

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Crowe, Planner I

Date: January 18, 2019

CC: Tammi Saddler-Jones – City Administrator

RE: Zoning Code Amendment – Section 717- Corridor Design Districts

BACKGROUND

While reviewing Section 717 of the Zoning Ordinance to repeal several related appendices, Community Development staff noticed a few changes within Section 717 that were required to match what is currently enforced. In addition, the Community Development Department cleaned up any existing typing or grammatical errors.

ANALYSIS

While reviewing the Zoning Ordinance, Community Development found several discrepancies between what is stated in Section 717 of the Zoning Ordinance (CDD, Corridor Design Districts) and the corresponding appendices of the Ordinance. Community Development found that there were a few items that were not transferred over from the appendices to Section 717 when the new section was created.

Additionally, when the current Sign Ordinance was passed in 2005, it was stated that “the effective date of this chapter shall be immediately upon passage by the governing authority. All ordinances and parts of ordinances concerning signs in conflict with this chapter are hereby repealed.” This means that the sign guidelines listed in Section 717 are both unnecessary and invalid thus calling for its removal.

STAFF COMMENTS

Community Development has reviewed the City’s Zoning Ordinance and has made several code amendments. The proposed amendments include:

- 1) Repealing sign information;
- 2) And correcting typing errors.

The Zoning Ordinance amendment was heard by the Planning and Zoning Board on December 10, 2018. It was recommended for approval by a vote of 7-0.

Community Development recommends **approval** of the following code amendments to Section 717 of the City's Zoning Ordinance:

Subsections of Section 717 of the Zoning Ordinance shall be amended to correct typing and grammatical errors and to relocate clarifying language to appropriate subsection. The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VII. – USE PROVISIONS

Sec. 717.- [CDD], corridor design districts.

The intent of this section in establishing the (CDD) overlay districts is to promote orderly development of urban transportation corridors into mixed, but compatible uses, which implement the urban design concepts of the City of Smyrna Comprehensive Plan; complement the current development of the Central Business District; promote economic development of the city; promote high quality residential neighborhood development; enhance existing neighborhoods; minimize safety hazards to vehicles and pedestrians; and enhance the quality of life for Smyrna's citizens. These overlay districts shall include:

- CDD-1 **South** Atlanta Road
- CDD-2 Spring Road
- CDD-3 Windy Hill Road
- CDD-4 South Cobb Drive
- CDD-5 Concord Road

Section I: General Considerations

(717.1) *Background.* An accelerating economic revitalization is occurring on the major arterial corridors leading into the Central Business District of Smyrna and on South Cobb Drive. Much of this construction involves redevelopment or renovation of existing structures. In many sections of these corridors, the parcel geometry, building setbacks, vehicle access, signage and landscaping are obsolescent. These legacies represent the technologies and economic activities of past decades. Redevelopment offers the possibility of correcting features of the streetscape that are no longer appropriate, while contributing to the general economic development of the city.

Certain areas of Smyrna, particularly **South** Atlanta Road, contain historical structures or buildings with distinct architectural styles which contribute to the quality of life of its citizens. The CDD overlay zones provide incentives for owners to preserve the integrity of historic buildings or architectural styles, while adapting them to current economic conditions. The design standards within these district regulations are very general, and do not have the specificity typically found in regulations for certified historic districts or landmarks. Nevertheless, owners of historic structures are urged to seek professional assistance when anticipating changes in external appearance, so that their original aesthetic integrity may be maintained.

The Corridor Design Districts (CDD) have been delineated by the City of Smyrna under its powers to regulate land use. They are composed of all parcels, tracts and structures located within their prescribed boundaries. Standards adopted for these districts include building setback lines; building heights; building spatial relationships; location and screening of parking; landscaping; signage location and specifications; location of

building entrances; minimum and maximum lot sizes; conservation of significant natural features; pedestrian amenities; historical integrity; and general compatibility of architectural styles. The standards and regulations applying to the Corridor Design Districts are only mandatory for new construction, additions and site improvements. Projects involving only interior renovations; no change in gross floor areas; or no changes of signage are not subject to compliance with CDD regulations.

Several other codes and documents regulate construction in Smyrna. Federal and state adopted codes protecting safety of life and the access rights of disabled citizens shall have jurisdiction over any local governmental codes. Certain establishments such as nursing homes, day care centers, restaurants and hostelrys have additional federal and state public health standards applied to them. Public health codes do not supersede zoning regulations, but rather they must be mutually compatible.

(717.2) *Developmental history.* Smyrna's urban fabric developed over a period of 150 years in response to a series of transportation improvements. Initially, crossroads hamlets sprang up along old Native American trading paths. In 1845 the Western and Atlantic Railroad closely paralleled the old trail leading between the Native American villages of Standing Peachtree and Etowah. Then, commercial and institutional buildings located near the intersection of Spring Street and Atlanta Road. The most important impetus for growth, however, arrived at the end of the 19th Century with the construction of the Atlanta and Marietta Electric Railway, an interurban transit line. During the next 40 years, numerous residential subdivisions and neighborhood shops were built next to transit shops. Small stores also began to spread down Spring Street, West Spring Street and Roswell Street.

During the 1920's and 1930's, the rough wagon roads were widened and paved. Atlanta Road became a section on the Dixie Highway, the main road between the Midwest and Florida. It began to experience increased auto-oriented commercial development. The other streets in Smyrna remained essentially residential in character. West of the railroad tracks, what is now known as Windy Hill Road, was named Cherokee Street and Jones Shaw Road. Roswell Street was probably the most important east-west connector. Concord Road quickly became a rural farm road as it departed the town limits.

The post-World War II era brought major physical changes to Smyrna. The early 1950's saw the construction of both major interurban highways and the first shopping centers. Both developments caused radical changes in Smyrna's urban fabric. The completion of four-lane U.S. 41 east of Smyrna shifted most intercity traffic away from Smyrna. Belmont Plaza shifted the destination of most east-west traffic to the north of the original town core. Jones Shaw Road, Cherokee Street and Windy Hill Road became very important arteries. During the late 1950's and early 1960's, these streets along with Concord Road and Spring Street experienced intensive residential development, typically brick ranchers on $\frac{1}{4}$ — $\frac{1}{2}$ acre lots. During the early sixties, South Cobb Drive was constructed as an entirely new multilaned thoroughfare. One of Atlanta's first shopping malls, Cobb Center opened at this time. By the late 60's, the sections of Windy Hill and Concord Roads near Atlanta Road were commercializing and Interstate 75 had been completed as far as Marietta. Smyrna's land development patterns were rapidly becoming incompatible with the exploding traffic volumes of the Atlanta metropolitan area.

