

**ORDINANCE 2021-26**

**AN ORDINANCE TO AMEND CHAPTER 23, ARTICLE XX OF THE CITY OF DORAVILLE ZONING  
ORDINANCE, ALSO KNOWN AS THE LIVABLE COMMUNITY CODE**

- WHEREAS:** The City Council has determined that it is appropriate to modify the City of Doraville Code of Ordinances from time to time; and
- WHEREAS:** The City Council agrees that small businesses are an essential component of the economy of Doraville; and
- WHEREAS:** The City Council has determined that it is desirable to protect and create space for small businesses wherever possible; and
- WHEREAS:** A Public Hearing was held by the Doraville City Council.

**NOW THEREFORE,** the Mayor and City Council of the City of Doraville while in Regular Session hereby ordains as follows:

**Section 1: That Chapter 23, Article XX, the Livable Community Code (LCC) shall be amended to read as follows:**

**Sec. 23-2045. – BUILDING FORM**

...

(e) Specific to zones T5, T6:

- (1) Except where prohibited, Awnings, Arcades, and Galleries may encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- (2) Stoops, Lightwells, balconies, bay windows, and terraces may encroach the First Layer for 100% of the layer's depth.
- (3) A walkway with a minimum width of 4 feet shall connect rear buildings to the public Sidewalk.
- (4) A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade unless a lesser height is necessary to allow wheelchair access.
- (5) **New commercial or retail developments providing at least fifty thousand (50,000) square feet in a single, contiguous space (i.e. "big box" developments) are required to provide at least 10% of said square footage in additional, individual spaces for small business tenants. These spaces shall meet the following requirements:**
  - i. **Shall be no more than four thousand (4,000) square feet.**
  - ii. **Shall have external storefronts with entrances directly visible from the public realm, including but not limited to public streets, private streets, and parking lots**
  - iii. **Shall begin construction before any Certificates of Occupancy (COs) are issued.**

