

**STATE OF GEORGIA
CITY OF TUCKER**

ORDINANCE O2023-08-13

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF TUCKER, GEORGIA,
FOR THE PURPOSE OF AMENDING ARTICLE 3 OF THE CITY OF TUCKER CODE
CHAPTER 46 ZONING TO ADD LANGUAGE TO SECTION 46-951 AND TO ADD
DIVISION 5 - LAWRENCEVILLE HIGHWAY ZONING DISTRICTS.**

WHEREAS, The Mayor and City Council desires to promote the public health, safety, morals and general welfare of the residents of the city; and,

WHEREAS, the Mayor and City Council desires to facilitate the creation of a convenient, attractive and harmonious community; and

WHEREAS, the Mayor and City Council desires to encourage an aesthetically attractive environment, both built and natural, and to provide for regulations that protect and enhance these aesthetic considerations; and

WHEREAS, the Mayor and City Council desires to encourage economic development activities; and

WHEREAS, the Mayor and City Council desires to achieve compliance with all applicable state and federal regulations; and

WHEREAS, the Mayor and City Council desires to provide for protection of the constitutional rights and obligations of all citizens within the city; and

WHEREAS, notice to the public regarding said amendment has been duly published in The Champion, the Official News Organ of Tucker; and

WHEREAS, a Public Mearing was held by the Mayor and City Council of Tucker on August 14, 2023 and September 11, 2023; and

WHEREAS, The Mayor and City Council is the governing authority for the City of Tucker, and;

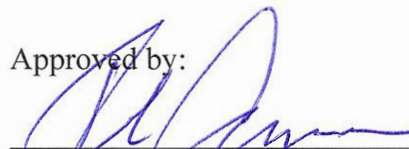
WHEREAS, the Mayor and City Council wish to revise Article 3, Sec. 46-951 to add subsection c which shall state “where special district regulations do not address specific standards, the remainder of the zoning ordinance shall apply” as shown in Exhibit A, and;

WHEREAS, the Mayor and City Council wish to revise Article 3 to add Division 5 – Lawrenceville Highway Zoning Districts, as shown in Exhibit A, and;

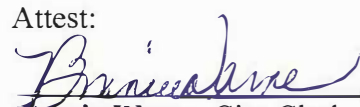
NOW THEREFORE, the Mayor and City Council of the City of Tucker while in Regular Session on September 11, 2023 hereby ordains and approves the amendment of Chapter 46 Article 3 as shown in Exhibit A, which is attached to this ordinance.

SO EFFECTIVE this 11th day of September 2023.

Approved by:


Frank Auman, Mayor

Attest:


Bonnie Warne, City Clerk



ATTACHMENT TO ORDINANCE O2023-08-13

EXHIBIT A

ARTICLE III. – SPECIAL AND OVERLAY DISTRICT REGULATIONS

Sec. 46-951. Special districts generally.

- (a) Special districts are zoning district classifications other than those established in article II of this chapter that are intended to apply to specific areas of the city in accordance with the Comprehensive Plan and other officially adopted city plans.
- (b) If special district regulations conflict with other regulations contained in this chapter, the special district regulations shall prevail.
- (c) Where special district regulations do not address specific standards, the remainder of the zoning ordinance shall apply.

ARTICLE III. – SPECIAL AND OVERLAY DISTRICT REGULATIONS

DIVISION 5 – LAWRENCEVILLE HIGHWAY ZONING DISTRICTS

Sec. 46-1083. – Lawrenceville Highway zoning districts established.

- (a) The following "Lawrenceville Highway Zoning Districts" are established:
 - (1) LH-1 (Lawrenceville Highway Residential)
 - (2) LH-2 (Lawrenceville Highway Neighborhood)
 - (3) LH-3 (Lawrenceville Highway Core)
 - (4) LH-4 (Lawrenceville Highway Industry)
- (b) References in this zoning ordinance to "Lawrenceville Highway Zoning Districts or "LH" districts are references to these districts.

Sec. 46-1084. – Purpose and intent.

- (a) The intents of all LH districts are:
 - (1) To encourage the development of appropriately scaled commercial and service uses along the Lawrenceville Highway corridor;
 - (2) To offer a variety of housing types and promote mixed-income residential opportunities;
 - (3) To provide a variety of innovative uses that create destinations along the Lawrenceville Highway corridor, while maintaining access to the existing service industries;
 - (4) To promote building and site design that improves the community's usage of the corridor, with a focus on improving the pedestrian experience;
 - (5) To improve the aesthetics and pedestrian experience of the corridor through streetscape standards and landscape screening;
 - (6) To ensure a compatible relationship between building placement, building mass and scale, and street;
 - (7) To implement the policies and objectives of the Comprehensive Plan, the Zoning Ordinance, and other official policies and plans within the LH districts.
- (b) *LH-1 (Lawrenceville Highway Residential)*. The intent of the LH-1 district is to preserve existing residential character while allowing a wider variety of housing types for new development.
- (c) *LH-2 (Lawrenceville Highway Neighborhood)*. The intent of the LH-2 district is to create a human-scale built environment that includes a variety of housing types, including cottage homes, townhomes, two-family developments and three-family developments. This tier also permits neighborhood-scale commercial uses that serve the existing and future residents. In this tier, consideration should be given to those more intense uses and how they interact with the existing single-family homes.

- (d) *LH-3 (Lawrenceville Highway Core)*. The intent of the LH-3 district is to allow high density housing options and innovative uses that may be compatible with adaptive reuse. Mixed use development is encouraged where Lawrenceville Highway intersects with Brockett Road to the east and Cooledge Road to the west.
- (e) *LH-4 (Industry)*. The intent of the LH-4 district is to preserve the light industrial uses that serve as economic assets to the community, as well as those services uses that have been historically located along Lawrenceville Highway.

Sec. 46-1085. – Definitions.

Coworking Space. A facilitated environment which contains desks or other workspaces and is used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.

Makers Space. A building that supports the development of products and works of art as well as space for hobbyists and inventors. Makers Space can include a workshop with woodworking tools, hand tools, glass studio, large format prints, design studio space, training, exhibition, performance and practice spaces, and similar areas and uses wholly within the building.

Sec. 46-1086. – Use of graphics.

Illustrations, photos, and graphics are included in this division to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustrations, photos, or graphics, the text governs.

Sec. 46-1087. – Use regulations.

Table 3.16 indicates the permitted uses within LH districts.

- (a) The uses listed in [Table 3.16](#) are only permitted in the district identified, and no use may be established and no structure associated with such use may be erected, structurally altered or enlarged unless the use is permitted as:
 - (1) A permitted use (P);
 - (2) A special use (SP) subject to the special land use permit application procedures specified in article VII;
 - (3) An administratively approved use (SA) subject to the special administrative permit procedures specified in article VII;
 - (4) An accessory use (Pa) as regulated by article IV or the applicable LH district. [Table 3.16](#) does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
 - (5) Uses lawfully established prior to the effective date of this Division or this Zoning Ordinance, as applicable.
- (b) Multiple uses are allowed in a single building and on a single site.
- (c) Any use not listed in [Table 3.16](#) or interpreted to not be allowed by the community development director by section 46-1124 is not allowed. Any applicant denied a permit to allow a use of property in a LH district other

than as provided in this section may file an appeal before the zoning board of appeals as provided in article VII.

