

ORDINANCE 2021-33

**AN ORDINANCE TO AMEND THE PURPOSE AND USE TABLE OF THE CITY OF DORAVILLE
ZONING ORDINANCE, SECTION 23-907. – O-I AND O-W DISTRICTS.**

- WHEREAS:** The Mayor and Council of the City of Doraville are charged with the protection of the public health, safety, and welfare of the citizens of Doraville; and
- 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 has determined that limited, small-scale manufacturing uses are an appropriate and compatible addition to office-warehouse districts; 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 that Article XX, the Livable Community Code (LCC) shall be amended as follows:

Section 1: Sec. 23-907 (a) – Purpose., shall be amended to read as follows:

- *O-W office/warehouse district.* The office/warehouse district is intended to encourage the development of office and office warehouse facilities in combination where the manufacture and/or fabrication of products **is limited to items that are compatible with surrounding uses** ~~are not involved.~~

Section 2: Sec. 23-907 (b) – Table of uses., shall be amended to read as follows:

P = Permitted; CUP = Conditional Use Permit; X = Uses prohibited	O-I	O-W
Commercial/Retail		
Catering services without banquet hall. Said establishments shall be limited to five thousand (5,000) gross square feet and shall have no more than two (2) service trucks parked on site.	X	P
Commercial or shared kitchen, including catering services, for the purposes of preparation of meals for delivery or distribution, with no on-site food service or sales permitted and no more than two (2) service trucks parked on-site.	X	P
...		
Education/Child Care		
Colleges and universities, business colleges	CUP	X CUP
...		
Medical/Health		
Offices, clinics (out-patient) and laboratories. Blood plasma and blood donor centers shall be prohibited.	P	X P
...		
Other		
Office/warehouse facilities when the warehouse is an integral portion of the office structure but excluding mini-storage or self-storage facilities, provided:	X	P

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<ul style="list-style-type: none"> A minimum of twenty five (25) fifteen (15) percent of the entire building in which the facility is located shall be devoted to office use. No warehouse doors shall face a public right-of-way nor shall any shipping/receiving/loading/unloading area face a public right-of-way. No vehicle whose gross vehicle weight rating (GVWR) of over ten thousand (10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment shall be parked, stored, or dispatched in connection with an office/warehouse use conducted on the premises except for a duration of no more than 48 hours while parked at a loading/unloading area that is not visible from a public right of way. No vehicle for hire shall be parked, stored, or dispatched from the site. 		
Textile production facilities that are limited to screen printing or embroidery of garments which are not manufactured at the facility.	X	P
Printing, publishing and reproducing establishments with any associated retail sales limited to no more than twenty (20) percent of the gross floor area, provided that all such facilities shall be limited to the use of reproducing machines and printers, not including printing presses.	X	P
Photographic studios which do not include lab processing (printing of photographs without the use of chemical development is permitted).	X	P
Heating equipment dealers, repairs and service, provided that there are no retail sales area within the facility and all repair work is not conducted at the facility. No outside storage shall be permitted.	X	P
Limited Fabrication Facilities: Facilities not to exceed 10,000 sf in size (exclusive of office and retail areas) utilized for the creation or fabrication of art works or goods (not including automotive parts) by manufacturing involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, outdoor storage or long-term commercial truck parking, but which may include retails sales of goods produced on-site.	X	P
Bakeries and other establishments manufacturing prepared foods without retail sales within facilities containing less than 10,000 sf of manufacturing area.	X	P
Cleaning and Maintenance Services, provided that there shall be no outside storage of any materials or supplies and all overnight parking of vehicles shall not be located adjacent to the public right-of-way.	X	P

Section 3: Sec. 23-907 (c) – Development controls., shall be amended to read as follows:

Development Controls		
	O-I	O-W
Performance Standards	Manufacturing and other production establishments shall be subject to Section 23-911 performance standards pertaining to noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, and glare.	

Section 4: Sec. 23-907. - O-I and O-W districts., the complete table with all aforementioned modifications is below:

Sec. 23-907. - O-I and O-W districts.

