

STATE OF GEORGIA
DEKALB COUNTY
CITY OF DORAVILLE

ORDINANCE NO. 2019-005

Z-18-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE CHAPTER 23 OF THE CITY OF DORAVILLE TO AMEND SECTIONS 23-909 AND 23-910 OF THE C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT AND THE C-2 (GENERAL BUSINESS) DISTRICT TO MODIFY THE ORDINANCE FORMAT AND UPDATE THE LIST OF PERMITTED AND CONDITIONAL USES; 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 City seeks to promote economic development and attract investment by creating more opportunities for diversification and expansion of Doraville's business sector and employment base; and

WHEREAS, the City seeks to establish and maintain a rational land use pattern through periodic revision of the Zoning Ordinance; and

WHEREAS, the City seeks to update the Zoning Ordinance to remove outdated and obsolete items and respond to current trends and best practices; and

WHEREAS, the City seeks to create a more user-friendly Zoning Ordinance by updating the format, permitted and conditional uses, and clarify zoning terms and remove conflicting code sections; and

WHEREAS, the City seeks to reduce inefficiency in Staff time and City resources spent on zoning cases for land uses that are compatible with the Comprehensive Plan and have minimal impact on adjacent properties/neighborhoods; and

WHEREAS, the City seeks to streamline administrative procedures (for business licenses and permits); 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 Sections 23-909 (C-1 Neighborhood Commercial District) and 23-910 (C-2 General Business District) of Chapter 23, Article IV, of the Zoning Ordinance are hereby amended to replace the existing language with the following language as shown in exhibit "A".

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3: The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Doraville.

Section 4: 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 5: 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 18th day of March, 2019.

CITY OF DORAVILLE, GEORGIA


Donna Pittman, Mayor

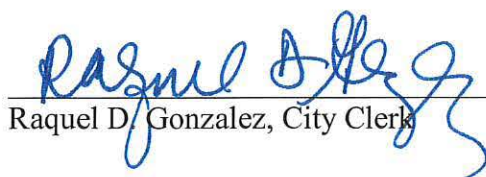
February 20, 2019
First Reading

March 18, 2019
Second Reading

**APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE**


City Attorney's Office

**ATTEST:
OFFICE OF THE CITY CLERK**


Raquel D. Gonzalez, City Clerk



AN ORDINANCE TO AMEND THE ZONING ORDINANCE CHAPTER 23 OF THE CITY OF DORAVILLE TO AMEND SECTIONS 23-909 AND 23-910 OF THE C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT AND THE C-2 (GENERAL BUSINESS) DISTRICT TO MODIFY THE ORDINANCE FORMAT AND UPDATE THE LIST OF PERMITTED AND CONDITIONAL USES; TO REPEAL CONFLICTING CODE SECTIONS; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

ORDINANCE NO. 2019 - 005

Z-18-04

I, Raquel D. Gonzalez, City Clerk of the City of Doraville, Georgia, certify that the foregoing ordinance was adopted by The Mayor and Council of the City of Doraville, Georgia at a regular meeting held on the 18th day of March, 2019.

THE FOREGOING ORDINANCE WAS OFFERED BY COUNCIL MEMBER JOSEPH GEIERMAN, WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER ROBERT PATRICK, BEING PUT TO A VOTE, THE RESULTS ARE LISTED AS FOLLOWS:

	YEA/ YES	NAY/ NO
MAYOR DONNA PITTMAN	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER MD A. NASER	X	<input type="checkbox"/>
COUNCIL MEMBER SHANNON HILLARD	X	<input type="checkbox"/>
COUNCIL MEMBER PAM FLEMING	X	<input type="checkbox"/>
COUNCIL MEMBER ROBERT PATRICK	X	<input type="checkbox"/>
COUNCIL MEMBER JOSEPH GEIERMAN	X	<input type="checkbox"/>
COUNCIL MEMBER STEPHE KOONTZ	X	<input type="checkbox"/>

THE MAYOR THEREFORE DECLARED ORDINANCE NO. 2019 - 005 PASSED AND DULY ADOPTED THIS 18TH DAY OF MARCH, 2019.