- (d) Uses subject to additional regulations in article IV, division 2 of this chapter are indicated. Unless otherwise expressly stated, compliance with these regulations is required regardless of whether the use is permitted as-of-right, as an accessory use, by special administrative permit, or by special land use permit.

Table 3.16: Lawrenceville Highway District Allowed Uses					
Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
AGRICULTURAL					
Agriculture and Forestry					
Commercial greenhouse or plant nursery				P	✓
Temporary or portable sawmill					
Urban, community garden, up to 5 ac.	SA	SA			✓
Urban, community garden, over 5 ac.	SA	SA			✓
Animal Oriented Agriculture					
Dairy					
Keeping of livestock	Pa [1]	Pa [1]			✓
Keeping of poultry/pigeons	Pa [1]	Pa [1]			✓
Livestock sales pavilion					
Riding academies or stables					
RESIDENTIAL					
Dwellings					
Dwelling, cottage home	P	P			✓
Dwelling, mobile home					
Dwelling, multi-family (24 units per acre or less)			P		
Dwelling, multi-family (over 24 units per acre)			SP		
Dwelling, multi-family (supportive living)			P		✓
Dwelling, townhouse	P	P	P		✓
High-rise apartment					
Dwelling, single-family (attached)	P	P			
Dwelling, single-family (detached)	P	P			
Dwelling, three-family		P			
Dwelling, two-family	P	P			
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa			✓
Home occupation, no customer contact	P	P	P		✓
Home occupation, with customer contact	SP	SP	SP		✓
Live/work unit		P [5]	P [5]		✓
Mobile home park					
Accessory uses or structures	Pa	Pa	Pa	Pa	✓
Housing and Lodging					
Bed and breakfast					
Boarding/rooming house					
Convents or monasteries		SP	SP		✓
Dormitory					

Table 3.16: Lawrenceville Highway District Allowed Uses

Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Extended stay hotel					
Fraternity house or sorority house					
Hotel/motel			P	P	
Nursing care facility or hospice			P		
Personal care home, community, 7 or more persons			SP		✓
Personal care home, group, 4-6 persons	SP	SP			✓
Child caring institution, group, 4-6	SP	SP			✓
Child caring institution, community, 7 or more			SP		✓
Shelter for homeless persons, 7-20 persons					
Shelter for homeless persons for no more than 6 persons					
Transitional housing facility, 7-20 persons					
INSTITUTIONAL/PUBLIC					
Community Facilities					
Cemetery, columbarium, mausoleum					
Club, order or lodge, fraternal, non-commercial	SP	P	P	P	
Coliseum or stadium/not associated with church or school			P	P	✓
Funeral home, mortuary			SP		
Golf course or clubhouse, public or private					
Government facilities	P	P	P	P	
Hospital					
Library or museum	P	P	P	P	
Cultural facilities		SP	SP	SP	
Recreation club	SP	SP	SP	SP	✓
Neighborhood or subdivision clubhouse or amenities	Pa	Pa	Pa	P	✓
Places of worship	SP	SP	P	P	✓
Swimming pools, commercial	Pa	Pa	Pa	Pa	✓
Tennis courts, swimming pools, play or recreation areas, community	Pa	Pa	Pa	Pa	✓
Education					
Colleges, universities, research and training facilities			P	P	
Private educational services, home occupation	Pa	Pa	Pa		✓
Private kindergarten, elementary, middle or high schools	SP	SP	SP		✓
Vocational schools			P	P	✓
Specialized schools		P	P		✓
COMMERCIAL					
Automobile, boat and trailer sales and service					
Automobile or truck rental or leasing facilities					
Automobile brokerage					
Auto recovery, storage					

Table 3.16: Lawrenceville Highway District Allowed Uses

Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Automobile repair or maintenance, minor				P[7]	✓
Automobile repair, major				P[7]	✓
Automobile sales or truck sales				P[7]	✓
Automobile service stations					
Automobile upholstery shop					
Boat sales					
Car wash, hand wash					
Car wash, automatic					
Emission station					
Retail automobile parts or tire store					
Service area, outdoor					
Trailer or RV salesroom and lot					
Used Part Dealer					
Office					
Accounting office		P	P		
Building or construction office		P	P	P	✓
Building, landscape, heavy construction contractor office (material, equipment, storage)			SP	P	✓
Coworking Space		P	P	P	
Engineering or architecture office		P	P	P	
Finance office or banking		P	P		
General business office		P	P		
Insurance office		P	P		
Legal office		P	P		
Medical office		P	P		
Real estate office		P	P		
Recreation and Entertainment					
Adult entertainment establishments					
Adult service facility					
Drive-in theater					
Fairground or amusement park					
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)			P	P	
Nightclub or late night establishment			SP		✓
Outdoor recreation (pickleball, miniature golf, batting cages, tennis, go-cart, and other outdoor activities)			P	P	
Special events facility			P		
Theaters with live performance, assembly or concert halls, or similar entertainment within an enclosed building			P		
Retail					
Alcohol outlet, retail sales, primary or accessory (excludes wine retailer)					

Table 3.16: Lawrenceville Highway District Allowed Uses

Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Retail, 5,000 sf or less		P	P	P	
Retail, over 5,000 sf			P		
Apparel or accessories store		P	P		
Art gallery		P	P		
Book, greeting card, or stationery store		P	P		
Camera or photography		P	P		
CBD Shop					
Computer or computer software store		P	P		
Convenience store (see related uses e.g., alcohol outlet, fuel pumps accessory)					
Drive-through facilities (other than restaurants)		SP	SP	SP	✓
Farm or garden supply store		P	P	P	
Farmer's market, permanent		SP	P	P	
Farmer's market, temporary/seasonal		SA	SA	SA	✓
Florist		P	P		
Fortune telling					
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)		P	P	P	
Fuel dealers, manufacturers or wholesalers					
Fuel pumps, accessory		SP	SP	SP	✓
Gold buying, precious metals					
Grocery stores (see alcohol outlet)			P	P	
Hardware store or other building materials store			P	P	
Hobby, toy or game store		P	P		
Jewelry store		P	P		
Music or music equipment store (retail)		P	P		
News dealer or news store		P	P		
Office supplies and equipment store		P	P		
Outdoor display (not including seating)				P	✓
Pawn shop, title loan					
Pet supply store		P	P		
Pharmacy or drug store (see alcohol outlet)		P	P		
Radio, television or consumer electronics store		P	P		
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage				P	
Shopping Center			P		
Sporting goods or bicycle sale		P	P		
Tattoo establishment and piercing studio					
Thrift, secondhand, antique store		P	P		
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage				P	✓
Vape shop					
Wine retailer (< 5,000 sq. ft.)		P	P		

