

STATE OF GEORGIA
CITY OF DORAVILLE

ORDINANCE NO. 2020-017

Z-20-02

AN ORDINANCE TO AMEND SEC. 23-2049 OF ARTICLE XX OF THE LIVABLE COMMUNITY CODE IN CHAPTER 23 OF THE ZONING ORDINANCE OF THE CITY OF DORAVILLE TO UPDATE THE REQUIREMENTS FOR PARKING STRUCTURES; TO REPEAL CONFLICTING CODE SECTIONS; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City Council of the City of Doraville, Georgia is tasked with the protection of the City's public health, safety and general welfare; and

WHEREAS, the intent of the Livable Community Code is to encourage walkable, mixed-use developments along primary commercial corridors within the City of Doraville; and

WHEREAS, the urban environment will be greatly enhanced by regulations which provide for parking structures to have an appearance similar to the architectural character of a building and which screens vehicles from view rather than a typical parking deck with highly visible vehicles and lighting; and

WHEREAS, a duly advertised public hearing, in accordance with the Georgia Zoning Procedures Act, has been held by the City of Doraville to consider these revisions.

THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DORAVILLE, GEORGIA HEREBY ORDAIN, as follows:

Section 1: That **Sec. 23-2049** of Article XX, of the Livable Community Code of the Zoning Ordinance, is hereby amended to add the following language to subsection (g) Parking Structures to read as follows:

(g) **Parking Structures:** All parking structures for multi-family and commercial developments, located wholly or in part above finished grade and are used either as a principal use or as accessory parking for another use shall meet the following standards. Refer to Table 15 for applicability of these parking structure standards. Variances from these requirements shall be subject to City Council approval, in accordance with Sec. 23-2005.

(1) **Vehicular and Pedestrian Building Openings:** Access points into a parking structure shall have the following maximum width dimensions, unless otherwise approved by the Community Development Director:

- i. **Vehicular ingress and egress:** thirty (30) feet; and
- ii. **Pedestrian access:** eight (8) feet.

(2) **Pedestrian walkways from parking:** All sidewalk-level parking shall have walkways a minimum width of four (4) feet connecting such parking to sidewalks/walkways and to building entrances.

(3) **Sidewalk-Level Conditioned Habitable Space:** Absent a liner building, exterior facades adjacent to public streets shall provide conditioned habitable space on the sidewalk-level for the entire length of the public street-facing façade, except at vehicular and pedestrian access openings. On properties with more than one street frontage, said space shall be required only on one frontage along the street determined by the Community Development Director to be the primary corridor. Additionally, said space:

- i. Shall have a minimum depth of twenty (20) feet measured from the interior backside of the façade and shall not be used for parking or storage.

- ii. Shall be serviced by plumbing, heating, and electricity
- iii. Sidewalk-level is defined as any building floor within five (5) vertical feet of the adjacent required sidewalk.

(4) Façade Treatment: Above ground parking structure facades shall comply with the following:

- i. Exterior Façade Screening: All openings on each floor level shall be screened to prevent views into the structure, except at vehicular and pedestrian access openings. Additional screening requirements:
 - a. Screening elements shall be designed in a structurally sound manner and have a gap of no more than eighteen (18) inches from the frame of the screening element to the exterior façade wall opening.
 - b. Mesh or decorative panels, tinted or sandblasted opaque glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
 - c. Public and Private street-facing facades shall be designed to be compatible with the principal building in terms of architectural style, texture, quality and material.
 - d. Alternative decorative elements which provide an equivalent level of screening may be allowed where such elements are employed to match the architectural character of the main building.
- ii. Parapet walls: On all floor levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls or panels that are a minimum height of fifty-four (54) inches above any finished grade and any finished floor to screen vehicle headlights. Said parapet walls shall not be required when exterior facades provide screening elements that completely prevent views into the parking structure.

(5) Landscape Buffers: All non-street facing sides of parking structures, when not built to a zero set back on the property line, shall have a continuous minimum ten (10) feet wide landscaped strip between the structure and said property line, except at vehicular and pedestrian access openings. Said landscape strip shall be planted with evergreen ground cover or evergreen shrubs and evergreen trees spaced a maximum distance of twenty (20) feet on center. Said trees shall be a minimum of two and one-half (2.5) inches in caliper as measured thirty-six (36) inches above ground, shall be a minimum of ten (10) feet in height at time of planting, and shall have a forty (40) foot minimum mature height. All plantings shall be approved by the Community Development Director or city arborist.

(6) Lighting fixtures shall be designed to reduce light spillage outside the parking structure according to the following criteria:

- i. Internal light fixtures which may be visible from the exterior of a parking structure shall direct lighting illumination internally upward or shall screen the illumination to prevent direct visibility.
- ii. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of fifteen (15) feet from the exterior perimeter of the rooftop wall at a maximum mounted height of twelve (12) feet above finished floor with cutoff light fixtures that have a maximum 90-degree illumination.
- iii. Lighting Footcandles: A minimum of one (1) footcandle of light shall be provided throughout the inside of a parking structure. Refer to Sec. 23-2053 for maximum lighting footcandles.
- iv. Alternative design treatments to screen lighting may be proposed, subject to approval by the Community Development Director.

Section 2: That Division 5 of Article XX, of the Livable Community Code of the Zoning Ordinance, is hereby amended to add the following language and insert a new table:

TABLE 15: Applicability of Parking Structure Standards.

This Table summarizes the applicability of parking deck requirements of Sec. 23-2049(g).

Table 15: Applicability of Parking Structure Standards Refer to Sec. 23-2049 (g) for details			
Standards	Public Street Façade Frontage	Private Street Façade Frontage	Non-Street Façade Frontage
Vehicular/Pedestrian Building Openings	Required	Required	Required
Pedestrian Walkway	Required	Required	Required
Sidewalk-Level Conditioned Habitable space	Required, absent a liner building screening parking deck, <u>along one (1) street frontage, which shall be the primary corridor</u>	Not Required	Not Required
Screening Elements	Required*	Required*	Required, unless façade has no openings
Mesh or decorative panels, tinted or sandblasted opaque glass or similar screening	Required*	Required*	Required, unless façade has no openings
Public/Private Street-Facing Façade Architectural Treatment	Required*	Required*	Not Required
Alternative Decorative Elements	Permissible	Permissible	Permissible
Parapet Walls	Required, unless screening elements prevent views into parking deck	Required, unless screening elements prevent views into parking deck	Required, unless screening elements prevent views into parking deck
Landscape Buffer	Not Required	Not Required	Required, when façade not built to property line
Lighting Fixtures (includes minimum footcandle requirements)	Required	Required	Required
<i>*Street Frontages: Screening Required when a liner building is absent</i>			

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 4: The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Doraville.

Section 5: It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Doraville, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.


Section 6: This Ordinance shall become effective on the date of adoption.

SO ADOPTED by the Mayor and City Council of the City of Doraville, Georgia, in regular session assembled this 23rd day of September, 2020.

CITY OF DORAVILLE, GEORGIA

July 22, 2020
First Reading

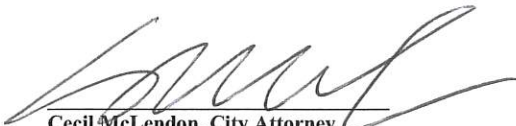
September 23, 2020
Second Reading



HONORABLE JOSEPH GEIERMAN,
Mayor, City of Doraville

Approved as to form:

Attest:



Cecil McLendon, City Attorney



Allison Tarpley, City Clerk