Sec. 23-909. – C-1 and C-2 Commercial districts.**1) Purpose:**

- **C-1 Neighborhood Commercial District:** The neighborhood commercial district provides a location for limited retail and service uses to satisfy the common and frequent needs of the residents of nearby residential neighborhoods. It is the intent of this district to encourage such uses to be a part of neighborhood convenience (a continuous architectural unit e.g. main street or town center) on a street of appropriate classification proximate to the neighborhoods to be served. Neighborhood commercial districts in excess of ten (10) contiguous acres are not encouraged. Development is restricted to lands with public water and sewer available.
- **C-2 General Business District:** The general commercial district is established in order to provide suitable areas for the various types of community and regional oriented commercial activities including retail uses, highway business uses, and office uses. General commercial districts are intended to be located along arterial or major collector streets and at such locations as are appropriate for community and regional commercial areas as opposed to locations that serve primarily local neighborhoods. Development is restricted to lands with public water and sewer available.

2) Table of Uses:

Table of Uses		
<u>Permitted Uses and Structures</u> P = Permitted “by right” Principal Uses and Structures CUP = Conditional Use Permit <u>Accessory uses:</u> Customary accessory uses except as furthermore regulated herein. <u>X = Uses prohibited.</u> Furthermore, any use not specifically permitted or uses not permitted upon approval of a conditional use shall be prohibited.	C-1	C-2
Commercial/Retail		
Antique, vintage, collectible, and/or resale stores, with or without consignment. No outdoor storage or display permitted.	X	CUP
Auction gallery, but excluding automotive and truck auction.	X	CUP
Bakeries, whose entire products are sold at retail on the premises but excluding drive-in or drive-through services.	P	P
Barber shops, beauty salons, nail salons, tanning salons and similar personal service establishments provided the principal and accessory use(s) are licensed by the Georgia Board of Cosmetology but excluding body craft studios and massage establishments.	P	P
<u>Brewpub</u> , 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 silo (in compliance with the sign ordinance). Each outdoor silo shall be limited to a maximum size of nine (9) feet in diameter by 35 feet tall.	X	P
<u>Catering services</u> without banquet hall.	X	P
<u>Clothing and costume rental</u> agencies.	P	P
<u>Coin-operated convenience food and drink (nonalcoholic) vending machines (e.g., soft drink, snack, and coffee)</u> when contained within a roofed structure with walled enclosure on a minimum of three (3) sides. Said structure shall be architecturally compatible with the principal structure.	CUP	X
Commercial artist studios (except body craft studios).	P	P

Exhibit A

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Computer sales and data processing services.	P	P
Drug stores/apothecary shops	P	P
<u>Funeral homes without crematorium and without drive-through or drive-in service/viewing.</u> Hearses 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.	X	CUP
Furniture and household appliance stores offering new merchandise for rent.	X	P
<u>Grocery, fruit, vegetable, and meat/seafood markets, including supermarkets,</u> provided all operations, storage and display are wholly contained within a building, but no killing, eviscerating, skinning, plucking, or smoking of livestock, poultry, fish or other animals is permitted.	P	P
Hookah/Vapor and Cigar lounges	X	X
Laundry and dry cleaning, collection stations or plants; laundry and laundromat establishments where equipment is operated by customers; no outside operations. Petroleum and/or any other chemical solvents shall not have an ignitable flashpoint of less than 140 degrees Fahrenheit. The use of Perchloroethylene (Perc) solvent shall be prohibited.	P (limited to 2,000 gross square feet. Collection station or plant prohibited)	P (limited to 5,000 gross square feet.)
Limited manufacturing activities: book binding, photocopying and reproduction services, photoengraving, printed matter, printing and publishing.	P (limited to 2,000 gross square feet)	P (limited to 4,000 gross square feet)
Liquor stores (retail). The maximum gross floor area of a structure shall be limited to ten thousand (10,000) square feet.	X	CUP
Mailing, reproduction, mail order houses, and commercial art services	X	P
Pawnbrokers and pawn shops, including title pawn (subject to restrictions of the Code).	X	CUP
Pet stores and pet daycare facilities, shall be within enclosed soundproof buildings when located within 300 feet, measured in a straight line, from residential uses. Outdoor storage prohibited.	P	P
Photographers (including the sale of supplies and equipment).	P	P
Precious metal dealers (subject to restrictions of the Code).	X	CUP
Propane cylinder exchange only (maximum 20-pound tanks)— No on-site refill. Said facility shall be located as an adjunct to an existing retail home building supply facility (that is greater than 10,000 gross square feet) when situated within a side or rear yard but shall not be located visible from public rights-of-way. The tank locations shall be within a secured, gated, roofed facility which is continuously monitored with 24-hour camera surveillance. Said facility hours of operation shall be limited to the presence of an attendant who is also an employee of the parent facility.	X	P
Restaurants, cafeterias, and delicatessens, and ice cream shops	P	P
Retail establishments selling new merchandise, excluding sales of guns and sales of drug paraphernalia and drug related objects as defined by O.C.G.A. §§ 16-13-1 and 16-13-32. No outdoor storage or display permitted.	P (limited to 2,000 gross square feet)	P
Sales of boats and trailers, heavy equipment such as trucks, agricultural machinery or road building and service equipment where such uses are located entirely within a wholly enclosed structure. No outdoor storage or display permitted.	X	CUP