Table 3.16: Lawrenceville Highway District Allowed Uses					
Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Temporary Commercial Uses					
Temporary outdoor sales, seasonal		SA	SA	SA	✓
Temporary produce stand		SA	SA	SA	✓
Temporary outdoor retail sales		SA	SA	SA	✓
Temporary outdoor events		SA	SA	SA	✓
Temporary trailer, as home sales office or construction trailer		SA	SA	SA	✓
Restaurant/Food establishments					
Brewpub/beer growler		P	P	P	
Catering establishments			P	P	
Food Truck Park			SP [6]	SP [6]	
Outdoor seating		P	P	P	✓
Restaurants (non-drive-thru)		P	P	P	
Restaurants with a drive-thru configuration			SP	SP	✓
Hookah/vapor bar or lounge					
Transportation and Storage					
Parking, commercial lot		Pa	Pa	Pa	✓
Parking, commercial garage			Pa	Pa	
Taxi, ambulance or limousine service, dispatching or storage					
Taxi, ambulance, limousine dispatch office only (no vehicle parking)					
Taxi stand					
Transit shelter					
Services					
Adult day care center - 7 or more persons			SP		✓
Adult day care facility - up to 6 persons		SP	SP		✓
Animal care specialist		P	P	P	
Animal hospitals, veterinary clinic		P	P	P	✓
Animal shelter/rescue center (4 or more)				P	✓
Banks, credit unions or other similar financial institutions		P	P	P	
Barbershop/ beauty salon or similar establishments		P	P	P	
Check cashing establishment, primary					
Check cashing establishment, accessory					
Child day care center (Kindergarten) - 7 or more persons		P	P		✓
Child day care center (in a place of worship)	P	P	P	P	✓
Child day care facility - up to 6 persons	SP	SP			✓
Coin laundry					
Pet daycare			P	P	✓
Pet grooming		P	P	P	✓

Table 3.16: Lawrenceville Highway District Allowed Uses					
Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Dry cleaning agencies, pressing establishments, or laundry pick-up stations			SP	P	
Fitness center		P [2]	P	P	
Health spa		SP	SP		✓
Kennel, breeding or boarding					✓
Kennel, commercial					✓
Kennel, noncommercial					
Massage establishment		SP	SP		✓
Mini-warehouse					
Multi-warehouse					
Outdoor storage, commercial				P	✓
Personal services establishment		P	P	P	
Photoengraving, typesetting, electrotyping		P	P	P	
Photographic studios		P	P	P	
Plumbing, HV/AC equipment establishments with no outdoor storage			P	P	
Publishing or printing establishments		P	P	P	
Quick copy printing store			P	P	
Services, Medical and Health					
Health services clinic		P	P	P	
Home healthcare service		P	P	P	
Kidney dialysis center			P	P	
Medical or dental laboratories				P	
Services, Repair					
Furniture upholstery or repair; home appliance repair or service				P	
Personal service, repair (watch, shoes, jewelry)		P	P	P	
Service area, outdoor				SP	
INDUSTRIAL					
Alcohol Manufacturing (brewery)		P	P	P	
Alcohol Manufacturing (distilled spirits)		P	P	P	
All other industrial uses not listed					
Farm Winery		P	P	P	
Industrial, light				P	
Makers Space			P	P	
COMMUNICATION — UTILITY					
Amateur radio service or antenna	SP	SP	P	P	✓
Electric transformer station, gas regulator station or telephone exchange					
Radio or television broadcasting studio			P	P	
Radio or television broadcasting transmission facility			P	P	
Satellite television antennae	P	P	P	P	✓
WIRELESS TELECOMMUNICATION (cell tower)					

Table 3.16: Lawrenceville Highway District Allowed Uses					
Use	Lawrenceville Highway District				See Art. IV, Div. 2
	LH-1	LH-2	LH-3	LH-4	
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)			SP [4]	SP [4]	✓
Wireless Telecommunications (small cell structures)	P	P	P	P	✓
Stealth design up to 150'					
New support structure or stealth design up to 199'					
COWs (non-emergency or event, no more than 120 days)	SA	SA	SA	SA	✓
COWs (declared emergency)	P	P	P	P	✓
Attached wireless telecommunication facility		P	P	P	✓
Monopole or attached facility in utility company's easements or rights-of-way					

Table 3.16 Notes:

- [1] Only allowed on lots used for a single-family detached dwelling that meet the applicable minimum lot size requirements of article IV, division 2 of this chapter.
- [2] Not to exceed 5,000 square feet per use.
- [3] Telecommunications antennas must be incorporated in architectural features such as steeples, clock towers, water towers and attached to the top of high-rise buildings subject to the requirements of section 46-1194.
- [4] Permitted uses include all office uses, tutorial/educational services, retail, fine arts studios and/or galleries, and photographic studios. The minimum size of the live-work unit is 1,200 square feet with at least one-third of the unit must be designated for residential space.
- [5] See [Sec. 46-1088\(a\)](#) for supplemental regulations.
- [6] See [Sec. 46-1091\(k\)](#) for building form standards.

Sec. 46-1088. – Supplemental Use Regulations.

(a) Food truck park

- (1) Food truck pads and associated facilities may be constructed with alternatives to asphalt and cement as approved by staff if the applicant demonstrates that the site will meet acceptable stormwater management practices and will not accumulate mud or debris on public right-of-way.
- (2) Food truck parks must provide connections to electric utility services.
- (3) Food truck parks must provide restroom facilities that are connected to water and sewer utility services in accordance with this chapter and the State of Georgia.
- (4) Food truck parks must provide one handwashing station, meeting any applicable state standards, per two food trucks or food truck pads.

- (5) Food trucks operating within a food truck park must not operate a generator at the site, except when necessary in the case of an emergency.
- (6) Food truck parks must provide central solid waste disposal areas and recycling facilities, in accordance with applicable standards. Where applicable, food truck parks must have grease interceptors in accordance with applicable regulations.
- (7) Alcoholic beverages. Food truck parks may include the sale or consumption of alcoholic beverages on premises if a license is obtained in accordance with Chapter 4 of this Code of Ordinances.
- (8) Accessory activity areas. Site plan must clearly designate all areas that will be used as accessory activity areas. The operation of such areas must comply with all applicable regulations, such as noise regulations.
- (9) Designated agent. Each food truck park must have, and register with the city, a designated agent or team with management responsibility and authority to address and resolve issues of permitting, code compliance, operations, and site maintenance.

Sec. 46-1089. – Dimensional requirements.

