. Window Sign:

- One for each business, one sign per frontage for businesses on corner lots
- No more than 9 sq ft
- Opaque signboards are prohibited



#### f. Sidewalk Sign:

- An A-frame sidewalk sign may be placed in front of a business
- Not to exceed 6 sq ft

#### g. Ground based, monument Type Signs

- May be considered, provided they meet applicable regulations and restrictions as found in Chapter 134, Article IV- Signs of the Cobb County Code

## 10. Nonconformities\*

### • Which uses shall count as nonconformities?

- The proposed building may be required by the Review Committee (RC)\*\* to match the setbacks and heights of building on adjacent lots rather than the provisions of this section.
- Any addition to or modification on the Local Register of Historic Places is to be approved by the Historic Preservation Commission prior to review by the RC
- The existing building modification does not require (a) parking in addition to the existing nor (b) on-site storm water detention or retention in addition to the existing

### • Which uses do not count as nonconformities?

- The temporary or illegal use of property
- Adding new uses, structures, or site improvements to the existing nonconforming use

\***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 may 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.

\*\***Review Committee (RC):** usually part of the community development agency, an 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.

## 11. Special Requirements

### • Where are utilities located?

To be located underground, within the public right of way, including roadway lanes and sidewalks.

## 12. Building Materials and Configuration

### • What are the building material requirements?

- Multiple exterior materials on a single building to be combined on each facade horizontally, with the heavier material below the lighter
- Exterior finish should be brick. Stucco can only be used as an accent material
- All exposed exterior wood to be painted
- Clotheslines shall not be located along frontages

### • What are the requirements regarding fences, walls and screens?

- Fences, walls, or other suitable visual screens 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
- Street screens to be constructed of a material matching the adjacent building facade
- Building mechanical equipment and refuse storage to be visually screened and not located along frontages

### • What are the requirements regarding openings of the building?

- Porches, galleries, doors, and windows to be square or rectangular shape except shopfronts
- Doors and windows operating as sliders to be prohibited along frontages except those at shopfronts which may be approved by warrant
- Glazed openings above the first story not to exceed 50% of the total building wall area, with each facade being calculated independently
- Entrances to upper floor residential uses in mixed-use buildings may be at sidewalk grade

### • What are the requirements regarding porch floors and gallery supports?

- Porch floors to be wood, plank, concrete slab, or stone. Synthetic materials are permitted provided they have the appearance of the materials noted above
- Galleries may be supported by wrought iron or metal posts

### • What are the requirements regarding roofs?

- Symmetrically pitched with a minimum angle 6 in 12. Low-slope (flat) roofs shall be permitted
- Metal roofing materials to compliment an architectural style while minimizing glare
- Rooftop equipment to be screened in a manner consistent with the architectural design of the building along frontages

### • Which types of photo voltaic (PV) systems are permitted?

- Flexible panel type PV system or 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

URBAN CORE ZONE

T6

REGIONAL CORRIDOR DEVELOPMENT



Thoroughfare Network



- 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.

Public Frontage Assembly Types

| PUBLIC FRONTAGE ASSEMBLY TYPES  |                  |                  |                    |                    |                    |               |
|---|------------------|------------------|--------------------|--------------------|--------------------|---------------|
| PUBLIC FRONTAGE ASSEMBLY TYPE   | A                | B                | C                  | D                  | E                  | F             |
| <b>a. ASSEMBLY:</b><br>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         | 16-24 feet         | 18-30 feet    |
| <b>b. DRAINAGE:</b><br>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   |
| <b>c. WALKWAY:</b><br>The portion of the Thoroughfare dedicated exclusively to pedestrian activity.                   |                  |                  |                    |                    |                    |               |
| Type  | Path Optional    | Path             | Sidewalk           | Sidewalk           | Sidewalk           | Sidewalk      |
| Width   | n/a              | 4-8 feet         | 4-8 feet           | 4-8 feet           | 12-20 feet         | 12-30 feet    |
| <b>d. PLANTER:</b><br>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 Wall     |
| 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 |
| <b>e. LANDSCAPE:</b><br>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               | Vase               | Vase          |
|   | Spreading        | Spreading        | Spreading          |                    |                    |               |
|   | Vase             | Vase             | Vase               |                    |                    |               |
|   | Pole             | Pole             | Pole               |                    |                    |               |
| <b>f. LIGHTING:</b><br>The recommended public lighting, see Table 4G for specifications, if any.                      |                  |                  |                    |                    |                    |               |
|   | Pipe             | Pipe             | Post               | Post               | Double Column      | Double Column |
|   |                  |                  | Pipe               | Pipe               | Column             | Column        |
|   |                  |                  | Column             | Column             |                    |               |