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Repair establishments for home appliances, bicycles and similar non-motorized vehicles, shoes, clocks, jewelry, leather goods, electronics and similar household goods. No outdoor storage or display permitted.	P (limited to 2,000 gross square feet)	P
Sign company with incidental inside sign assembly, limited to 4,000 gross square feet. No outdoor display or storage shall be permitted. Parking of company vehicles shall not be visible from the public rights-of-way.	X	P
Tailors, dressmaking, millinery, and similar establishments	P	P
Tobacco and Vape stores, and drug paraphernalia and drug related objects as defined under O.C.G.A. §§ 16-13-1 and 16-13-32.	X	X
Warehousing	X	X
Wholesale	X	X
Education/Child Care	C-1	C-2
Child care centers, kindergartens and special schools.	P	P
Special training and schooling services including art, writing, performing arts and music schools, barber and beauty schools, business and vocational-technical schools (except those having an external industrial character), GED instruction, dancing schools, exercise studios, tutoring, and commercial driver's license with indoor training only.	P	P
Institutional	C-1	C-2
Automatic teller machine (walk up only) with or without associated retail banking facilities.	P	P
Banks, credit unions and savings and loan associations, and similar financial institutions	P	P
Churches and other places of worship but excluding the use of tents	CUP	CUP
Museums, galleries, auditoriums, libraries and similar cultural facilities.	P	P
Social, fraternal, union, civic, professional or philanthropic associations; private (nonprofit) clubs, and lodges.	P	P
Medical/Health	C-1	C-2
Acupressure.	X	CUP
Acupuncture provided that state licensing requirements are complied with.	X	P
Offices, clinics (out-patient) and laboratories. Substance abuse and treatment facilities, and blood plasma and blood donor centers shall be prohibited.	P	P
Health and fitness clubs without massage or spa.	P	P
Massage and spa establishment.	X	CUP
Massage therapy as defined by state law with all parties holding a valid massage therapy license issued by the Georgia Board of Massage Therapy.	X	CUP
<u>Veterinary clinics</u> 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	C-1	C-2
<u>Business and professional office uses (including the sale of goods at retail).</u> The following uses are specifically prohibited : <ul style="list-style-type: none"> • ambulance service; • bail bond and appearance bond operations; • barter, swap, and trading offices; • body craft studio; • cash advance, check cashing establishments; • firearms dealers office; • moving and storage companies; • taxi service and dispatch agencies; • trucking and transport firms; • wrecker service; • body craft studios; • day labor or labor pool agencies; • delivery services, however, office couriers are permitted; • escort services; • fortunetellers; handwriting analysts; hypnotists; • modeling agencies; • palmistry; • automotive and truck rental; and automotive dealer's office; • Vehicles whose gross vehicle weight rating (GVWR) of over ten thousand (10,000) pounds, including commercial tractor-trailers, dump trucks, wreckers, or earth moving equipment parked, stored, or dispatched in connection with a business or professional office use conducted on the premises; • Vehicles for hire parked, stored, or dispatched from the site; • Fleet vehicles parked on-site, except no more than two (2) automobiles allowed; • Outdoor storage of merchandise, and equipment; • The adaptive re-use of single-family or multi-family dwellings shall be prohibited. 	P	P
Credit reporting, adjustment, and collection agencies but excluding the collection, storage or sale on-site of motorized vehicles.	X	P
Customer service centers	P	P
Employment, personnel, and temporary help service (excluding day labor or labor pool).	X	P
Internet based businesses but excluding on-site shipping services.	X	P
Recording and TV production services.	X	CUP
Recreation/Entertainment	C-1	C-2
Amphitheater and theaters (except drive-in); outdoor.	X	CUP
Botanical gardens.	P	P
Comedy club including alcohol sales	X	P
<u>Commercial recreation establishments</u> , including bowling alleys, billiard parlors, amusement arcades, indoor theaters, indoor skating rinks, miniature golf, paintball/laser tag, convention halls, places of assembly, and similar uses, with activities conducted within fully enclosed buildings. <u>Limited to 3,000 gross square feet or less.</u>	X	P
<u>Commercial recreation establishments</u> , including bowling alleys, billiard parlors, amusement arcades, indoor theaters, indoor skating rinks, miniature golf, paintball/laser tag, convention halls, places of assembly, and similar uses, with activities conducted within fully enclosed buildings. <u>Greater than 3,000 gross square feet.</u>	X	CUP