During the last decade of the 20th Century, Smyrna has evolved from being in the economic backwaters of the Atlanta Region to being a nationally recognized model for urban revitalization. This remarkable renaissance has in turn, placed intensive redevelopment pressures on its arterial corridors. The 1970's and 1980's were typified by less dramatic road construction projects and general economic stagnation in Smyrna. A new route for Spring Road was cut diagonally to the southwest toward the downtown. Also, a railroad underpass and four-laned divided right-of-way for Windy Hill Road allowed traffic to flow more freely from the east into Central Smyrna. In the 80's, the city began development of its Community Center Complex and Cobb County widened, improved, and interconnected the Windy Hill Road-Cherokee Street-Jones Shaw Road corridor, eventually renaming the entire route Windy Hill Road. During this period, Cobb County and the Georgia DOT also completed a major upgrading of South Atlanta Road with multiple lanes, sidewalks and landscaping. By the mid-1990's, South Atlanta Road, Spring Road, Concord Road, Windy Hill Road and South Cobb Drive all were experiencing economic revitalization. The 1996 Comprehensive Plan for Smyrna recognized these accelerating changes, and recommended that the city institute special zoning and design standards to guide the redevelopment of these corridors so that obsolescent land use patterns and building geometry would not be reproduced in the new projects.

(717.3) District boundaries.

CDD-1, South Atlanta Road.

The western northern boundary shall be the southern boundary of the Downtown Design District (DDD-1) (just south of Concord Road). The southern boundary shall be the southern city limits of Smyrna on Atlanta Road. The eastern and western boundaries shall approximately be 1,800 feet on either side of South Atlanta Road within the city limits of Smyrna. Please examine Map CDD-1 to determine the exact location of the boundaries. All parcels located inside the Smyrna City Limits and within or partially with these land lots shall be considered within the CDD-1: LL 557, 558, 595, 596, 597, 627, 629, 630, 668, 669, 671, 698, 700, 701, 740, 741, 742, and 743. If any parcel is annexed by the City of Smyrna in the future, and is located within 1,800 feet of South Atlanta Road, it shall be subject to the regulations of CDD-1.

CDD-2, Spring Road.

The western boundary shall be South Atlanta Road. The eastern boundary shall be Cobb Parkway (U.S. 41.) The eastern and western boundaries shall approximately be 1,800 feet on either side of Spring Road within the city limits of Smyrna. All parcels located within or partially within these land lots shall be considered within the CDD-2: LL 559, 560, 593, 594, 631, 632, 662, 663, 703, 704, 737, 738, 775, 776, 809, 810, 846, 847, and 880. Only that portion of Land Lot 881 west of Interstate 285 shall be within the CDD-2. See Map CDD-2 for graphic description of boundaries. If any parcel is annexed by the City of Smyrna in the future, and is located within 1,800 feet of Spring Road, it shall be subject to the regulations of CDD-2.

CDD-3, Windy Hill Road.

The western boundary shall be Benson Poole Road at the Smyrna City Limits. The eastern boundary shall be Atlanta Road. The northern and southern boundaries shall be approximately 1,000 feet on either side of Windy Hill Road within the city limits of Smyrna. Please examine Map CDD-3 to determine the exact location of the boundaries. All parcels located inside the Smyrna City Limits and within or partially within these land lots shall be considered within CDD-3: LL 302, 303, 346, 347, 374, 375, ~~410~~ 418, 419, 447, 490, and 491. If any parcel is annexed by the City of Smyrna in the future, is located within 1,000 feet of Windy Hill Road, it shall be subject to the regulations of CDD-3.

CDD-4, South Cobb Drive.

The northern boundary shall be Pat Mell Road at the Smyrna City Limits. The southern boundary shall be I-285 at the city limits. The eastern and western boundaries shall be approximately 1,800 feet on either side of South Cobb Drive within the city limits of Smyrna. Please examine Map CDD-4 to determine the exact location of the boundaries. All parcels located inside the Smyrna City Limits and within or partially within these land lots shall be considered within the CDD-4: LL 301, 302, 303, 344, 345, 346, 347, 348, 375, 376, 377, 378, 379, 380, 411, 412, 413, 414, 453, 454, 455, 481, 482, 483, 527, 528, 529, 550, 551, 552, 602, 603, 604, 620, 621, 622, 676, 677, 678, 688, 689, 690, 691, 692, 750, 751, 752, 753, and 754. If any parcel is annexed by the City of Smyrna in the future, is located within 1,800 feet of South Cobb Drive, it shall be subject to the regulations of CDD-4.

CDD-5, Concord Road.

The northern and southern boundaries shall be approximately 1,000 feet on either side of Concord Road. The western boundary shall be the eastern property lines of lots adjacent to South Cobb Drive. The eastern boundary shall be Downtown Design Districts 1 and 2. Please examine Map CDD-5 to determine the exact location of the boundaries. All parcels located inside the Smyrna City Limits and within or partially within these land lots shall be considered within the CDD-5: LL 413, 414, 451, 453, 485, 486, 522, 524, and 558. If any parcel is annexed by the City of Smyrna in the future, is located within 1,000 feet of Concord Road, it shall be subject to the regulations of CDD-5.

(717.4) *Application procedure.* The Smyrna Department of Community Development has primary responsibility for review of proposed projects in the Corridor Design Districts. It is recommended that property owners or developers submit conceptual design drawings of the proposed project to the Smyrna Department of Community Development for informal staff review prior to their application for a ground disturbance or building permit. This shall help prevent expenditures of financial resources for changes of construction documents. Conceptual designs may take the form of dimensioned sketches, or may be more refined. However, the graphics should enable staff to determine if there are obvious conflicts with applicable codes and regulations. Upon advice of staff and/or the planning commission, the city council may waive certain

requirements of these district regulations when the geometry of a specific land parcel makes compliance impossible or creates an undue hardship.