(a) *Purpose.*

- *O-I office/institutional district.* The office/institutional district is intended to encourage development of suitable business and professional enterprise, hospitals, medical and dental facilities of a character and density deemed compatible with the primary purpose of this district. Limited retail uses normally appurtenant to office/institutional uses are also permitted under designated uses provided they are located within a principal use and do not occupy more than twenty (20) percent of the gross floor area subject to exclusions detailed herein.

- *O-W office/warehouse district.* The office/warehouse district is intended to encourage the development of office and office warehouse facilities in combination where the manufacture and/or fabrication of products is limited to items that are compatible with surrounding uses.

(b) *Table of uses.*

Table of Uses		
Permitted Uses and Structures P = Permitted "by right" Principal Uses and Structures CUP = Conditional Use Permit A = Customary accessory uses except as furthermore regulated herein. X = Uses prohibited. Furthermore, any use not specifically permitted or uses not permitted upon approval of a conditional use shall be prohibited.	O-I	O-W
Commercial/Retail		
Automatic teller machine (walk up only).	P	P
Commercial artist studios and art galleries.	P	P
Commercial or shared kitchen, including catering services, for the purposes of preparation of meals for delivery or distribution, with no on-site food service or sales permitted and no more than two (2) service trucks parked on-site.	X	P
Computer and data processing services.	P	P
Film, television, photography, music recording, and audio production studios within fully enclosed and soundproof buildings.	P	P
Health and fitness clubs without massage or spa.	P	P
Microbrewery, microdistillery, and microwinery. Said uses shall be limited to a maximum building square footage of twenty thousand (20,000) gross square feet and shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts. In addition, a "tasting room" open to the general public shall be provided and shall have a minimum gross floor area of five hundred (500) square feet and a maximum gross floor area of three thousand (3,000) square feet. Tasting room hours shall be limited to the "hours of sale"	X	P

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authorized in section 3-28 of the alcoholic beverage ordinance. Such establishments shall also be subject to section 23-911 performance standards pertaining to noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, and glare. Manufacturing and storage operations shall be contained solely indoors with no outdoor storage permitted with the exception that each establishment shall be permitted to have one (1) storage silo placed outside in a location visible to the public, which shall include signage of the company name and logo displayed prominently on the silos (in compliance with the sign ordinance). Each outdoor silo shall be limited to a maximum size of nine (9) feet in diameter by thirty-five (35) feet tall.		
<p>Retail uses normally appurtenant to office/institutional uses to include:</p> <ul style="list-style-type: none"> • Florist shops (maximum two thousand (2,000) square feet gross floor area), • Barber and beauty shops with personnel licensed by the State of Georgia but excluding massage services (maximum two thousand (2,000) square feet gross floor area), • Shoe shine stands (maximum two hundred fifty (250) square feet gross floor area); • Cafeterias and restaurants but excluding the sale of alcohol (maximum five thousand (5,000) square feet gross floor area), and • Snack shops (maximum one thousand five hundred (1,500) square feet gross floor area), • Pharmacies (maximum three thousand (3,000) square feet of gross floor area), and • gift shops (maximum one thousand five hundred (1,500) square feet gross floor area) when located within office or medical buildings which are a minimum of forty-five thousand (45,000) square feet of gross floor area, but excluding wholesale trade. 	P	X
Staging, lighting, audio and video equipment sales, rental, repair, and installations.	P	P
Tattoo/body craft studios, subject to restrictions of articles I and XVI of chapter 6.	P	P
Education/Child Care		
Child care centers, pre-schools, kindergartens and special schools, and adult daycare	P	X
Colleges and universities, business colleges	CUP	CUP
<p>Instruction of fine arts including sculpture, painting, writing, music and performing arts, pottery or ceramics production with kiln usage; glass blowing; and welding, subject to the following:</p> <ul style="list-style-type: none"> • Shall be within enclosed soundproof buildings when located within three hundred (300) feet, measured in a straight line, from residential uses. No outdoor storage permitted. • Such schools may provide performances open to the general public as an accessory use, provided minimum parking requirements are met for the main 	P	P