Table 3.17: Lawrenceville Highway District Dimensional Requirements				
Element	Lawrenceville Highway District			
	LH-1	LH-2	LH-3	LH-4
Overall Site Requirements				
Dwelling units per acre:	Controlled by lot size	Controlled by lot size and use regulations	Controlled by lot size and use regulations	Controlled by lot size and use regulations
Open space: (development with more than 10% of floor area as residential):	20% min.	20% min.	10% min.	15% min.
Individual Lot Dimensions by use				
Non-Residential, Multi-Family, or Mixed-Use				
Lot area:	N/A	5,000 sq. ft. min.	5,000 sq. ft. min.	30,000 sq. ft. min.
Lot width:	N/A	50 ft. min.	50 ft. min.	100 ft. min
Lot coverage:	N/A	80% max.	90% max.	85% max.
Townhouse dwellings				
Lot area:	1,000 sq. ft. min.	1,000 sq. ft. min.	1,000 sq. ft. min.	N/A
Unit width:	20 ft. min.	20 ft. min.	20 ft. min.	N/A
Lot coverage:	80% max.	80% max.	80% max.	N/A
Cottage Homes [1]				
Lot area (total):	8,000 sq. ft. min	8,000 sq. ft. min	N/A	N/A
Lot area (each unit)	2,000 sq. ft. min	2,000 sq. ft. min	N/A	N/A
Lot width:	N/A	N/A	N/A	N/A
Lot coverage:	See Sec. 46-1090(e)		N/A	N/A
Three-Family dwellings				
Lot area:	N/A	10,000 sq. ft. min.	N/A	N/A
Lot width:	N/A	90 ft. min.	N/A	N/A

Lot coverage:	N/A	80% max	N/A	N/A
Two-Family dwellings				
Lot area:	9,000 sq. ft. min.	7,000 sq. ft. min.	N/A	N/A
Lot width:	70 ft. min.	60 ft. min	N/A	N/A
Lot coverage:	80% max.	80% max.	N/A	N/A
Other residential uses				
Lot area:	8,000 sq. ft. min.	8,000 sq. ft. min.	8,000 sq. ft. min.	N/A
Lot width:	50 ft. min. (alley), 60 ft. min. (no alley)	50 ft. min. (alley), 60 ft. min. (no alley)	50 ft. min. (alley), 60 ft. min. (no alley)	N/A
Lot coverage:	80% max.	80% max.	80% max.	N/A
Setbacks				
Non-Residential, Multi-Family, or Mixed-Use				
Front	N/A	10 ft. min. / 20 ft. max.	10 ft. min. / 20 ft. max.	10 ft. min. / 30 ft. max.
Side:	N/A	10 ft.	10 ft.	10 ft.
Rear:	N/A	10 ft.	10 ft.	20 ft.
Townhouse dwellings				
Front	0' min. / 10 ft. max	0' min. / 10 ft. max	0' min. / 10 ft. max	N/A
Side:	N/A	N/A	N/A	N/A
Rear:	20 ft.	20 ft.	20 ft.	N/A
Cottage Homes				
Front	15 ft. on public street; 10 ft. on internal street	15 ft. on public street; 10 ft. on internal street	N/A	N/A
Side:	5 ft.	5 ft.	N/A	N/A
Rear:	10 ft.	10 ft.	N/A	N/A
Single-Family, Two-Family and Three-Family dwellings:				
Front	20 ft.	20 ft.	N/A	N/A
Side:	10 ft.	10 ft.	N/A	N/A
Rear:	20 ft.	20 ft.	N/A	N/A
Accessory structures in all districts must meet standards in Article IV of this chapter.				
Building Height				
Main Building Height by Use (min. / max.)				
Single-family, two-family, three-family, townhome:	No min. / 3 stories or 35 ft. max., whichever is less	No min. / 3 stories or 35 ft. max., whichever is less	No min. / 3 stories or 35 ft. max., whichever is less	N/A
Cottage Homes	20 ft.	20 ft.	N/A	N/A
Light Industrial Use	N/A	N/A	N/A	3 stories or 35 ft. max, whichever is less, unless otherwise permitted by fire department and rescue services
Other uses	No min. / 2 stories or 28 ft. max., whichever is less	No min. / 4 stories or 42 ft. max., whichever is less	No min. / 4 stories or 42 ft. max., whichever is less	3 stories or 35 ft. max, whichever is less, unless

				otherwise permitted by fire department and rescue services
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Table 3.17 Notes:

[1] Cottage homes shall be developed in clusters of a minimum of four (4) homes to a maximum of fifteen (15) homes.

Sec. 46-1090. – Site Design

(a) Vehicle access.

- (1) All parking must be accessed via shared alleys, private drives, or inter-parcel access.
- (2) Shared driveways between two parcels along a common property line is encouraged and may be required by the community development director during the land disturbance permitting process. In such cases, each property owner must grant an access easement to facilitate the movement of motor vehicles and pedestrians across the site. The property owner's obligation to comply with this requirement will be limited to the extent of legal permission to construct and utilize the required shared drive can be obtained from the neighboring property owner.
- (3) Driveway curb cuts may not exceed 24 feet in width. When a curb cut includes a median or one left turn lane, neither are included in the curb cut width.
- (4) Driveway curb cut intersection radii may not exceed 30 feet.
- (5) Driveways must be perpendicular to the adjacent street.
- (6) Circular driveways are not allowed.

(b) Inter-parcel access.

- (1) Applicability. The following applies to all new development, except the construction of detached single-family dwellings, two-family dwelling, and three-family dwellings when no street is proposed.
- (2) Inter-parcel access required. Inter-parcel access for vehicles between abutting and nearby properties must be provided so that access to individual properties can be achieved between abutting and nearby developments as an alternative to forcing all movement onto public roads, unless the community development director during the land disturbance permitting process determines that it is unnecessary to provide inter-parcel access due to the unlikelihood of patrons traveling among abutting or nearby sites, or due to inability after reasonable efforts by the property owner to obtain legal permission.

(c) Pedestrian access.

- (1) All commercial tenant spaces adjacent to a public street must provide a direct entrance from it, except when a common lobby is provided for office uses. The required pedestrian entrance must provide ingress and egress and must be operable to residents or customers at all times.

- (2) Additional entrances off another street, pedestrian areas, open space, or parking areas are allowed.
 - (3) Pathways with a minimum width of five feet must be provided from a public sidewalk to all required pedestrian entrances, parking areas, parking decks, and required open spaces.
 - (4) Required pathways must be continuous (except at vehicular crossings) and constructed of concrete, brick, stone, or similar durable paver materials.
- (d) Fences.
- (1) Barbed wire, razor wire, uncoated chain link fence and similar elements are not allowed.
 - (2) Chain link fence shall not be permitted in the front or side corner yard.
 - (3) Maximum height for fences not used to screen outdoor storage shall be 6 feet.
 - (4) Parcels in the LH-4 District shall be exempt from (2) and (3) above, and may include a maximum fence height of 10 feet if the following requirements are met:
 - a. The fence shall be setback 10 feet from the right of way;
 - b. The 10-foot setback shall be planted with a mix of evergreen shrubs and groundcover plant material;
 - c. Plant materials required or installed in the required 10-foot setback must be selected from the species and minimum sizes shown in Table 3.24.
- (e) Open space.
- (1) Open space required. New developments must incorporate open space as required in [Table 3.17](#) and this section.
 - (2) Open spaces used to satisfy open space requirements in LH-1, LH-2, and LH-3 districts must conform to enhanced open spaces types established in article V, division 5 of this chapter. Enhanced open space must also be directly accessible from a public sidewalk.
 - (3) Amenity open space. Amenity open space may also be used to satisfy open space requirements in LH-1 and LH-2 districts. Amenity open space is small covered or uncovered, unenclosed, outdoor areas. It is limited to at-grade hardscape or landscape areas improved for pedestrian enjoyment; rooftop decks; patios and porches; balconies; or yards, lawns, and gardens. Interior or exterior stairs or elevators may be used to provide access to rooftop decks, patios, porches, and balconies.
 - (4) Maintenance. Covenants or other legal arrangements must specify ownership of all open spaces, the method of and responsibility for maintenance, taxes, and insurance, compulsory membership and assessment provisions, and must be incorporated into legal instruments sufficient to ensure that the open space requirements of this section are maintained.
 - (5) Landscaping. In addition to the requirements referenced in subsection (e) above, required open spaces must include at least one tree within or directly adjacent to the open space for every 2,000 square feet of open space. The tree must conform to [Sec. 46-1097\(d\)](#).