Standard applications for zoning changes, ground disturbance permits, sign permits, and building permits shall be utilized for proposed projects in the Corridor Design Districts. All applications within the boundaries of these districts shall clearly state that the project is located within the (appropriate name) Corridor Design District. Procedures mandated in the City of Smyrna Zoning Ordinance, City of Smyrna Subdivision Ordinance, and the Standard Building Code (SBCC) shall be followed.

All projects within the Corridor Design Districts involving the demolition of, or exterior changes to, a building constructed before 1945 shall be first referred for review by the Smyrna Urban Design Commission. These regulations do not prohibit the demolition or renovation of existing structures. New or renovated structures may be more compatible with nearby properties. However, the recommendations of the UDC will be forwarded to the City of Smyrna's Planning and Zoning Commission to ensure implementation of the City of Smyrna's Comprehensive Plan.

If changes are requested by the city council, a revised site plan or set of construction drawings (whichever is applicable) must be signed and dated by the applicant, then submitted and approved by staff prior to issuance of any permits. Approval of a proposed project will be verified by a ground disturbance or building permit. Any significant variation which is not in compliance with the city's codes and ordinances will give sufficient grounds for the department of community development to issue a stop work order on the project, and possibly make the property owner, developer, and/or general contractor subject to civil penalties or judicial action.

(717.5) *Determination of applicable code requirements.* Whenever a conflict exists between the requirements of this section, and any other section of the Code or Ordinances of the City of Smyrna, or the State of Georgia, or the Federal Government, the more stringent of the two or more regulatory criteria applies, as determined by the staff of the City of Smyrna's Department of Community Development.

(717.6) *Appeals procedure.* If the city council denies an application, the applicant may follow an appeals procedure. However, any request for review by the city council which relates to these regulations shall be deferred until the next monthly meeting of the urban design commission, so that it may examine the original application and appeal, and make a recommendation to the city council. The appeal shall be received no less than 15 days before the UDC's DDRC's regular meeting date in order to be acted on.

Section II: Site Development Standards

(717.7) *Property geometry.*

(717.71) Development Areas:

(1) *Commercial.*

a. Maximum:

CDD-1, adjacent to South Atlanta Road = 5 acres

CDD-1, no new commercial allowed on secondary streets serving South Atlanta Road

CDD-2, accessed by Spring Road - other sections of Zoning Ordinance apply

CDD-3, accessed by Windy Hill Road = 5 acres

CDD-4, accessed by South Cobb Drive – other sections of Zoning Ordinance apply

CDD-5, adjacent to Concord Road = 5 acres

b. Minimum:

CDD-1, adjacent to South Atlanta Road = 1 acre

CDD-1, no new commercial allowed on secondary streets serving South Atlanta Road

CDD-2, accessed by Spring Road = 1 acre

CDD-3, adjacent to Windy Hill Road = 1 acre

CDD-4, accessed by South Cobb Drive = 3 acres (except redevelopment of single house) 1 acre

CDD-5, adjacent to Concord Road = 1 acre

CDD-2—5, accessed by side streets = 1 acre

(2) Residential.

a. Minimum:

CDD-1, accessed by South Atlanta Road = 3 acres (except redevelopment of single house)

CDD-1, accessed by secondary streets - other sections of Zoning Ordinance apply

CDD-2, accessed by Spring Road = 5 acres

CDD-3, accessed by Windy Hill Road = 3 acres (except redevelopment of single house)

CDD-3, accessed by secondary streets - other sections of Zoning Ordinance apply

CDD-4, accessed by South Cobb Drive = 5 acres 3 acres (except redevelopment of single house)

CDD-5, accessed by Concord Road = 5 acres

(3) Institutional.

a. Maximum:

CDD-1, adjacent to South Atlanta Road - regulations of Zoning Ordinance

CDD-2, adjacent to Spring Road - other sections of Zoning Ordinance apply

CDD-3, adjacent to Windy Hill Road - other sections of Zoning Ordinance apply

CDD-4, adjacent to South Cobb Drive - other sections of Zoning Ordinance apply

CDD-5, adjacent to Concord Road - other sections of Zoning Ordinance apply

b. Minimum:

CDD-1, adjacent to South Atlanta Road or secondary streets = 3 acres

CDD-2, adjacent to Spring Road - other sections of Zoning Ordinance apply

CDD-3, adjacent to Windy Hill Road or secondary streets = 3 acres
CDD-4, adjacent to South Cobb Drive or secondary streets = 3 acres
CDD-5, adjacent to Concord Road or secondary streets = 3 acres

(717.72) Legal Nonconforming Uses:

CDD-1—5, all parcels existing at the time of the adoption of this section, which do not conform thereto, shall be deemed to be legal nonconforming uses.

(717.8) *Building orientation.*

(717.81) Commercial and Institutional Buildings Adjacent to Primary Artery:

- a. CDD-1—5 - The facades of commercial buildings facing the primary artery shall contain typical features of retail store fronts such as large windows, doors and architectural detailing.
- b. CDD-1—5 - The entrances of institutional buildings shall face the primary artery.
- c. CDD-1—5 - Truck loading docks, garbage dumpsters, storage of used packaging materials and garbage pickup shall not be visible from the public right-of-way.

(717.82) Commercial and Institutional Buildings on Secondary Streets:

- a. CDD-1—5 - All loading docks, garbage cans, dumpsters, storage of used packaging materials and garbage pickup shall be from the rear of the building.

(717.83) Residential Adjacent to the Primary Arteries:

- a. CDD-1 - New detached housing units, which have driveways entering directly into Atlanta Road, shall face Atlanta Road.
- b. CDD-2—5 - New individual, detached housing units shall not be accessed from the primary artery.
- c. CDD-1 - Detached and attached housing developments shall either face **South** Atlanta Road, front private driveways, or otherwise not be visible from **South** Atlanta Road.

(717.84) Residential on Secondary Streets:

- a. CDD-1—5 - Detached housing units shall either face the primary artery, front a private driveway, or otherwise not be visible from a public right-of-way.
- b. CDD-1—5 - Attached housing units may face a street or be oriented in another direction.