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assembly area. • Instruction with the use of the nude human figure, subject to restrictions of article X of chapter 6.		
Schools—Private (offering instruction to children from grades one (1) through twelve (12)). All staff shall hold the requisite certification required by the State of Georgia.	CUP	X
Special training and schooling services including barber and beauty schools, business and vocational-technical schools (except those having an external industrial character), GED instruction, dancing schools, exercise studios, and tutoring. Driving schools with no outdoor driving courses. No outdoor storage or display permitted.	P	P
Institutional		
Churches and other places of worship but excluding the use of tents.	CUP	CUP
Museums, auditoriums, libraries and similar cultural facilities, when located greater than five hundred (500) feet, measured in a straight line, from single-family and two-family residential uses.	P	P
Social, fraternal, union or civic buildings, philanthropic associations; private (nonprofit) clubs, and lodges. Limited to two thousand (2,000) gross square feet when located within five hundred (500) feet, measured in a straight line, from single-family and two-family residential uses.	P	P
Medical/Health		
Abortion clinic with all medical personnel licensed by the State of Georgia.	CUP	X
Acupuncture as licensed by the State of Georgia.	P	X
Mental health facility with twenty-four-hour nursing care and security. All medical personnel shall be licensed by the State of Georgia.	CUP	X
Crisis center (out-patient).	CUP	X
Cryogenic facility with twenty-four-hour security. All medical personnel shall be licensed by the State of Georgia.	CUP	X
Funeral homes and mortuaries (both excluding crematoriums) shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts, and subject to the following: • Hearses or other transport vehicles for the deceased shall not be parked or stored visible from the public right-of-way. • An all weather porte-cochere shall be provided at the rear of the facility for the intake of the human remains; however, a side or rear porte-cochere shall be provided for funeral services transport to final resting place. • All buildings shall be faced with brick and/or stack stone on all elevations (excluding fenestration) and shall have a pitched style roof.	P	P

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Offices, clinics (out-patient) and laboratories. Blood plasma and blood donor centers shall be prohibited.	P	P
Hospitals and clinics (in-patient) with all medical personnel licensed by the State of Georgia.	CUP	X
Massage and spa establishment.	X	X
Substance abuse and treatment facilities (in-patient) provided twenty-four-hour nursing care and security is provided but excluding the adaptive reuse of single-family or multi-family dwellings. All medical personnel shall be licensed by the State of Georgia.	CUP	X
Veterinary clinics for household animals, provided that such clinics and any treatment rooms, cages, pens, or kennels be maintained within a completely enclosed, air-conditioned, heated, sound insulated building and that such clinic be operated in such a way as to produce no objectionable or noxious odors or noises outside its walls and the provision be made to dispose of all refuse and garbage in a sanitary manner.	P	P
Office		
<p>Business and professional office uses (excluding the sale of goods at retail). However, the following uses are specifically prohibited:</p> <ul style="list-style-type: none"> • Ambulance service; • Automotive and truck rental; and automotive dealer's office • Bail bond and appearance bond operations; • Barter, swap, and trading offices; • Cash advance; check cashing establishments; • Conversion therapy for minors. Conversion therapy means any practice or treatment that seeks to change an individual's sexual orientation or gender identity, including efforts to change behaviors or gender expressions or to eliminate or reduce sexual or romantic attractions or feelings toward individuals of the same gender. • Day labor or labor pool agencies; • Delivery services; • Driving schools with outdoor driving courses; • Escort services; • Firearms dealers office; • Fortunetellers; handwriting analysts; hypnotists; • Lawn care offices; • Modeling agencies; • Palmistry; • Pawnshops, including title pawn, and pawnbrokers; • Taxi service and dispatch agencies; • Trucking and transport firms; • Wrecker service; • Vehicles whose gross vehicle weight rating (GVWR) of over ten thousand 	P	P