# THOROUGHFARE ASSEMBLIES



| KEY                |             |
|--------------------|-------------|
| Thoroughfare Type  | ST-57-20-BL |
| 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     |  |
|--------------------------|--|
| Thoroughfare Type        |  |
| Right-of-Way Width       |  |
| Pavement Width           |  |
| Transect Zone Assignment |  |

| PUBLIC FRONTAGE |  |
|-----------------|--|
| Drainage Type   |  |
| Curb Radius     |  |
| Walkway Type    |  |
| Planter Type    |  |
| Landscape Type  |  |

| TRANSPORTATION WAY       |  |
|--------------------------|--|
| Traffic Lane Width       |  |
| Parking Lane Width       |  |
| Median Width             |  |
| Target Speed             |  |
| Pedestrian Crossing Time |  |

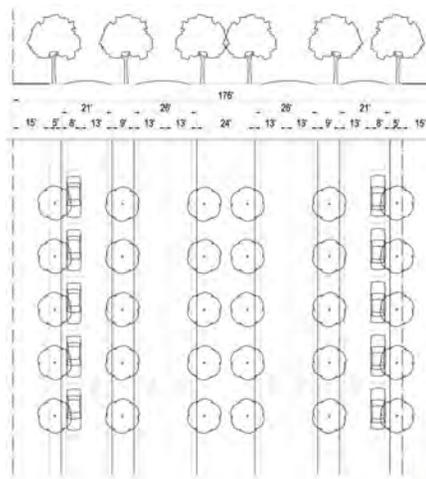
| BIKEWAY TYPE |  |
|--------------|--|
|              |  |

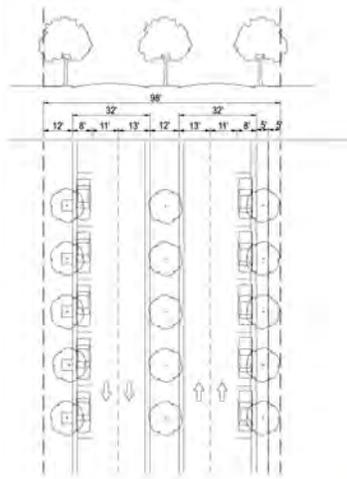
| TRANSITWAY TYPE |  |
|-----------------|--|
|                 |  |

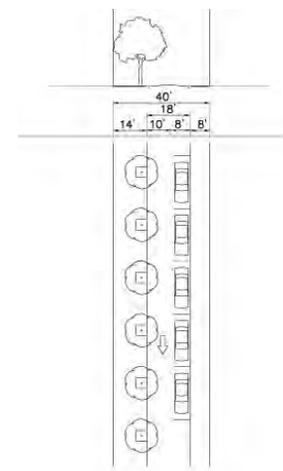
| NOTES |   |
|-------|---|
|       | Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time |



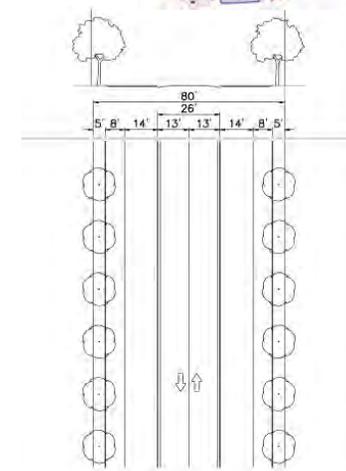
| BV-176-94   |  |
|---|--|
| Boulevard   |  |
| 176 feet  |  |
| 94 feet   |  |
| T4, T5, T6  |  |
| E   |  |
| Curb  |  |
| 20 foot inside   15 foot slip lanes   |  |
| 15 foot Sidewalk  |  |
| 5 foot planter  |  |
| Trees @ 30' o.c. avg.   |  |
| 3 lanes each way @ 13 feet (including 2 foot pan)   |  |
| Both sides @ 8 feet (including 2 foot pan) marked   |  |
| 24 foot inside   9 foot slip lanes  |  |
| 35 MPH inside   25 MPH slip lanes   |  |
| 6.0 seconds   7.4 seconds   7.4 seconds   6.0 seconds   |  |
| See Bicycle Module  |  |
| See Transit Module  |  |
| Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time |  |