(6) Additional requirements for cottage homes:

- a. A minimum of four hundred (400) square feet per unit of common open space is required.
- b. At least fifty (50) percent of the cottage units shall abut the common open space.
- c. All of the cottage units shall be located within one-hundred (100) feet walking distance of the common open space.
- d. The common open space shall have cottages abutting at least two (2) sides.
- e. At least fifty (50) percent of the cottage home units shall be oriented around the common open space with their covered porches or main entry facing the common open space.

(f) Neighborhood Compatibility

(1) LH districts must conform to the transitional buffer requirements in section 46-1338 except as follows:

- a. There is no transitional buffer requirement between lots that are both within a LH district.
- b. When a LH district abuts an RE, RLG, R-100, R-85, R-75, or R-60 district, a buffer class C (50 ft.) is required.
- c. When multi-family development within the LH Districts abuts parcels zoned for detached single-family homes, a buffer of (75 ft.) is required.

Sec. 46-1091. – Building form and design.

- (a) *Applicability.* The following applies to all buildings, including parking decks, and is in addition to those building form and configuration standards contained in article V, division 7 of this chapter.
- (b) *Exterior materials.* Exterior walls of permitted buildings shall consist of a mix of the following materials based on building type. An x indicates a permitted material.

Table 3.18: Permitted Building Materials			
Material	Structure Type		
	Single-, Two-, or Three-family Residential Structure	Multi-Family, Mixed-Use, and Commercial Structures	Industrial Structure
Brick masonry	x	x	x
Stone masonry	x	x	x
Cement wood or fiber cement siding, including simulated half-timbering	x	x	x
Hard coat stucco	x	x	x
Textured face concrete block			x
Architectural concrete		x	x
Precast concrete or tilt-up panel			x
Glass	x	x	x

Translucent wall panels		x	x
Non-reflective glass		x	x
Glass block		x	x
Terra cotta	x	x	x
Wood	x	x	x
Cast stone	x	x	x
Cast-iron		x	x
Decorative architectural grade steel			x
Brick veneers		x	x
Stone veneers		x	x
Glass curtain walls		x	x
Architectural ceramic panels		x	x
Metal exterior wall cladding panels (not corrugated metal)			x
Materials not listed that may meet the intent of the zoning district when reviewed and approved by the community development director pursuant to Sec. 46-1099 .	x	x	x

- (1) Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. This does not apply to architectural accents.
 - (2) Awnings must be designed to last for at least five years, per manufacturer's warranty.
 - (3) Reflective roof finishes are allowed only on roofs sloped less than one inch per foot.
- (c) *Active ground floor uses.* The ground floor of all new buildings, including parking decks visible from the right-of-way, adjacent to a public street or as required around open spaces, must incorporate the following uses along a minimum of 50% of the street-facing or open space-facing facade:
- (1) The space must contain retail, restaurant/food establishment, service uses, or a residential use for a minimum depth of 10 feet, except at breaks for pedestrian pathways or parking access.
 - a. The minimum floor to ceiling height is 10 feet for all uses.
 - b. The space's primary use may not be storage, vehicular uses, equipment, coolers, computer servers, or computer/telecommunication exchanges.
 - c. The space must conform to fenestration requirements of this section.
 - d. Resident-only fitness centers and leasing centers shall not be used to meet this requirement.
- (d) *Fenestration.*
- (1) *Glass standards.* Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70 percent, and must have an external reflectance of less than 15 percent. Transparency and external light reflectance must be established using the manufacturer's specifications.

- (2) *Measurement.* Fenestration is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.
- (3) *Minimum standards.* All new buildings must conform to the following along public streets or as required along certain open spaces:
 - a. Ground floors of all new commercial and mixed-use buildings must provide fenestration for at least 50% of the exterior façade area.
 - b. Ground floors of all new industrial buildings must provide fenestration for at least 30% of the exterior façade area.
 - c. All other floors for all new buildings must provide a minimum 20% fenestration.
- (e) Building massing.
 - (1) Street-facing building facades greater than 150 feet in length must be modulated with breaks in wall surfaces, materials, and rooflines at intervals not to exceed 150 feet (measured parallel to the street).
 - (2) Provide no more than 30 linear feet without fenestration or architectural detailing.
 - (3) Stories on street-facing building facades must be delineated up to and including the third story through the use of windows, belt courses, cornice lines, or similar architectural detailing.
 - (4) Parking decks visible from the right of way must comply with subsections (c) and (d) above, except that the number of stories used will be based on standard building story heights, not the actual height of the parking levels.
- (f) Roofs.
 - (1) Roof-mounted mechanical equipment and appurtenances must be located or screened so that they are not visible from the ground level.
 - (2) Screening must be of a material and design that match the building.
 - (3) Rooftop appurtenances must be painted to be compatible with the colors of the roof.
 - (4) Roofing materials for sloped roofs must have a minimum 25-year roof life (per manufacturer's warranty) and must have no visible roll roofing.
- (g) Additional two-family dwelling standards.
 - (1) Garages
 - a. A two-car garage is required for each unit within a two-family dwelling.
 - b. Garages shall be setback at least 3 feet from the façade of the dwelling unit.

- (2) Front porches or stoops shall extend at least 5 feet past the front façade of the dwelling unit.
 - (3) At least one unit shall have a main entrance with a door visible from the street. The main entrance of each unit shall include a covered porch. If one or more units have an entrance facing the street, the entrances of the adjacent units shall be offset from each other by a minimum of four feet.
 - (4) Two-family dwelling units shall not be shall not be arranged in two rows oriented perpendicular to the street with ground floor or second floor unit entry doors facing towards an unenclosed passageway or hallway:
 - c. If dwelling units are arranged in two rows oriented perpendicular to the street, the primary pedestrian entrances of the ground floor units closest to the street must face the street; and
 - d. Any passageway giving access to units located behind the street-facing ground floor units shall be fully enclosed.
- (h) Additional residential standards.
- (1) Mechanical equipment and other building service items may not be located between the public sidewalk and building facade.
 - (2) Individual townhouse units and ground floor multi-family units adjacent to a public street must provide a direct pedestrian entrance from it. They must also provide a front porch or a front stoop facing said street.
 - (3) Access to parking is only allowed via an alley or private drive located behind the units. Garages may not face a public street.
 - (4) Residential structures shall meet the architectural variability standards in Sec. 46-1417.
- (i) Additional cottage home standards.
- (1) Cottage homes shall be developed in clusters of a minimum of four (4) homes to a maximum of fifteen (15) homes.
 - (2) Cottage homes shall have a covered porch at least sixty (60) square feet in size.
 - (3) Cottage homes shall meet the dimensional requirements in [Sec. 46-1089](#).
 - (4) All units must be detached dwelling units. Units shall not be vertically mixed.
- (j) Additional commercial standards.
- (1) Dumpsters must be screened on three sides by a wall at least eight feet high and on the fourth side by a solid gate at least eight feet high.
 - (2) New and improved buildings in the LH-3 district that are within ¼ mile of the City's proposed trail system shall incorporate entrances, windows, outdoor seating, and other active design features so they are accessible from the trail.