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(10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment shall not be parked, stored, or dispatched in connection with a business or professional office use conducted on the premises. No vehicle for hire shall be parked, stored, or dispatched from the site.		
Contractor's offices	X	P
Customer service center with call center.	P	P
Exterminating and pest control offices	X	P
Internet-based business offices. In O-I districts, establishments providing on-site shipping services shall be limited in size to two thousand (2,000) gross square feet.	P	P
Newspaper office and news syndicates. Establishments providing on-site printing, publication, and distribution shall be located greater than five hundred (500) feet measured in a straight line from residential zoning districts.	P	P
Research scientist office with laboratory and testing facilities including the production of prototype products provided they are not objectionable by reason of emission of noise, vibration, smoke, dust, fumes, odors, or radiation and that do not create fire or explosion hazards and do not require any outdoor storage. Such facilities shall be limited to a P-3 (protection level) laboratory testing and research, and restricted to biosafety levels no higher than BSL-3.	P	P
Recreation/Entertainment		
Assembly halls and community centers when operated on a nonprofit basis.	CUP	CUP
Parks, playgrounds, soccer, baseball, football or other athletic fields, golf courses.	CUP	CUP
Sexually oriented businesses.	X	X
Residential Dwellings/Lodgings		
Community shelter or single room occupancy (SRO) operated not-for-profit with twenty-four-hour on-site management and security. Lodging shall not exceed fifteen (15) continuous hours within a twenty-four-hour period.	CUP	X
Dormitories, fraternity houses and sorority houses, officially affiliated with an accredited college, university or private school and only for the time period that such affiliation is in effect.	CUP	X
Group or congregate personal care centers, assisted living, and nursing homes for the elderly, disabled, or infirmed (all with twenty-four-hour nursing services) as shall be licensed and/or regulated by the State of Georgia but excluding the adaptive re-use of single-family dwellings and multi-family dwellings. All medical personnel shall be licensed by the State of Georgia.	P	X
Orphanage with twenty-four-hour on-site management. All medical personnel shall be licensed by the State of Georgia.	CUP	X
Transportation/Parking		

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<p>Parking garages subject to design guidelines when the site is located within a one-half-mile radius of the existing Doraville Marta station property located in the vicinity of New Peachtree Road and Park Avenue and furthermore provided:</p> <p>(1) Parking garages shall provide ground floor occupancy office space subject to the exclusions listed herein, for the first sixty (60) feet of building depth along the enfronting facade facing a vehicular right-of-way.</p> <p>(2) All enfronting ground floor office uses shall have a primary pedestrian entrance which faces, is visible from, and is directly accessible from the adjacent required sidewalk.</p> <p>(3) Parking garages shall conceal automobiles from view; shall have the appearance of a horizontal storied building on all levels and elevations with fenestration; shall be faced in brick, stacked stone, and cast stone and/or any combination thereof as shall be approved by the City Council.</p>	CUP	CUP
Other		
The adaptive re-use of single-family and multi-family dwellings.	X	X
Bakeries and other establishments manufacturing prepared foods without retail sales within facilities containing less than 10,000 sf of manufacturing area.	X	P
Cleaning and Maintenance Services, provided that there shall be no outside storage of any materials or supplies and all overnight parking of vehicles shall not be located adjacent to the public right-of-way.	X	P
<p>Climate-controlled self-storage or mini-storage warehouses subject to design guidelines when located on lots one (1) acre or greater exclusive of wetlands and floodplain.</p> <p>a. Climate-controlled self-service storage facilities shall be limited to dead storage use only.</p> <p>b. No activities other than the rental of storage units and pick-up and deposit of dead storage shall be allowed on the premises.</p> <p>c. Examples of activities prohibited in self-storage facilities include, but are not limited to, the following:</p> <p>1) Auctions (except those of the self-storage facility owner to dispose of items within unit which has become derelict of fee payment and/or abandonment), wholesale or retail uses, yard or garage sales.</p> <p>2) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.</p> <p>3) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.</p> <p>4) The establishment of a transfer and storage business.</p> <p>5) The storage of hazardous or flammable materials (including, but not limited to alcohol and propane).</p> <p>6) The storage of food or food stuffs.</p> <p>7) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.</p>	X	CUP