| BV-98-64   |  |
|--|--|
| Boulevard  |  |
| 98 feet  |  |
| 64 feet  |  |
| T4, T5, T6   |  |
| F, D   |  |
| Curb   |  |
| 10 feet  |  |
| 12 foot Sidewalk   5 foot sidewalk                                     |  |
| 4 foot tree well   5 foot planter                                      |  |
| Trees @ 30' o.c. avg.  |  |
| 2 lanes @ 11 feet exterior and 2 @ 13' interior (including 2 foot pan) |  |
| One side @ 8 feet (including 2 foot pan) marked                        |  |
| 12 feet  |  |



| DR-40-20  |  |
|---|--|
| Drive   |  |
| 40 feet   |  |
| 18 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                              |  |



| ST-80-26  |  |
|---|--|
| Street  |  |
| 80 feet   |  |
| 26 feet   |  |
| T3, T4  |  |
| D   |  |
| Curb  |  |
| 10 feet   |  |
| 8 foot Sidewalk   |  |
| 5 foot   14 foot continuous Planter each side   |  |
| Trees @ 30' o.c. avg.   |  |
| 2 lanes @ 13 feet (including 2 foot pan)  |  |
| N/A   |  |
| N/A   |  |
| 35 MPH  |  |
| 7.4 seconds   |  |
| See Bicycle Module  |  |
| See Transit Module  |  |
| Signalized intersections shall be outfitted with countdown displays for walk/don't walk signs. Signal timing should be calculated based on pedestrian crossing time |  |

# THOROUGHFARE ASSEMBLIES



**KEY** ST-57-20-BL

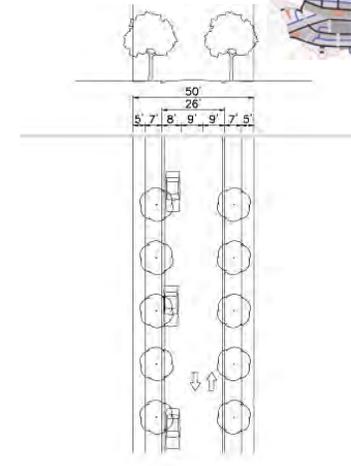
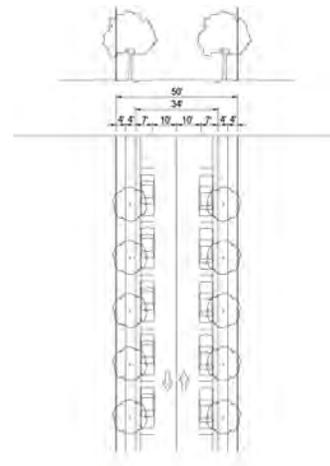
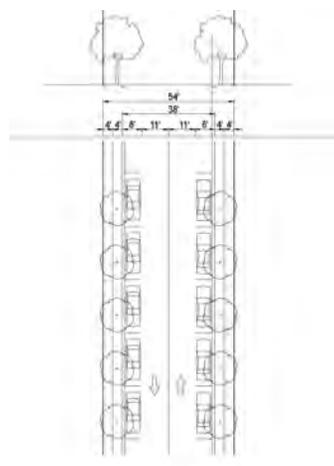
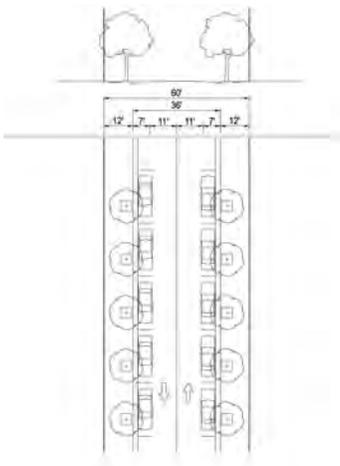
Thoroughfare Type ↑  
 Right of Way Width ↑  
 Pavement Width ↑  
 Transportation ↑