(k) Additional auto use standards.

- (1) Auto repair and sales shall not be permitted on less than 3 acres.
- (2) New buildings used for auto repair shall utilize those exterior materials permitted for industrial buildings in [Table 3.18](#) and shall meet the fenestration requirements in [Sec. 46-1091\(d\)](#).
- (3) Service bays for automobile service and repair uses must be designed so that the openings of service bays are not visible from a public street.
- (4) Parking shall be located behind the building and will not be permitted between the building and the public street.
- (5) Designated and separate customer and employee parking spaces shall be provided and clearly marked.
- (6) Cars for sale on site shall not be parked in the designated customer and employee parking spaces and shall be subject to parking lot screening requirements in this section.
- (7) No parking area may be used for the sale, repair, dismantling, servicing, or long-term storage of any products, vehicles, or equipment.
- (8) All parking areas shall be landscaped in the following manner:
 - a. A minimum of ten percent of the total lot area of the parking lot shall be landscaped.
 - b. A continuous hedge or berm, not to exceed three feet in height, shall be required between surface parking and an adjacent public street right-of-way.
 - c. Landscape islands.
 1. A minimum of one island per eight parking spaces shall be provided.
 2. One tree shall be planted in each island. Newly planted trees in parking area landscaping shall be a minimum of two-inch caliper as measured at a height of six inches above ground level, shall be a minimum of ten feet in height at planting, shall have a 30-foot minimum mature height, and shall be drought tolerant. Trees shall be planted at least 30 inches from any barrier curb, so as to prevent injury to trees from vehicle bumpers. A minimum of 75 percent of the trees planted pursuant to these requirements shall be deciduous hardwood shade trees.
 3. Ground cover shall also be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, ivy, liriop, pine bark mulch, or other similar landscaping material.
 4. All landscaped areas shall be properly maintained in accordance with landscape plans approved as part of the land-disturbance permit. In the event that a tree or any plant material dies, it shall be replaced within 12 months so as to meet all requirements of this section and to allow for planting in the appropriate planting season.

(l) Additional multi-family standards.

- (1) When a multi-family development abuts Lawrenceville Highway, the buildings fronting Lawrenceville Highway must provide a mix of uses on the first floor. This can include office, commercial, or retail uses as permitted in Table 3.16.

Sec. 46-1092. – Adaptive Reuse Projects.

(a) Applicability

- (1) To be considered an adaptive reuse project the proposed use shall be retail, restaurant/food establishment, services, co-working space, or makers space and a minimum of seventy-five (75) percent of the floor area of the entire project shall not consist of new construction or additions. This percentage does not preclude interior alterations within those areas. The retention of a minimum of seventy-five (75) percent of each previously existing exterior wall is required to include a structure in the previously existing floor area calculation.
- (2) Exclusions. Any buildings or structures not considered to be a part of a defined adaptive reuse project are required to comply with all the regulations of this zoning ordinance and may not follow the flexible provisions of adaptive reuse projects.
- (3) In no case shall any existing characteristics be made more deficient than previously existed prior to the redevelopment.

(b) Dimensional Standards

- (1) Applicable standards. The following outlines the regulations that apply to adaptive reuse projects as stated or amended herein.
- (2) The following dimensions of Table 3.19 states the required dimensions for adaptive reuse projects, as opposed to those identified by the zoning district:

Table 3.19: Dimensional Standards	
Regulation	Requirement for Adaptive Reuse
Maximum lot coverage ¹	95%
Minimum Open Space	None
Max building height ¹	40'
Lot size (min. in square feet)	None
Lot width (min. in feet)	None
Front yard	None
Side yard (min. in feet)	None
Rear yard (min. in feet)	None

¹Or not to exceed existing.

(c) Site and Building Standards

- (1) All developments shall comply with the streetscape requirements as outlined in [Sec. 46-1095](#), with the exception of the landscape strip if the applicant is able to verify that there is not enough room between the existing building and back of curb to accommodate it. To the extent practicable, walkways shall be constructed on the site to tie building entrances and/or pedestrian pathway systems into existing or proposed public sidewalk systems.

- (2) Any new construction or additions shall comply with the building material requirements of [Table 3.18](#). Unaltered portions of the existing structure are exempt from finish material requirements.
- (3) The applicable use regulations of [Sec. 1087](#) and [Table 3.16](#) shall apply.
- (4) Parking shall comply with [Sec. 46-1096](#).
 - a. If the minimum number of parking spaces required in [Sec 46-1096](#) is more than feasible for the site, the existing quantity of spaces shall be maintained, but the configuration may be altered as necessary.
- (5) All new fences shall comply with [Sec. 46-1090\(d\)](#).
- (6) All new dumpsters shall comply with [Sec. 46-1091\(i\)](#).
- (7) All new lighting shall comply with [Sec. 46-1098](#).
- (8) Procedures. Adaptive reuse projects shall comply with Article 7 of this chapter.
- (9) Signs. All signs shall conform to Chapter 34.
- (10) Adaptive reuse projects are exempt from [Sec. 46-1093](#).

Sec. 46-1093. – Redevelopment Thresholds.

- (a) Applicability.
 - (1) Renovations, alterations, adaptations, additions, restorations, repairs, or other redevelopment of a structure, or portions of a structure or site, that was in existence prior to the adoption of this Zoning Ordinance, shall be subject to the requirements of this Section.
 - (2) Redevelopment projects require compliance with standards for new construction in the Zoning Ordinance when the value of the proposed improvements exceeds the thresholds in [Table 3.20](#).
 - (3) Notwithstanding the above applicability, the added cost to construct the improvements shall not exceed 125 percent of the fair market value of the structure immediately prior to such redevelopment, or \$20,000.00, whichever is greater. In such cases, the provisions requiring completion shall be applied in the order listed in the table below until the 125 percent cap is met.
- (b) Exemptions.
 - (1) This section shall not apply to single-family attached or detached uses or projects developed in accordance with the standards in [Sec. 46-1092](#).
- (c) Method of Calculating Thresholds.
 - (1) Fair market value shall be determined by the DeKalb County Tax Assessor.
 - (2) The phrase "construction costs" in this Section shall encompass all costs, including phased project costs, for a cumulative period of 36 months after the date of the initial redevelopment application.

- (3) Construction costs shall be calculated based on uses listed in the ICC Building Valuation Data Construction Cost Table (latest published edition).

Table 3.20: Redevelopment Thresholds			
Applicable Standard	Construction costs as a percentage of the fair market value of the structure		
	40%-60%	61%-80%	80% or more
Dumpster Screening – Sec. 46-1091(i)	•	•	•
Fence Materials and Height - Sec. 46-1090(d)	•	•	•
Streetscape Standards – Sec. 46-1095	•	•	•
Fenestration Requirements – Sec. 46-1091(d)	-	•	•
Off-Street surface parking requirements (design and landscaping) – Sec. 46-1096	-	•	•
Compliance with Chapter 34: Signs	•	•	•
Remainder of standards in Chapter 46	-	-	•

Sec. 46-1094. – Incentives within the Lawrenceville Highway Districts

- (a) Applicability.