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8) Residential habitation of storage units. d. Incidental manager's office but excluding residential habitation. e. Outside storage and display shall be prohibited. f. No door openings for any self-service storage facility unit shall be constructed facing a public right-of-way or a single-family residential district even when visible or viewed through a glass surface. g. Access to every individual storage unit shall be provided on-grade; neither requiring the use of stairs or steps. There shall be no preclusion of multi-story facilities which contain an elevator for patrons' use.		
Heating equipment dealers, repairs and service, provided that there are no retail sales area within the facility and all repair work is not conducted at the facility. No outside storage shall be permitted.	X	P
Limited Fabrication Facilities: Facilities not to exceed 10,000 sf in size (exclusive of office and retail areas) utilized for the creation or fabrication of art works or goods (not including automotive parts) by manufacturing involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, outdoor storage or long-term commercial truck parking, but which may include retails sales of goods produced on-site.	X	P
Office/warehouse facilities when the warehouse is an integral portion of the office structure but excluding mini-storage or self-storage facilities, provided: <ul style="list-style-type: none"> • A minimum of fifteen (15) percent of the entire building in which the facility is located shall be devoted to office use. • No warehouse doors shall face a public right-of-way nor shall any shipping/receiving/loading/unloading area face a public right-of-way. • No vehicle whose gross vehicle weight rating (GVWR) of over ten thousand (10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment shall be parked, stored, or dispatched in connection with an office/warehouse use conducted on the premises except for a duration of no more than 48 hours while parked at a loading/unloading area that is not visible from a public right of way. • No vehicle for hire shall be parked, stored, or dispatched from the site. 	X	P
Photographic studios which do not include lab processing (printing of photographs without the use of chemical development is permitted).	X	P
Printing, publishing and reproducing establishments with any associated retail sales limited to no more than twenty (20) percent of the gross floor area, provided that all such facilities shall be limited to the use of reproducing machines and printers, not including printing presses.	X	P
Textile production facilities that are limited to screen printing or embroidery of garments which are not manufactured at the facility.	X	P

Wholesaling and warehousing of goods, subject to restrictions noted elsewhere in the zoning district.	X	P
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(c) *Development controls.*

Development Controls		
	O-I	O-W
Development	<ul style="list-style-type: none"> Restricted to lands with public water and sewer available. 	<ul style="list-style-type: none"> Restricted to lands with public water and sewer available.
Drive-in and drive-through facilities	<ul style="list-style-type: none"> Prohibited 	<ul style="list-style-type: none"> Prohibited
Driveway curb cuts	<p>Driveway curb cut limitations are required to ensure adequate provisions are made for ingress and egress to a property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe. Along state routes, final driveway curb cut approval is subject to Georgia Department of Transportation.</p> <p>a. Shall be a maximum of twenty-four (24) feet for two-way entrances and twelve (12) feet for one-way entrances, unless a greater width is otherwise permitted by the director of community development upon its finding of necessity of such greater width.</p> <p>b. Maximum permitted number of driveway curb cuts for each development. (For the purposes of this section, two (2) curb cuts serving two (2) one-way driveways shall only be counted as one curb cut):</p> <p>i. Developments with only one (1) street frontage, which is less than three hundred (300) feet in length: One (1) curb cut;</p> <p>ii. Developments with only one (1) street frontage, which is greater than or equal to three hundred (300) feet in length: Two (2) curb cuts;</p> <p>iii. Developments with more than one (1) street frontage: One (1) per street frontage.</p> <p>c. Along City and private streets, the location of driveway curb cuts shall be subject to approval by the director of community development.</p>	
Fleet vehicles	On-site parking prohibited	<p>On-site parking permitted, subject to the following so as to not be visible from the public right-of-way:</p> <ul style="list-style-type: none"> Shall be parked in the rear or side of the property; or if not