**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     |  |
|--------------------------|--|
| Thoroughfare Type        |  |
| Right-of-Way Width       |  |
| Pavement Width           |  |
| Transect Zone Assignment |  |
| PUBLIC FRONTAGE          |  |
| Drainage Type            |  |
| Curb Radius              |  |
| Walkway Type             |  |
| Planter Type             |  |
| Landscape Type           |  |
| TRANSPORTATION WAY       |  |
| Traffic Lane Width       |  |
| Parking Lane Width       |  |
| Median Width             |  |
| Target Speed             |  |
| Pedestrian Crossing Time |  |
| BIKEWAY TYPE             |  |
| TRANSITWAY TYPE          |  |
| NOTES                    |  |

| CS-60-36                 |   |
|--------------------------|---|
| Thoroughfare Type        | Commercial Street   |
| Right-of-Way Width       | 60 feet   |
| Pavement Width           | 36 feet   |
| Transect Zone Assignment | T4, T5, T6  |
| Public Frontage          | F   |
| Drainage Type            | Curb  |
| Curb Radius              | 10 feet   |
| Walkway Type             | 12 foot Sidewalk  |
| Planter Type             | 4 foot tree well  |
| Landscape Type           | Trees @ 30' o.c. avg.   |
| Traffic Lane Width       | 2 lanes @ 11 feet each  |
| Parking Lane Width       | One side @ 7 feet (including 2 foot pan) marked   |
| Median Width             | N/A   |
| Target Speed             | 20 MPH  |
| Pedestrian Crossing Time | 10.2 seconds  |
| Bike Way Type            | See Bicycle Module  |
| Transit Way 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 |

| ST-54-38                 |  |
|--------------------------|--|
| Thoroughfare Type        | Street   |
| Right-of-Way Width       | 54 feet  |
| Pavement Width           | 38 feet  |
| Transect Zone Assignment | T3, T4, T5   |
| Public Frontage          | D  |
| Drainage Type            | Curb   |
| Curb Radius              | 10 feet  |
| Walkway Type             | 4 foot Sidewalk  |
| Planter Type             | 4 foot continuous Planter  |
| Landscape Type           | Trees @ 30' o.c. avg.  |
| Traffic Lane Width       | 2 lanes @ 11 feet  |
| Parking Lane Width       | Both sides @ 8 feet (including 2 foot pan) marked  |
| Median Width             | N/A  |
| Target Speed             | 30 MPH   |
| Pedestrian Crossing Time | 10.8 seconds   |
| Bike Way Type            | See Bicycle Module   |
| Transit Way 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<br>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). |

| ST-50-34                 |   |
|--------------------------|---|
| Thoroughfare Type        | Street  |
| Right-of-Way Width       | 50 feet   |
| Pavement Width           | 34 feet   |
| Transect Zone Assignment | T3, T4  |
| Public Frontage          | D   |
| Drainage Type            | Curb  |
| Curb Radius              | 10 feet   |
| Walkway Type             | 4 foot Sidewalk   |
| Planter Type             | 4 foot continuous Planter   |
| Landscape Type           | Trees @ 30' o.c. avg.   |
| Traffic Lane Width       | 2 lanes @ 10 feet   |
| Parking Lane Width       | Both sides @ 7 feet (including 2 foot pan) unmarked   |
| Median Width             | N/A   |
| Target Speed             | 30 MPH  |
| Pedestrian Crossing Time | 9.7 seconds   |
| Bike Way Type            | See Bicycle Module  |
| Transit Way Type         | See Transit Module  |
| Notes                    | 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). |

| ST-50-26                 |  |
|--------------------------|--|
| Thoroughfare Type        | Street   |
| Right-of-Way Width       | 50 feet  |
| Pavement Width           | 26 feet  |
| Transect Zone Assignment | T3, T4   |
| Public Frontage          | C,D  |
| Drainage Type            | Curb   |
| Curb Radius              | 10 feet  |
| Walkway Type             | 5 foot Sidewalk  |
| Planter Type             | 7 foot continuous Planter  |
| Landscape Type           | Trees @ 30' o.c. avg.  |
| Traffic Lane Width       | 2 lanes @ 9 feet interior, 9' exterior (including 2 foot pan) unmarked |
| Parking Lane Width       | one side @ 8 feet (including 2 foot pan) unmarked                      |
| Median Width             | N/A  |
| Target Speed             | 20 MPH   |
| Pedestrian Crossing Time | 7.4 seconds  |
| Bike Way Type            | See Bicycle Module   |
| Transit Way Type         | See Transit Module   |
| Notes                    |  |