(717.9) *Utilities.*

(717.91) Electric Power and Telecommunication Lines:

- a. CDD-1—5 - All future service lines leading into buildings shall be installed underground.

- b. CDD-1—5 - All transformers and access panels shall be screened by landscaping or architecture and/or painted to match existing landscaping.
- c. CDD-1—5 - No aboveground transmission line may pass over a parking lot.

(717.92) Radio Antennas and Satellite Signal Receivers:

- a. CDD-1—5 - No satellite signal receiver greater than two feet in diameter (dish antenna) shall be visible from a public right-of-way.
- b. CDD-1—5 - No radio or cellular telephone transmission towers shall be erected on parcels access by the primary artery.
- c. ~~CDD-1—5 - All water meters and sewer clean-outs shall be screened by landscaping and/or painted to match existing landscaping.~~

(717.93) Natural Gas Lines:

- a. CDD-1—5 - All gas meters shall be screened by landscaping and/or painted to match existing landscaping.

(717.94) Water and Sewer Lines:

- a. CDD-1—5 - All water meters and sewer clean-outs shall be screened by landscaping and/or painted to match existing landscaping.

(717.10) *Natural features.*

(717.101) Promotion of Citywide Beautification:

- a. CDD-1—5 - Every new commercial or institutional development shall plant and maintain a bed of jonquils or other appropriate flowers at a location visible from a public right-of-way.
- b. CDD-1, 2, 3, 5 - Every new residential, commercial or institutional development adjacent to a primary street shall grant a landscaped easement, 15 feet in width, measured from the front property line. The minimum building setback shall be measured from the property line.
- c. CDD-4 - Every new residential, commercial or institutional development adjacent to a primary street shall grant a landscaped easement, five feet in width, measured from the front property line. The minimum building setback shall be measured from the property line.
- d. CDD-1—5 - Appropriate trees (1½-inch diameter or greater) shall be planted and maintained at average spacing of no more than 35 feet along the entire length of said buffer easement. Species recommended by the Smyrna Tree Preservation and Replacement Ordinance.

(717.102) Conservation of Natural Terrain and Streams:

- a. CDD-2 - Any hill profile visible for a distance of one mile or more on Spring Road shall be maintained.

- b. CDD-1—5 - When possible, any existing streams or ponds shall be maintained in a natural state.
- c. CDD-1—5 - Sedimentation ponds shall not be visible from a public right-of-way. Screening shall be provided by topography, architecture or landscaping.

(717.103) Conservation of Vegetation:

- a. CDD-1—5 - The owner and/or developer shall plan new construction which protects hardwood trees with diameters of greater than 24 inches, whenever possible. The locations of all tree species with diameters, measured three feet from the ground surface, 12 inches or greater shall be shown on site grading and development plans.
- b. CDD-1—5 - All flowering trees and shrubs destroyed by construction shall be replaced by an equal number of the same or similar species.

(717.11) *Site lighting, furniture and signage.*

(717.111) Lighting:

- a. CDD-1—5 - All parking lots shall be illuminated with Georgia Power's shoe box fixture or equal.
- b. CDD-1—5 - All sidewalks and walkways on private land shall be illuminated with an acorn-top historic gaslight type fixture as provided by Georgia Power or equal.

(717.112) Mail Boxes:

- a. CDD-1—5 - All future mail boxes for multifamily projects shall be installed outside the right-of-ways of public streets; preferably adjacent to parking lots or integral with buildings.

(717.113) Parcel Drop-off Boxes:

- a. CDD-1—5 - All future parcel drop-off boxes (Federal Express, UPS, etc.) shall be located adjacent to a traffic lane on private property, reserved exclusively for that purpose.

(717.114) Free-Standing Signs: Signage

- a. ~~CDD-1—5 - On commercial and institutional lots, only one free-standing sign is permitted per building. Regulations of Chapter 82- Signs under the Code of Ordinances apply.~~
- b. ~~CDD-1—5 - Each residential development may have two signs per entrance.~~
- c. ~~CDD-1—5 - All new signs shall be monument style.~~
- d. ~~CDD-4 - All new signs shall be set on a three-foot high brick base.~~
- e. ~~CDD-1, 2, 3 - The maximum height for a free-standing sign is 8 feet from the ground surface.~~
- f. ~~CDD-4 - The maximum height for a free-standing sign is 15 feet from the ground surface.~~
- g. ~~CDD-5 - The maximum height for a free-standing sign is 6 feet from the ground surface.~~

- ~~h. CDD-1, 2, 3, 5 - The maximum area for a free-standing sign is 32 square feet.~~
- ~~i. CDD-4 - The maximum area for a free-standing sign advertising a structure of 50,000 square feet or less is 50 square feet.~~
- ~~j. CDD-4 - The maximum area for a free-standing sign advertising a structure of greater than 50,000 square feet is 75 square feet.~~
- ~~k. CDD-1—5 - Free-standing signs shall be set back at least 15 feet from the public right-of-way.~~
- ~~l. CDD-1—5 - All free-standing signs may be internally or indirectly illuminated. If internally illuminated, the background and body of the sign shall be of a darker color than the letters of the sign.~~
- ~~m. CDD-1—5 - All free-standing signs within 100 feet of the public right-of-way shall give the full street address of the business being advertised. See section 717.175 for wall-mounted signs.~~

(717.115) Landscaping:

- a. CDD-1, 2, 3, 5 - Landscaping areas directly adjacent to the building shall equal a minimum of five percent of the gross floor area.
- b. CDD-1—5 - Selections of species shall be based on the City of Smyrna Tree Preservation and Replacement Ordinance.
- c. CDD-1—5 - Property owners who build water fountains or sculptures visible from the public right-of-way shall be awarded a ten percent bonus of floor area over that permitted by the regulations of their zoning district.

Section III: Transportation and Parking Design

(717.12) *Access from primary arteries and secondary streets.*

(717.121) Entrance Standards for All Developments on Primary Arteries:

- a. CDD-1—5 - Designs for entrances and exits must be submitted for review by the city engineer, and approved in writing, before a grading permit will be issued.
- b. CDD-1—5 - All entrance and exit lanes must be at least 24 feet wide curb to curb and meet all other standards set forth by the Codes and Ordinances of the City of Smyrna.