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		<p>possible,</p> <ul style="list-style-type: none"> • Shall be screened with a minimum five (5) feet wide landscape buffer planted with evergreen shrubs a minimum of twenty-four (24) inches tall and maximum thirty-six (36) inches tall and/or decorative thirty-six-inch wall. In addition, shall be planted with overstory canopy trees spaced a maximum of forty (40) feet apart. <p>Administrative variance: Administrative approval from full compliance with the screening requirements is subject to approval by the director of community development due to unique site and/or building constraints, and/or where screening poses conflicts with Georgia Power and/or other infrastructure utilities.</p>
Outdoor display and storage	<ul style="list-style-type: none"> • Prohibited 	<ul style="list-style-type: none"> • Prohibited
Minimum lot area	<ul style="list-style-type: none"> • Ten thousand two hundred (10,200) square feet exclusive of wetlands and floodplain whether developed or being developed as single use or multi-tenant facility. 	<ul style="list-style-type: none"> • Thirty-five thousand (35,000) square feet exclusive of wetlands and floodplain whether developed or being developed as single use or multi-tenant facility. • Climate-controlled mini-storage or self-storage warehouse facilities when located on lots which are one (1) acre or greater (forty-three thousand five hundred sixty (43,560) square feet) exclusive of wetlands and floodplain.
Minimum lot width	<ul style="list-style-type: none"> • Fifty (50) feet. 	<ul style="list-style-type: none"> • Thirty (30) feet.
Minimum public road frontage	<ul style="list-style-type: none"> • Thirty (30) feet. 	<ul style="list-style-type: none"> • Thirty (30) feet.

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Maximum front yard building setback	<ul style="list-style-type: none"> • Twenty-five (25) feet but no less than five (5) feet with full masonry front, side, and rear facade elevations (brick and/or stone). • Uses which allow twenty-four-hour continuous care residential habitation as specified herein shall observe a forty-foot front building setback. 	<ul style="list-style-type: none"> • Twenty-five (25) feet but no less than five (5) feet with full masonry front facade elevation (brick and/or stone).
Minimum rear yard building setback	<ul style="list-style-type: none"> • None, but buffer requirements where applicable per Code plus five-foot structure setback. 	<ul style="list-style-type: none"> • None, but buffer requirements where applicable per Code plus five-foot structure setback.
Minimum side yard building setback	<ul style="list-style-type: none"> • None, but buffer requirements where applicable per Code plus five-foot structure setback. 	<ul style="list-style-type: none"> • None, but buffer requirements where applicable per Code plus five-foot structure setback.
Maximum building height	<ul style="list-style-type: none"> • Five (5) stories subject to FAA approval if within an airport approach zone and where abutting single-family detached dwellings the structure setback from the buffer (e.g., along side or rear lot lines) shall be increased five (5) feet for each one (1) story or portion thereof above two (2) stories in height. 	<ul style="list-style-type: none"> • Three (3) stories or thirty-five (35) feet, whichever is less.
Maximum impervious lot coverage	<ul style="list-style-type: none"> • Adaptive reuse (where permitted)—Eighty (80) percent. • All other—Eighty-five (85) percent. 	<ul style="list-style-type: none"> • Eighty (80) percent.
Mechanical and accessory features (such as HVAC condensers, electrical transformers, heat pumps, and similar features, including satellite dishes)	<p>Notwithstanding sections 23-1704 and 23-1705, the following screening requirements are required:</p> <ul style="list-style-type: none"> • Shall be in the location of least visibility from the public right-of-way and/or private street and shall be prohibited between the building and the street. Screening with fence or plant materials shall be required. Fencing shall be one hundred (100) percent opaque and of a material that matches or is similar to the 	