**KEY** **ST-57-20-BL**

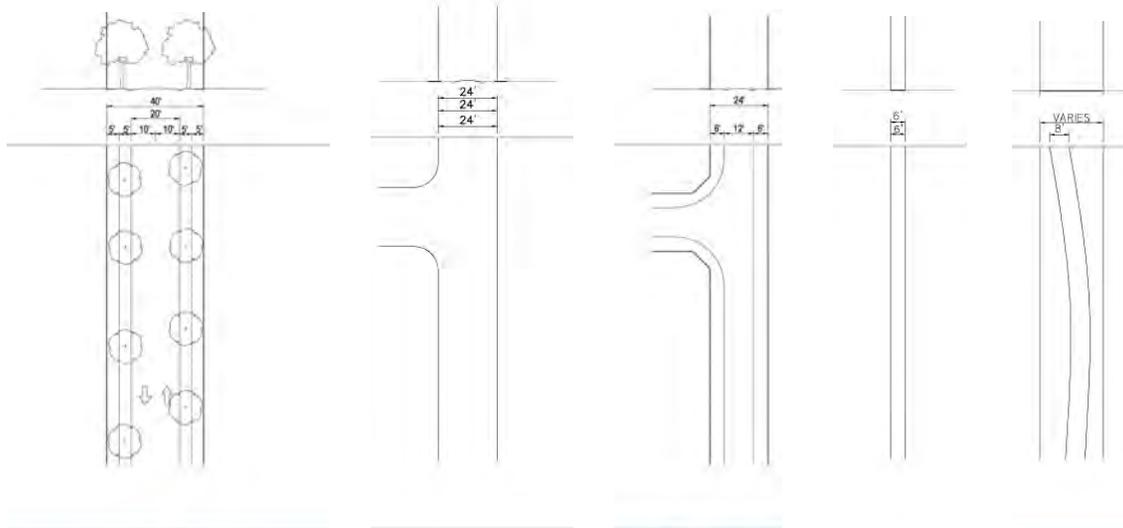
Thoroughfare Type  
 Right of Way Width  
 Pavement Width  
 Transportation

**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      | RD-40-20   | RA-24-24                        | RL-24-12                  | PS-10-10           | PT-V-6             |
|---------------------------|--|---------------------------------|---------------------------|--------------------|--------------------|
| Thoroughfare Type         | Road   | Rear Alley                      | Rear Lane                 | Passage            | Path               |
| Right-of-Way Width        | 40 feet  | 24 feet                         | 24 feet                   | 6 foot             | Varies             |
| Pavement Width            | 20 feet  | 24 feet                         | 12 feet                   | N/A                | N/A                |
| Transect Zone Assignment  | T3   | T4, T5, T6                      | T3, T4                    | T3, T4, T5, T6     | T3, T4             |
| <b>PUBLIC FRONTAGE</b>    | <b>B</b>   | N/A                             | N/A                       | N/A                | N/A                |
| Drainage Type             | Swale  | Curb                            | Curb                      | N/A                | N/A                |
| Curb Radius               | 10 feet  | 10 feet                         | 20 feet                   | N/A                | N/A                |
| Walkway Type              | 5 foot Sidewalk  | N/A                             | N/A                       | 6 foot Sidewalk    | 8 foot Sidewalk    |
| Planter Type              | 5 foot   | N/A                             | N/A                       | N/A                | N/A                |
| Landscape Type            | Clustered  | N/A                             | N/A                       | N/A                | Clustered          |
| <b>TRANSPORTATION WAY</b> |  |                                 |                           |                    |                    |
| Traffic Lane Width        | 2 lanes @ 10 feet each (including 2 foot pan) unmarked | 2 lanes @ 12 feet each unmarked | 2 lanes @ 6 feet unmarked | N/A                | N/A                |
| Parking Lane Width        | N/A  | N/A                             | N/A                       | N/A                | N/A                |
| Median Width              | N/A  | N/A                             | N/A                       | N/A                | N/A                |
| Target Speed              | 20 MPH   | 10 MPH                          | 10 MPH                    | N/A                | N/A                |
| Pedestrian Crossing Time  | 5.7 seconds  | 6.8 seconds                     | 3.4 seconds               | N/A                | N/A                |
| <b>BIKEWAY TYPE</b>       | See Bicycle Module                                     | See Bicycle Module              | See Bicycle Module        | See Bicycle Module | See Bicycle Module |
| <b>TRANSITWAY TYPE</b>    | See Transit Module                                     | See Transit Module              | See Transit Module        | See Transit Module | See Transit Module |
| <b>NOTES</b>              |  |                                 |                           |                    |                    |

**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.