(717.122) Entrance Standards for Commercial and Institutional Developments on Secondary Streets:

- a. CDD-1—5 - All entrance and exit lanes must be at least 24 feet wide curb to curb and meet all other standards set forth by the Codes and Ordinances of the City of Smyrna.

(717.123) Entrance Standards for Residential Developments on Secondary Streets:

- a. CDD-1—5 - Single-family driveways shall be at least 12 feet wide and have a minimum sight distance of at least 150 feet, or as required by the city engineer.

- b. CDD-1—5 - Entrance roads for attached and multifamily projects shall be at least 20 feet wide and have a minimum sight distance of 250 feet, or as required by the city engineer.

(717.124) Curb Cuts on Primary Arteries:

- a. CDD-1, 3, 5 - No curb cut shall be less than 150 feet from the nearest existing curb cut on the same side of the street.
- b. CDD-2, 4 - No curb cut shall be less than 200 feet from the nearest existing curb cut on the same side of the street.
- c. CDD-1—5 - All entrances and exits shall be clearly noted with free-standing entrance signs or bollards 1- 2 feet high. These directional signs shall not be subject to the limitations on free-standing signs.

(717.13) *Sidewalks and walkways.*

(717.131) Sidewalks:

- a. CDD-1—5 - Any commercial project that does not have a sidewalk shall have one installed and paid for by the owner when the property is developed or redeveloped.
- b. CDD-1—5 - All sidewalks shall have handicapped ramps when crossing either public or private traffic lanes, and be fully accessible to all handicapped persons.
- c. CDD-1—5 - Sidewalks adjacent to primary arteries shall be a minimum of **four five** feet wide and shall be set back two feet from the curbs, or aligned with existing sidewalks in front of adjacent properties.
- d. CDD-1—5 - Sidewalks adjacent to secondary streets shall be a minimum of five feet wide and shall be set back two feet from the curbs, or aligned with existing sidewalks in front of adjacent properties.

(717.132) Walkways:

- a. CDD-1—5 - All residential developments and office parks larger than ten acres shall contain a separate pedestrian circulation system, not parallel to the vehicular road system, which interconnects buildings to recreation areas and the sidewalks on the public road system.
- b. CDD-1—5 - The walkways shall be at least four feet wide.
- c. CDD-1—5 - It shall be permissible to ride bicycles and self-propelled wheelchairs on these walkways.

(717.14) *Parking facilities.*

(717.141) Location:

- a. CDD-1—5 - Parking requirements for the appropriate zoning district apply unless the owner is renovating a structure built before 1945. In such case, maintenance of existing parking areas shall be accepted as being in compliance with all applicable local ordinances.
- b. CDD-1—5 - When possible, the majority of parking spaces should either be located in the rear or the side of buildings.

- c. CDD-1—5 - Parking aisles shall be oriented perpendicular to the building entrances.

(717.142) Design:

- a. CDD-1, 2, 3, 5 - A minimum of ten percent of the gross area of the parking lots shall be devoted to landscaping. The landscaping shall proceed from the rear of the proposed building forward.
- b. CDD-4 - A minimum of five percent of the gross area of the parking lots shall be devoted to landscaping. The landscaping shall proceed from the rear of the proposed building forward.
- c. CDD-1—5 - Parking lots in the fronts of buildings shall have landscaped medians between lines of parking spaces on alternate lines (approximately every 90 to 100 feet).
- d. CDD-1, 2, 3, 5 - A landscaped buffer of no less than 15 feet shall separate all new or expanded parking lots from any public right-of-way.
- e. CDD-4 - A landscaped buffer of no less than five feet shall separate all new or expanded parking lots from any public right-of-way.
- f. CDD-1—5 - All parking lot medians or buffers shall have trees of species approved by the City of Smyrna Tree Preservation and Replacement Ordinance, spaced no less than 25 feet apart.

Section IV: Building Design Criteria

(717.15) *Spatial relationships.*

(717.151) Height Limitations:

- a. CCD-1, 3, 5 - The height of an occupied building shall not exceed either 35 feet or the height of a building on an adjacent parcel; whichever is greater, unless the distance from the nearest building exceeds 200 feet.
- b. CDD-2, 4 - The height of an occupied building shall not exceed the numerical value of the distance between it and the nearest structure, unless it is a planned unit development.
- c. CDD-2, 4 - The height of an occupied building shall not exceed the height of buildings on adjacent tracts by a factor of greater than 400 percent, unless it is in a planned unit development.

(717.152) Width Limitations:

- a. CDD-1—5 - The width of individual buildings accessed by the primary artery shall not exceed 75 percent of the minimum width of the lot, unless said building(s) are part of a planned unit development.

(717.153) Planned Unit Developments:

- a. CDD-1—5 - A planned unit development shall be defined as a commercial, institutional or residential development that has a total area of ten acres or greater, and whose plan has been reviewed by the city planning commission and approved by the mayor and city council.

- b. CDD-1—5 - The height and width of buildings in planned unit developments shall be governed by the regulations in the Standard Building Code and the City of Smyrna's Zoning Ordinance.

(717.16) *Building setbacks.*

(717.161) **South** Atlanta Road Corridor:

- a. CDD-1 - Renovation Front Yards - Additions to existing structures may reduce the front yard setback from the public right-of-way by 15 percent, upon review by the City of Smyrna Planning Commission and approval of a variance by the mayor and city council.
- b. CDD-1 - Redevelopment Front Yards - New construction shall either have building setback line of no less than 90 percent of the building formerly on that parcel or a building on an adjacent parcel.
- c. CDD-1 - New Construction on Land Never Developed - No less than 90 percent of the setback line of the nearest existing structure on the same side of the road, unless a variance is approved by the mayor and city council.
Side yards = 10 feet;
Rear yards = 25 feet.
- d. CDD-1 - Adjacent to Secondary Streets - Setbacks and building lines as required by other sections of the City of Smyrna Zoning Ordinance.