	<p>material of the principal building. Vegetative screening shall consist of evergreen shrubs having a minimum of forty-two (42) inches in height at time of planting, and reaching a minimum height of six (6) feet within two (2) years or planting.</p> <ul style="list-style-type: none"> • When located on rooftops, said features shall be incorporated in the design of the building and/or screened with building materials similar to those of the building. • Administrative variations: Administrative approval from full compliance with the screening requirements is subject to approval by the director of community development due to unique site and/or building constraints, instances where such equipment is not visible from adjacent properties, and/or where screening poses conflicts with Georgia Power requirements for equipment access.
Dumpsters	Shall comply with the screening requirements of chapter 15, article VI.
<p>Sidewalks: Notwithstanding section 23-402, sidewalks in both of these zoning districts shall be located along all streets and shall consist of two (2) zones: a tree planting/street furniture zone and a sidewalk clear zone.</p>	<p>Streetscape Requirements</p> <ul style="list-style-type: none"> • Tree planting/street furniture zone: located adjacent to back of street curb, is reserved for the placement of street trees, street furniture including utility and light poles, waste receptacles, fire hydrants, traffic signs, traffic control boxes, newspaper boxes, transit shelters, bicycle racks, seating and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. • Sidewalk clear zone: The portion of a sidewalk that is unobstructed by any permanent objects to a vertical height of eight (8) feet and is reserved for pedestrian circulation and passage. No fixed elements, including traffic control boxes, fire hydrants or other utility structures, shall be placed above ground in the clear zone. The clear zone shall consist of concrete pavement shall have a consistent cross-slope not exceeding two (2) percent unless existing site topography is greater. • Street trees: Trees shall be required in the tree planting/street furniture zone and spaced at a maximum distance of forty (40) feet apart, all newly planted street trees shall be single-stemmed with a minimum caliper of three (3) inches measured thirty-six (36) inches above ground, shall be a minimum of ten (10) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall have a minimum planting area of forty (40) square feet planted with evergreen ground cover such as mondo grass or liriope spicata or covered with hardwood mulch. Flowers and seasonal plantings may be planted in tree planting areas but

	<p>shall be supplemented by hardwood mulch when not planted. Tree grates shall be prohibited.</p> <ul style="list-style-type: none"> • Street lights: decorative pedestrian lights shall be located in the tree planting/street furniture zoned as required by the director of community development and shall be placed a maximum distance of eighty (80) feet on-center and spaced equidistant between required street trees. • Uniform design standards: All pavement materials, street tree species (varying by corridor), light fixtures and street furniture shall be a type specified by the director of community development in accordance with uniform design standards utilized by the director for placement of such objects in the public right-of-way. • Sidewalk taper: Where property abuts a residentially zoned property, the sidewalk area within twenty (20) feet shall taper as necessary to provide a smooth transition to the width of the existing sidewalk. If the abutting residentially zoned property has no existing sidewalk, the sidewalk shall taper to a width of six (6) feet. • Administrative variances: Administrative approval from the streetscape requirements are subject to approval by the director of community development in instances of overhead powerlines, protection of existing trees, significant topography, and/or other site constraints, and along state routes where Georgia Department of Transportation requirements may require design adjustments. <p>Minimum Width Requirements</p> <p>Tree planting/street furniture zone:</p> <ul style="list-style-type: none"> • State routes: ten (10) feet wide. • Other streets: five (5) feet wide <p>Sidewalk clear zone:</p> <ul style="list-style-type: none"> • Arterial and collector streets: ten (10) feet wide. • Local streets, Flowers Road, Oakcliff Road (south of the southern leg of Pin Oak Circle): six (6) feet.
Performance Standards	<p>Manufacturing and other production establishments shall be subject to Section 23-911 performance standards pertaining to noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, and glare.</p>

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

Waived

April 21, 2021

First Reading

Second Reading

So effective this 21st day of April, 2021.

Approved by:



Joseph Geierman, Mayor

Approved as to Form



Cecil McLendon, City Attorney

So signed and witnessed this 21st day of April, 2021

Attest:



Arika Birdsong-Miller, Interim City Clerk