- (1) When an applicant agrees to design a site and/or building in a manner that enhances and promotes the overall vision for the Lawrenceville Highway, the City shall grant an incentive based upon Table 3.21.

Table 3.21: Incentives in the Lawrenceville Highway Districts	
Item Provided	Incentive
Direct connection to the identified city trail system	Residential: Up to ½ additional units per acre. Commercial: Up to 5% reduction in parking requirement.
Adaptive Reuse of existing building or structure in accordance with Sec. 46-1092 .	Waived City of Tucker permit fees.
Compliance with Redevelopment Thresholds	Waived City of Tucker permit fees.
Shared driveway access on commercial development resulting in the closure of a curb cut(s)	10% increase in lot coverage allowance, not to exceed 95%
Assemblages of at least two parcels in the LH-2 and LH-3 districts	Residential: Up to 10% increase in permitted units per acre. Commercial: Up to 10% increase in square footage allowance

Sec. 46-1095. – Streets and streetscapes.

(a) Street design.

- (1) *Applicability.* Public and private streets must comply with the requirements for public streets found in chapter 22, except as specifically otherwise provided for in this section.
- (2) *Travel lane width exception.* Eleven feet wide travel lanes are required on all streets except alleys and designated truck routes. Further lane reductions may also be approved by the community development director when the proposed width conforms to the published best practices of American Association of State Highway Transportation Officials (AASHTO) and/or the Institute of Transportation Engineers (ITE).
- (3) *Street dimensions.* All new or extended public or private streets must conform to Table 3.22, new street dimensions, unless modified by the community development director for the following public purposes:
 - a. To provide alternative bicycle facilities;
 - b. To provide wider streetscapes;
 - c. To provide turn lanes;
 - d. To provide traffic calming or pedestrian safety measures;
 - e. To serve truck routes; or
 - f. To increase lane width and right-of-way along state and federal facilities.
- (4) Medians.
 - a. Medians must be designed to provide for safe and convenient crossings for persons with disabilities and must provide refuge for pedestrians at crosswalks.
 - b. Medians must be landscaped with trees, shrubbery, landscaping, and other approved groundcover materials.

Table 3.22: New Street Dimensions					
Street Type	Number of Lanes	Median Width	Bicycle Facilities	Parallel Parking	Right-of-Way Width
Minor Collector	2	n/a	n/a	Required both sides, 9 ft.	80 ft.
Local Street	2	n/a	n/a	Required both sides, 9 ft.	60 ft.

- (5) Bicycle facilities must be incorporated in conformance with any plan that has been adopted by the City of Tucker or the Georgia Department of Transportation.

- (6) Bicycle lanes may not be less than five feet in width. Gutters may not be counted towards this requirement.
 - (7) Multi-use trails may not be less than ten feet in width.
 - (8) Bicycle facilities must incorporate signs and pavement markings as required by the latest version of the Manual for Uniform Traffic Control Devices.
- (b) Streetscape elements and dimensions.
- (1) Streetscapes must be installed on existing and new streets as required by section 46-1336 and in conformance with [Table 3.23](#), except when subsection (2) or subsection (3) below applies.
 - (2) A multi-use trail may be required instead of a sidewalk along any new or existing street when the location has been identified as a multi-use trail in any plan that has been adopted by the City of Tucker or the Georgia Department of Transportation.
 - (3) Streetscapes must match any ongoing or completed publicly-funded streetscape designs.

Table 3.23 Streetscape Dimensions for Existing and New Streets					
Street Type	Streetscape Zone			Landscape strip Elements	
	Total Width	Landscape Strip	Sidewalks	Street Light Spacing (max.)	Street Tree Spacing (max.)
Lawrenceville Highway	12 ft.	6 ft. [1]	6 ft.	80 ft. [2]	30 ft.
Brockett Road	12 ft.	6 ft.	6 ft.	80 ft. [2]	30 ft.
Cooledge Road	12 ft.	6 ft.	6 ft.	80 ft. [2]	30 ft.
All other existing and new streets	12 ft.	6 ft.	6 ft.	80 ft. [2]	30 ft.

Table 3.23 Notes:

- [1] Benches, trash receptacles, and bike racks may only be placed within the landscape strip.
 - [2] This requirement applies to street light poles only. Additional pedestrian light requirements apply.
- (c) Landscape strip design.
- (1) Street trees are required and must conform to [Sec. 46-1097\(d\)](#).
 - (2) Street trees must have a minimum planting area of four feet by eight feet. Tree-planting areas must provide porous drainage systems that allow for drainage of the planting area.
 - (3) Street tree species or planting patterns of varied species must be consistent for an entire block length. Similarly-shaped species may be changed on an individual block face due to: limited supply or concerns regarding disease or the health of existing and proposed trees with approval from the community development director and consultation from a certified arborist.
- (d) Sidewalk design.

- (1) Sidewalk paving materials must continue across driveways at the same prevailing grade and cross slope as the adjacent sidewalk area.
 - (2) Sidewalks must be broom finished poured-in-place concrete or pavers of brick, concrete, or stone. Other materials may be allowed by approval of the community development director.
 - (3) When new sidewalks abut existing sidewalks the new sidewalks must provide safe facilitation of pedestrian traffic flow to adjacent sidewalks. Any development that disturbs existing sidewalks on the adjacent property must replace disturbed areas to their pre-disturbance state and condition.
- (e) *Underground utilities required.* All utilities, except major electric transmission lines and sub-stations, must be buried unless the community development director determines that underground utilities are not feasible due to existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.
- (f) Street lights and street furnishings
- (1) Street furnishings are required and must be reviewed and approved by the community development director during the permitting process.

Sec. 46-1096. – Parking.

- (a) Off-street parking ratios.
- (1) LH districts must conform to the off-street parking requirements contained in table 6.2, off street parking ratios unless otherwise reduced in this section.
 - (2) Cottage home developments that exceed six hundred fifty (650) square feet on main floor shall provide two (2) spaces. Units that do not exceed six hundred fifty (650) square feet on main floor: one and one half (1.5) spaces.
- (b) Shared parking.
- (1) Shared parking is encouraged in accordance with section 46-1453 or in accordance with subsections (2) through (5) below.
 - (2) Instead of using the steps identified in section 46-1453, applicants may submit a shared parking analysis using the Urban Land Institute (ULI) Shared Parking Model (latest edition).
 - (3) The study must be provided in a form established by the community development director.
 - (4) Reductions in the total number of required spaces for shared parking are not allowed unless the community development director determines a reduction is appropriate on a case-by-case basis through the use of the ULI Shared Parking Model (latest edition).
 - (5) Uses using shared parking must have either mutually exclusive or compatibly overlapping normal hours of operation. The community development director will determine whether hours of operation are compatibly overlapping on a case-by-case basis through the use of the ULI Shared Parking Model (latest edition).