(717.162) Spring Road Corridor:

- a. CDD-2 - Adjacent to Spring Road
Minimum front yard = 50 feet;
Maximum front yard = 100 feet;
Minimum sideyard = 35 feet;
Minimum rear yard = 100 feet.
- b. CDD-2 - Adjacent to Secondary Road
Minimum front yard = 50 feet;
Maximum front yard = 100 feet;
Minimum side yard = 15 feet;
Maximum front yard = 50 feet.

(717.163) Windy Hill Road Corridor:

- a. CDD-3 - Renovation Front Yards - Additions to existing structures may reduce the front yard setback from the public right-of-way by 15 percent, upon review by the City of Smyrna Planning Commission and approval of a variance by the mayor and city council.
- b. CDD-3 - Redevelopment Front Yards - New construction shall either have building setback line of no less than 90 percent of the building formerly on that parcel or a building on an adjacent parcel.
- c. CDD-3 - New Construction on Land Never Developed - No less than 90 percent of the setback line of the nearest existing structure on the same side of the road, unless a variance is approved by the mayor and city council.
Side yards = 10 feet;

Rear yards = 50 feet.

- d. CDD-3 - Adjacent to Secondary Streets - Setbacks and building lines as required by other sections of the City of Smyrna Zoning Ordinance.

(717.164) South Cobb Drive Corridor:

- a. CDD-4 - Renovation Front Yards - Additions to existing structures may reduce the front yard setback from the public right-of-way by 15 percent, upon review by the City of Smyrna Planning Commission and approval of a variance by the mayor and city council.
- b. CDD-4 - Redevelopment Front Yards - New construction shall either have building setback line of no less than 90 percent of the building formerly on that parcel or a building on an adjacent parcel.
- c. CDD-4 - New Construction on Land Never Developed - No less than 90 percent of the setback line of the nearest existing structure on the same side of the road, unless a variance is approved by the mayor and city council.
Side yards = 20 feet;
Rear yards = 50 feet.
- d. CDD-4 - Adjacent to Secondary Streets - Setbacks and building lines as required by other sections of the City of Smyrna Zoning Ordinance.

(717.165) Concord Road Corridor:

- a. CDD-5 - Renovation Front Yards - Additions to existing structures may reduce the front yard setback from the public right-of-way by 15 percent, upon review by the City of Smyrna Planning Commission and approval of a variance by the mayor and city council.
- b. CDD-5 - Redevelopment Front Yards - New construction shall either have building setback line of no less than 90 percent of the building formerly on that parcel or a building on an adjacent parcel.
- c. CDD-5 - New Construction on Land Never Developed - No less than 90 percent of the setback line of the nearest existing structure on the same side of the road, unless a variance is approved by the mayor and city council.
Side yards = 10 feet;
Rear yards = 50 feet.
- d. CDD-5 - Adjacent to Secondary Streets - Setbacks and building lines as required by other sections of the City of Smyrna Zoning Ordinance.

(717.17) *Building character.*

(717.171) Visibility for All New or Renovated Buildings:

- a. CDD-1—5 - All entrances of commercial and institutional buildings shall be visible from the public right-of-way.
- b. CDD-1—5 - All structures shall have their street number on the front facade in letters that are legible from the public right-of-way.

(717.172) Architectural Compatibility:

- a. CDD-1 - All new construction shall be rendered in an architectural style typical of Cobb County in the period 1845—1945.
- b. CDD-1 - When possible, the footprint of new structures should be similar to that of the previous structure(s) on the site, or neighboring buildings.
- c. CDD-1, 3, 5 - All new structures shall have sloped roofs of at least 6/12 pitch.
- d. CDD-1—5 - There are no architectural compatibility standards for new buildings constructed on secondary streets.

(717.173) Facade Materials and Colors:

- a. CDD-1 - Facade materials shall be typical of those used in Cobb County, 1845—1945.
- b. CDD-1, 2, 3, 4, 5 - The materials utilized shall be one or more colors known as muted earth tones. The term muted earth tone shall be limited to the following colors derived from the Pantone color system: Warm Gray 1, Warm Gray 2, Warm Gray 4, Warm Gray 5, Warm Gray 6, Warm Gray 7, Warm Gray 8, Warm Gray 9, Cool Gray 6, Cool Gray 8, Cool Gray 9, Cool Gray 10, 406, 407, 408, 410, 413, 414, 434, 436, 437, 451, 452, 453, 4535, 454, 4545, 4645, 465, 1405, 4655, 466, 4665, 467, 468, 4715, 4725, 5527, 5565, 5575, 5615, 5625, 5655, 5665, 5747, 5773, 5777, 5787, 5793, 5797, 5803, 5807, 5855, 5865, 5875, 726, 728, 9060, 9143, 9160, 9161, 9162, 9163, 9183, and 9223.

~~(717.174) Wall Mounted Signage:~~

- ~~a. CDD-1, 3, 5 - Wall-mounted signage shall not exceed 40 square feet in area per store or building.~~
- ~~b. CDD-2 - Wall-mounted signage shall not exceed 45 square feet in area per store or building.~~
- ~~c. CDD-4 - Wall-mounted signage shall not exceed 50 square feet in area per store or building.~~
- ~~d. CDD-1—5 - Wall-mounted signs may be internally or indirectly illuminated.~~

~~(717.175) Allowable Area of Wall Mounted Signage:~~

- ~~a. CDD-1—5 - Detached residential subdivisions: Two per subdivision entrance.~~
- ~~b. CDD-1—5 - Attached and multifamily developments: Two per project entrance.~~
- ~~c. CDD-1—5 - One or more free-standing buildings on a lot: One per building.~~
- ~~d. CDD-1—5 - Office parks: One per building (does not apply to signs of four square feet or less used to identify individual office suites).~~
- ~~e. CDD-1—5 - Public and private institutions: One per building.~~
- ~~f. CDD-1—5 - Neighborhood and community shopping centers: One per tenant.~~