Exhibit A**Z-18-04**

Dance halls but excluding alcohol sales or consumption.	X	CUP
<u>Nightclubs, with or without alcohol sales</u> (subject to other restrictions on alcohol sales) provided the use is setback one thousand five hundred (1,500) feet from the nearest residentially zoned use. The setback distance shall be measured from the nearest corner of the building, fenced in area or facility allowing patrons to be present to the property line of the nearest residentially zoned parcel.	X	CUP
Parks, playgrounds, soccer, baseball, football or other athletic fields, golf courses, gymnasiums, sports arena, and community centers.	X	CUP
Sexually oriented businesses.	X	X
Skating rinks (outdoor) of less than 60-day duration and located more than 400 feet measured in a straight line from single-family, two-family, and townhouse residential uses. Hours shall be restricted as follows: <ul style="list-style-type: none"> Sunday through Thursday: 10am to 10pm Friday and Saturday: 10am to midnight 	X	P
Residential Dwellings/Lodgings	C-1	C-2
<u>Hotels</u> (but excluding motels and extended stay facilities): <ul style="list-style-type: none"> All guest rooms are accessed by interior hallways which are heated and air-conditioned and controlled as a secured access facility. Guest rooms shall have no direct access to the outside. Guest rooms shall be a minimum of three hundred (300) square feet and shall have secured access entry. Guest rooms are rented for a minimum duration of eight (8) hours but not on a weekly or monthly basis. No occupational tax/business license shall be issued for any business operating from any guest room of the facility. The lobby shall be a minimum of seven hundred (700) heated square feet in size and shall provide management on duty twenty-four (24) hours per day. A restaurant operated by the hotel would be a customary accessory use. Semi-tractor trailer truck parking shall not be provided on-site. The hotel site shall be a minimum of two (2) acres exclusive of wetlands and floodplain and meet all other district dimensional requirements. 	X	CUP

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Transportation/Parking	C-1	C-2
<u>Automobile parking lot with attendant provided the entire perimeter of the site</u> (except approved ingress/egress) shall contain a five-foot landscape strip containing a combination of trees, shrubs, perennial flowers, and groundcover. All parking shall be on graded and paved surfaces.	CUP	X
<u>Automotive parts (retail only)</u> but without on-premises installation.	X	P
<u>Automotive fuel stations with or without convenience stores, provided the following:</u> (1) All pumps and canopy structures are placed not less than twenty-five (25) feet from the nearest right-of-way line. (2) All underground tanks are located outside the right-of-way. (3) Any accessory uses are located behind the front building setback line. (4) All structures shall be faced with brick and/or stone (excluding fenestrations and canopies). (5) No coin operated car wash. Automated car washes shall be placed to the rear of the principal building and limited to one washing station. (6) No automotive detail, service or repair. (7) No outdoor storage or display of merchandise or vehicles shall be permitted. (8) Shall not be located within 1,500 feet from another fuel station and/or within 1,000 feet of any single-family, two-family, and/or townhouse/rowhouse residential uses, as measured in a straight line. Existing facilities may be redeveloped by more than 60 percent of the replacement cost at time of destruction, notwithstanding Sections 23-502 and 23-503 (Non-conforming Uses), provided the fuel station use is not enlarged.	CUP	CUP
<u>Automobile Sales: manufacturer-authorized car franchise dealership</u> with customary sales and service of primarily new automobiles as well as pre-owned automobiles as a secondary accessory use; having a minimum lot size of two (2) acres; and located on existing parcels consolidated prior to March 18, 2019 within four hundred (400) feet of the right-of-way of Peachtree Industrial Boulevard and within the area formed by the Interstate I-285 loop highway, said area also known as being inside of the I-285 Perimeter highway.	X	P
<u>Bus or rail terminals/stations, providing the following:</u> <ul style="list-style-type: none"> Indoor and well-lighted passenger waiting area. Designated bus/shuttle parking spaces to accommodate the size of each vehicle (typically 10 feet wide by 50 feet long). Buses/shuttles shall not be parked or stopped in drive lanes. On-site bus/shuttle circulation route clearly identified so as to ensure smooth traffic flow on a property. Bus routes and travel schedule clearly posted in a location visible to the general public within the passenger waiting area and/or ticketing area. 	X	CUP
Commercial parking garages, subject to design guidelines, provided ground floor retail space is included.	P	P
Rideshare facility.	X	CUP

