

Sec. 134-1. - Definitions.

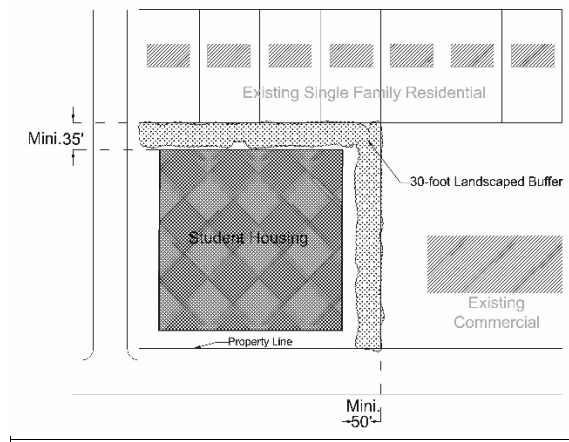
Purpose Built Student Housing means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases for each occupant, fully-furnished units, and residence life programs specific to college students.

Sec. 134-37. - Special land use permits.

(34) Purpose Built Student Housing

- a. Sites shall be located in areas under the Regional Activity Center (RAC) Future Land Use designation.
- b. Sites are required to have principal access from an arterial or major collector roadway, as identified on the Cobb County Roadway Functional Classification Plan.
- c. Density shall be calculated using equivalent apartment units rather than the actual number of units. There shall be 0.5 equivalent apartment units per bedroom.
- d. Sites shall be designed to accommodate on-site parking for at least one (1) vehicle for each unit, based on the equivalency calculation listed above in item (c). Parking may be reduced to .75 paved parking spaces per unit if the project is located with a tenth of a mile from a public transit stop, has direct bus service to the college or university, or is located within ¼ mile of the college or university campus. Additional parking shall be provided for visitors. Accommodation for rideshare pick up/drop off shall also be provided.
- e. Traffic impact study required per Sec. 134-121(a.)(8.) Traffic counts shall be within the last three years and performed while school is in session.
- f. Sites shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multi-family housing developments.
- g. Buildings and sites shall be designed to minimize the transfer of noise by the use of noise absorbing/blocking material such as rough surface building facades, site fencing and vegetation.
- h. Minimum tract size is 4 acres.
- i. Maximum building height is 55 feet. When adjacent to single-family residential zoning districts, maximum building height is 35 feet.
- j. Maximum impervious surface coverage: 70%. For zoning districts in which the maximum coverage is less than 70%, the maximum per the zoning district shall prevail.

- k. No portion of floodplain, wetland area, or impervious community area (pools, clubhouses, tennis courts and parking facilities) may be used in calculating density.
- l. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of Crime Prevention through Environmental Design (CPTED). Security plan shall be reviewed and updated annually.
- m. A 30-foot landscaped buffer shall be provided on any exterior property line that abuts existing single-family residential uses. The buffer shall be natural, but may need to be enhanced with additional landscaping to provide sufficient screening between the new development and the existing neighborhood. Privacy fencing shall be required on a case-by-case basis.



- n. When abutting residential uses, structures associated with the use shall be located a minimum of 50 feet from the property line. When abutting commercial uses, structures associated with the use shall be located a minimum of 35 feet from the property line.
- o. Floodplain and wetlands preservation requirements – Any development must meet all county, state and federal requirements relating to floodplains and wetlands. The board of commissioners encourages preservation of wetland areas.
- p. On-site management shall be required, 24 hours per day, 7 days per week.

Sec. 134-206. - RM-12 residential multifamily district.

(2) Definitions.

e. *Purpose Built Student Housing* means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases, fully-furnished units, and residence life programs specific to college students.

(3) Permitted uses.

Purpose built student housing (requires a Special Land Use Permit per Sec. 134-37(a)(34 a.- p)).

Sec. 134-207. - RM-16 residential multifamily district.

(2) Definitions.

e. *Purpose Built Student Housing* means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases, fully-furnished units, and residence life programs specific to college students.

(3) Permitted uses.

Purpose built student housing (requires a Special Land Use Permit per Sec. 134-37(a)(34 a.- p)).

Sec. 134-216. - UVC urban village commercial district.

(2) Definitions.

f. *Purpose Built Student Housing* means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases, fully-furnished units, and residence life programs specific to college students.

(3) Permitted uses.

Purpose built student housing (requires a Special Land Use Permit per Sec. 134-37(a)(34 a.- p)).

Sec. 134-217. - PVC planned village community district.

(2) Definitions.

- k. Purpose Built Student Housing means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases, fully-furnished units, and residence life programs specific to college students.

(3) Permitted uses.

Purpose built student housing (requires a Special Land Use Permit per Sec. 134-37(a)(34 a.- p)).

Sec. 134-228. - RRC regional retail commercial district.

(2) Definitions.

- k. Purpose Built Student Housing means a multi-family residential development marketed to affiliates of an academic or professional college or university, or other recognized institution of higher learning. These developments are typically located near college campuses and offer amenities such as individual leases, fully-furnished units, and residence life programs specific to college students.
- k. l. Regional shopping center means a group of commercial enterprises offering a range of commercial goods and services in an aggregate of 500,000 square feet or more of net floor area which:
1. Are designed as a single commercial group, whether or not located on the same lot;
 2. Are under one common ownership or management, or have one common arrangement for the maintenance of the grounds;
 3. Are connected by party walls, partitions, covered canopies or other structural members to form one continuous structure;
 4. Share a common parking area; and
 5. Otherwise present the appearance of one continuous commercial area.

(3) Permitted uses.

Purpose built student housing (requires a Special Land Use Permit per Sec. 134-37(a)(34 a.- p)).