CORRIDOR DESIGN STANDARDS CHECK LIST

C D D 1	C D D 2	C D D 3	C D D 4	C D D 5	SECTION	PROJECT COMPONENT	REQUIREMENT
717.7: Property Geometry							
/					717.71	Development Areas	Commercial - Maximum adjacent to South Atlanta Rd. = 5 ac.
/						Commercial	No new commercial allowed on secondary streets
	/					Commercial	Maximum accessed by Windy Hill Rd. = 5 ac.
			/			Commercial	Maximum accessed by Concord Rd. = 5 ac.
/						Commercial	Minimum adjacent to South Atlanta Rd. = 1 ac.
	/					Commercial	Minimum accessed by Spring Rd. = 1 ac.
	/					Commercial	Minimum accessed by Windy Hill Rd. = 1 ac.
		/				Commercial	Minimum accessed by South Cobb Dr. = 5 1 ac.
			/			Commercial	Minimum accessed by Concord Rd. = 5 ac.
/						Residential	Minimum accessed by South Atlanta Rd. = 3 ac.
	/					Residential	Minimum accessed by Spring Rd. = 5 ac.
	/					Residential	Minimum accessed by Windy Hill Rd. = 3 ac.
		/				Residential	Minimum accessed by South Cobb Dr. = 5 3 ac.
			/			Residential	Minimum adjacent to Concord Rd. = 5 ac.
/						Institutional	Minimum adjacent to South Atlanta Rd. = 3 ac.
	/					Institutional	Minimum adjacent Windy Hill Rd. = 3 ac.
		/				Institutional	Minimum adjacent to South Cobb Dr. = 3 ac.
			/			Institutional	Minimum adjacent to Concord Rd. = 3 ac.
					717.72	Nonconforming Uses	All nonconforming uses at the time of adoption shall be legal
717.8: Building Orientation							
(((((717.81	Primary Artery	Commercial buildings front facades shall contain store fronts, etc.
/	/	/	/	/		Primary Artery	Institutional buildings entrances shall face the primary artery
/	/	/	/	/		Primary Artery	Building services not visible from r.o.w.
/	/	/	/	/	717.82	Primary Artery	Building services located at rear of structures
/					717.83	Primary Artery	New detached houses w/ Atlanta Rd. entrance shall face Atlanta Rd.
	/	/	/	/		Primary Artery	New detached houses shall be accessed from primary artery
/						Primary Artery	Housing shall face road, front private driveways or not be visible
	/				717.84	Secondary	Housing shall face road, front private driveways or not be visible
/		/	/	/		Secondary	Attached housing may face street or be oriented otherwise
717.9: Utilities							

Zoning Code Amendment – Section 717- Corridor Design Districts

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/	/	/	/	/	717.91	Electric	All future service shall be underground
/	/	/	/	/		Electric	All transformers and panels shall be screened from public r.o.w.
/	/	/	/	/		Electric	No above ground transmission line may be above a parking lot
/	/	/	/	/	717.92	Satellite Receiver	No satellite receiver > 2 ft. shall be visible from public r.o.w.
/	/	/	/	/		Antenna-Towers	No radio-cellular transmission sites entered from primary artery
/	/	/	/	/	717.93	Water-Sewer	All water meters-sewer clean-outs screened from r.o.w.
/	/	/	/	/	717.94	Natural Gas	All gas meters shall be screened from r.o.w.
717.10: Natural Features							
/	/	/	/	/	717.101	Beautification	Commercial and institutional provide flower bed
/	/	/	/	/		Beautification	Provide 15 ft. landscaped easement
		/				Beautification	Provide 5 ft. landscaped easement
/	/	/	/	/		Beautification	Appropriate trees planted at 35 ft. in buffer
	/					Terrain/Streams	Any hill profile visible for 1 mile maintained
/	/	/	/	/		Terrain/Streams	When possible, streams and ponds maintained
/	/	/	/	/		Terrain/Streams	Sedimentation ponds not visible from r.o.w.
717.11: Site Lighting, Furniture and Signage							
/	/	/	/	/	717.111	Lighting	Parking lots illuminated with GA Power "shoe-box" fixture
/	/	/	/	/		Lighting	Sidewalks and walkways illuminated with "acorn" fixture
/	/	/	/	/	717.112	Mail Boxes	Multifamily boxes installed outside public r.o.w.
/	/	/	/	/	717.113	Parcel Boxes	Parcel drop-off boxes located adjacent to private traffic lane
/	/	/	/	/	717.114	Signage	Commercial/Institutional – 1 sign per building Regulations of Chapter 82- Signs under the Code of Ordinances apply
/	/	/	/	/		Signage	Residential – 2 signs per entrance
/	/	/	/	/		Signage	All new signs shall be monument style
		/				Signage	Base of sign shall be a 3 foot brick monument
/	/	/				Signage	Maximum height is 8 ft.
		/				Signage	Maximum height is 15 ft.
		/				Signage	Maximum height is 6 ft.
/	/	/	/	/		Signage	Maximum area is 32 sq. ft.
		/				Signage	Building < 50,000 sq.ft. - Maximum area = 32 sq. ft.
		/				Signage	Building > 50,000 sq.ft. - Maximum area = 75 sq. ft.
/	/	/	/	/		Signage	Free-standing signs shall be set back at least 15 ft. from r.o.w.
/	/	/	/	/		Signage	All free-standing signs may be internally or indirectly illuminated (See § 717.114l. for special requirements)
/	/	/	/	/		Signage	All free-standing signs < 100 ft. from r.o.w. shall give street address
/	/	/	/	/	717.115	Landscaping	Landscaping adjacent to building = 5% of building area
/	/	/	/	/		Landscaping	Selections from Tree Preservation and Replacement Ordinance