3) Development Controls:

Development Controls		
	C-1	C-2
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 24 feet for two-way entrances and 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 curb cuts serving two one-way driveways shall only be counted as one curb cut):</p> <p>i. Developments with only one street frontage, which is less than 300 feet in length: One (1) curb cut;</p> <p>ii. Developments with only one street frontage, which is greater than or equal to 300 feet in length: Two (2) curb cuts;</p> <p>iii. Developments with more than one 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>	
Drive-in and drive-through facilities	Prohibited	<ul style="list-style-type: none"> • <u>Site Layout</u>: Shall not be located between the principal structure and the street. • <u>Stacking</u>: Queuing lanes shall provide a minimum of three (3) spaces before service position; one (1) space after service position. • <u>Banks and similar financial institutions</u>: shall be limited to no more than two (2) queuing lanes and one (1) passing lane • <u>Restaurants</u>: shall be limited to no more than two (2) queuing lanes and one (1) passing lane. • <u>All other uses</u>: shall be limited to one (1) queuing lane and one (1) passing lane
Minimum Lot Area:	20,000 square feet exclusive of wetlands and floodplain.	30,000 square feet exclusive of wetlands and floodplain but excluding hotel site which shall be a minimum of 2 acres exclusive of wetlands and floodplain.
Minimum Lot Width:	30 feet.	30 feet.
Minimum Public Road Frontage:	30 feet.	30 feet.
Maximum Front Yard Building Setback:	25 feet but no less than 5 feet from the right-of-way.	25 feet but no less than 5 feet from the right-of-way.
Minimum Rear Yard Building Setback:	None, but buffer requirements where applicable per Code plus five-foot structure setback.	10 feet, but buffer requirements where applicable per Code plus five-foot structure setback from required buffer.
Minimum Side Yard Building Setback:	None, but buffer requirements where applicable per Code plus five-foot structure setback.	3 feet, but buffer requirements where applicable per Code plus five-foot structure setback from required buffer.

Maximum Building Height:	3 stories or 35 feet, whichever is greater and subject to FAA approval if within approach zone.	10 stories, subject to FAA approval if within approach zone.
Maximum Impervious Lot Coverage:	85 percent.	85 percent.
Sidewalks: Notwithstanding Sec. 23-402, sidewalks in both of these zoning districts shall be located along all streets and shall consist of two zones: a tree planting/street furniture zone and a sidewalk clear zone.	Streetscape Requirements	
	<ul style="list-style-type: none"> • <u>Tree Planting/street furniture zone</u>: located adjacent to back of street curb, is reserved for the placement of street trees, street furniture including utility and light poles, waste receptables, 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. • <u>Sidewalk Clear Zone</u>: 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 percent unless existing site topography is greater. • <u>Street trees</u>: Trees shall be required in the tree planting/street furniture zone and spaced at a maximum distance of 40 feet apart, all newly planted street trees shall be single-stemmed with a minimum caliper of three inches measured 36 inches above ground, shall be a minimum of 10 feet in height, shall have a minimum mature height of 40 feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall have a minimum planting area of 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 shall be supplemented by hardwood mulch when not planted. Tree grates shall be prohibited. • <u>Street Lights</u>: 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 80 feet on-center and spaced equidistant between required street trees. • <u>Uniform Design Standards</u>: 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. • <u>Sidewalk Taper</u>: 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. • <u>Administrative variations</u>: 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. 	
	Minimum Width Requirements	
	<u>Tree Planting/Street Furniture Zone</u> : <ul style="list-style-type: none"> • <u>Buford Highway</u>: 10 feet wide • <u>Other Streets</u>: five (5) feet wide 	
	<u>Sidewalk Clear Zone</u> : 10 feet wide	

Sec. 23-910. - Reserved.