/	/	/	/	/		Landscaping	10% floor area bonus for water fountains or sculptures
717.12: Access from Primary Arteries and Secondary Streets							
/	/	/	/	/	717.121	Primary Arteries	All projects - Designs submitted to City of Smyrna Engineer
/	/	/	/	/		Primary Arteries	Commercial/Institutional - All entrance and exit lanes = min. 24 ft.
/	/	/	/	/	717.122	Secondary	Commercial/Institutional - All entrance and exit lanes = min. 24 ft.
/	/	/	/	/	717.123	Secondary	Residential = min. 12 ft. driveway - 150 ft. sight distance
/		/		/	717.124	Curb Cuts	No curb cut less than 150 ft. - Nearest one on same side of street
	/		/			Curb Cuts	No curb cut less than 200 ft. - Nearest one on same side of street
/	/	/	/	/		Curb Cuts	All entrances and exits notes with signs or bollards
717.13: Sidewalks and Walkways							
/	/	/	/	/	717.131	Sidewalks	All lots shall have sidewalks; new ones paid for by owner
/	/	/	/	/		Sidewalks	All sidewalks shall be accessible to handicapped persons
/	/	/	/	/	171.131	Sidewalks	Sidewalks adjacent to primary arteries shall be 5 ft. wide; 2 ft. setback
/	/	/	/	/		Sidewalks	Sidewalks adjacent to secondary streets shall be 4.5 ft. wide; 2 ft. setback
/	/	/	/	/	171.132	Walkways	All residential and office projects > 10 ac. shall have walkway systems
/	/	/	/	/		Walkways	Walkways shall be at least 4 ft. wide
/	/	/	/	/		Walkways	Bicycles and motorized wheelchairs are permitted on walkways
717.14: Parking Facilities							
/	/	/	/	/	717.141	Location	Parking requirements of zoning district apply unless built before 1945
/	/	/	/	/		Location	Majority of parking spaces should be in the rear or the side
/	/	/	/	/		Location	Parking entrances shall be oriented perpendicular to the building entrance
/	/	/		/	717.142	Design	Minimum of 10% parking lot gross area devoted to landscaping
			/			Design	Minimum of 5% parking lot gross area devoted to landscaping
/	/	/	/	/		Design	Landscaped medians in front parking lots at alternate lines
/	/	/		/		Design	15 ft. landscaped buffer > 15 ft. between parking and r.o.w.
			/			Design	5 ft. landscaped buffer > 15 ft. between parking and r.o.w.
/	/	/	/	/		Design	All tree species approved by Tree Preservation and Replacement Ordinance

717.15: Spatial Relationships							
/		/		/	717.151	Height	The building height shall not exceed 35 ft. or adjacent building, unless D > 200 ft.
	/		/			Height	The building height shall exceed distance to nearest structure
	/		/			Height	The building height shall not exceed height of adjacent buildings x 4
/	/	/	/	/	717.152	Width	The width of building shall not exceed 75% of minimum width of the lot
/	/	/	/	/	717.153	P.U.D.'s	P.U.D. defined as commercial, residential or institutional > 10 ac.
/	/	/	/	/		P.U.D.'s	Heights in P.U.D. governed by building codes and other zoning sections
717.16: Building Setbacks							
/					717.161	S. Atlanta Rd.	Renovation, front yards = additions may reduce setback 15%
/						S. Atlanta Rd.	Redevelopment, front yards > 90% of original front yard
/						S. Atlanta Rd.	New construction > 90% nearest structure; Side = 10 ft., Rear = 25 ft.
/						S. Atlanta Rd.	Adjacent to secondary street = comply with zoning ordinance
/					717.162	Spring Rd.	Adjacent to Spring Rd.: Minimum front = 50 ft., maximum front = 100 ft., minimum side = 15 ft.; maximum front = 50 ft.
/						Spring Rd.	Adjacent to Secondary Street: Minimum front = 50 ft., maximum front = 100 ft., minimum side = 15 ft., maximum front = 50 ft.
	/				717.163	Windy Hill Rd.	Renovation, front yards = additions may reduce setback 15%
	/					Windy Hill Rd.	Redevelopment, front yards > 90% of original front yard
	/					Windy Hill Rd.	New construction > 90% nearest structure; side = 10 ft., rear = 50 ft.
	/					Windy Hill Rd.	Adjacent to secondary street = comply with zoning ordinance
		/			717.164	S. Cobb Dr.	Renovation, front yards = additions may reduce setback 15%
		/				S. Cobb Dr.	Redevelopment, front yards > 90% of original front yard
		/				S. Cobb Dr.	New construction > 90% nearest structure; side = 20 ft., rear = 50 ft.
		/				S. Cobb Dr.	Adjacent to secondary street = comply with zoning ordinance
			/		717.65	Concord Rd.	Renovation, front yards = additions may reduce setback 15%
			/			Concord Rd.	Redevelopment, front yards > 90% of original front yard
			/			Concord Rd.	New construction > 90% nearest structure; side = 10 ft., rear = 50 ft.
			/			Concord Rd.	Adjacent to secondary street = comply with zoning ordinance

717.17: Building Character							
/	/	/	/	/	717.171	Visibility	All commercial and institutional entrances visible from r.o.w.
/	/	/	/	/		Visibility	All structures have legible street number on front facade
/					717.172	Compatibility	Architectural style typical of Cobb County, 1845—1945
/						Compatibility	Footprint of new building similar to previous structure
/	/	/		/		Compatibility	All new structures have roof slope ≥ 6:12
/	/	/	/	/		Compatibility	No standards for new buildings on secondary streets.
/					717.173	Materials/Color	Facade materials shall be typical of Cobb County, 1845—1945
	/	/	/	/		Materials/Color	The materials utilized shall be in colors = "muted earth tones"
/		/		/		Wall-Mounted Signs	Wall-mounted signs shall not exceed 40 sq. ft. per store or building
	/					Wall-Mounted Signs	Wall-mounted signs shall not exceed 45 sq. ft. per store or building
			/			Wall-Mounted Signs	Wall-mounted signs shall not exceed 50 sq. ft. per store or building
/	/	/	/	/	717.174	Wall-Mounted Signs	Wall-mounted signs may be directly or indirectly illuminated
/	/	/	/	/	717.175	Area of Signs	Detached residential subdivisions = 2 per entrance
/	/	/	/	/		Area of Signs	Attached and multifamily residential = 1 per entrance
/	/	/	/	/		Area of Signs	One or [more] freestanding buildings on a lot = 1 per building
/	/	/	/	/		Area of Signs	Office parks = 1 per building
/	/	/	/	/		Area of Signs	Public and private institutions = 1 per building
/	/	/	/	/		Area of Signs	Neighborhood and community shopping centers = 1 per tenant

(Ord. No. 98-06, 7-20-98; Ord. No. 2003-6, 1-6-03)