- (c) Off-street parking location and design.
 - (1) Location. All off-street parking including surface lots and parking decks may only be located behind a street-fronting building, except as allowed for in this section.
 - (2) Parking deck screening. Parking decks visible from the right-of-way must provide screening on all stories by providing a facade designed to resemble an office or residential building and conform to the applicable building form and design requirements of [Sec. 46-1091](#).
 - (3) Landscape strips. The following applies around parking lots and parking decks:
 - a. Adjacent to a street. A six-foot-wide landscape strip with a minimum of ten shrubs per 35 linear feet, excluding driveway openings, is required. Shrubs must be 18 inches tall at the time of planting.
 - b. Not adjacent to a public or private street. A three-foot-wide landscape strip is required along all sides of the facility that are not adjacent to public or private streets.
 - c. Exceptions. Landscape strips are not required at driveways, walkways, pedestrian plazas, or where adjacent active ground floor uses are provided.
 - d. Planting. The landscape strips may contain no less than one understory or over story tree per 50 linear feet, ten shrubs per 50 linear feet, and a minimum of 90 percent living groundcover, sod, and/or annual or perennial color in the landscape strip surface area. Landscaping must conform to [Sec. 46-1097](#).

Sec. 46-1097. – Landscaping.

- (a) Plans required. Landscape planting and irrigation plans must be prepared by a landscape architect registered in the State of Georgia for each application for a land disturbance permit.
- (b) Maintenance. When a private property owner provides landscaping within the public right-of-way and the landscaping dies within one year of installation, it must be replaced within the earliest possible planting season.
- (c) Ground cover.
 - (1) Ground cover must be provided around all trees to protect tree roots, to prevent erosion, and as otherwise required by this division.
 - (2) Ground cover must consist of evergreen shrubs or groundcover plant material mulched with pine bark mulch or other similar landscaping material.
 - (3) Evergreen groundcover planting must be used on all slopes steeper than 2.5:1 to aid in erosion control.
- (d) Trees.
 - (1) Newly planted trees must be a minimum of 3.5 inches in caliper measured 12 inches above the ground, must be at least 16 feet high, and must have a minimum mature height of 30 feet.

- (2) No tree may be planted closer than 30 inches from the street or sidewalk, and no closer than eight feet from a fire hydrant, signpost, street light, utility pole, or similar structure.
- (e) *Irrigation.* All newly planted landscape areas (including parking lot islands) shall be irrigated by a fully automatic, commercial, underground irrigation system in accordance with the following:
- (1) All irrigation systems must be provided with backflow preventers approved by DeKalb County. Such devices shall be located or screened so that they are not visible or accessible to the public from adjacent sidewalks, streets, alleys, or parking lots.
 - (2) Spray heads must be located to provide 100 percent overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.
 - (3) Control boxes and panels shall be located inside buildings or where they will not be visible or subject to vandalism.
 - (4) All main and lateral lines shall be commercial grade PVC pipe.
 - (5) Irrigation systems are not required in undisturbed buffers or in areas where they would disrupt existing native vegetation.
- (f) *Plant materials.* Plant materials required or installed along or adjacent to streets must be selected from the species and minimum sizes shown in Table 3.24. Plant materials provided in other locations may be any species appropriate to the design and location, subject to the approval of the plan reviewer, provided that all trees must be native or adaptive to Tucker.

Table 3.24 Plant List	
Name	Min. Size.
Shade & Street Trees	
Willow Oak	3—3½" cal.
"Red Sunset" Maple	3—3½" cal.
Sugar Maple	3—3½" cal.
Pin Oak	3—3½" cal.
Overcup Oak	3—3½" cal.
Nuttall Oak	3—3½" cal.
Japanese Zelkova	3—3½" cal.
Lacebark Elm	3—3½" cal.
Smaller Deciduous Trees	
River Birch	10—12' ht.
Japanese Maple	6—8' ht.
Star Magnolia	6—8' ht.
Saucer Magnolia	6—8' ht.
Trident Maple	10—12' ht.
Golden Raintree	10—12' ht.
Evergreen Trees	
Tree Form Burford Holly	6—7' ht.
Virginia Pine	5—6' ht.
"East Palatka" Holly	10—12' ht.
Nellie R. Stevens Holly	10—12' ht.

Emily Brunner Holly	10—12' ht.
Loblolly Pine	5—6' ht.
Southern Magnolia	10—12' ht.
Tree Form Ligustrum	8—10' ht.
Foster Holly	10—12' ht.
Savannah Holly	10—12' ht.
Tree Form Wax Myrtle	6—7' ht.
Cryptomeria	10—12' ht.
Flowering Trees	
Yoshino Cherry	7—8' ht.
Redbud	7—8' ht.
Flowering Dogwood	7—8' ht.
Shrubs	
"Sherwood" Abelia	3 gal.
Parson's Juniper	1 gal.
"Carissa" Holly	3 gal.
"Helleri" Holly	3 gal.
Needlepoint Holly	3 gal.
Dwarf Burford Holly	3 gal.
Azalea (Kurume, Indica)	3 gal.
Wax Myrtle	3 gal.
Dwarf Japanese Acuba	3 gal.
Bearberry Cotoneaster	1 gal.
Dwarf Chinese Holly	3 gal.
Compacta Holly	3 gal.
"Anthony Waterer" Spirea	1 gal.
Parsoni Juniper	1 gal.
Zabel Laurel	3 gal.
Bearberry Cotoneaster	1 gal.
Dwarf Chinese Holly	3 gal.
Compacta Holly	3 gal.
"Anthony Waterer" Spirea	1 gal.
Dwarf Pfitzer Juniper	1 gal.
Parsoni Juniper	1 gal.
Zabel Laurel	3 gal.
Otto Luyken Laurel	3 gal.
Redleaf Japanese Barberry	1 gal.
Flowering Quince	3 gal.
Border Forsythia	3 gal.
Burning Bush	3 gal.
Ground Cover	
"Big Blue" Liriope	4" pot
Pachysandra	4" pot
Variegated Liriope	4" pot
Sargent's Juniper	1 gal.
Blue Rug Juniper	1 gal.
Carolina Jessamine	1 gal.
"Big Blue" Liriope	4" pot

Perennial/Seasonal Color	
Pennisetum	1 gal.

Sec. 46-1098. – Outdoor lighting.

- (a) Linear lighting around windows, rooflines, doors, signs, or building structures is prohibited. Linear lighting may include, but is not limited to, neon tubes, rope lighting, and other similar lighting devices. Linear lighting devices that form letters or words are considered signs.
- (b) Light levels of 1.5 foot-candles are recommended for parking lots and four foot-candles at vehicular drives, entrances, and pedestrian and bicycle facilities.
- (c) Ground-mounted floodlights must be screened with planting or other means so that the light source is not visible.
- (d) The use of flashing, rotating, or oscillating lighting is not allowed in any manner that may be visible from the exterior of buildings.
- (e) After-hours security lighting must equal at least 25 percent of the normal parking lot lighting level for security.
- (f) Outdoor lighting must be of a type identified in Table 3.25, which includes specific products. The use of specific products is not required when similar designs from other manufacturers are available.

Table 3.25 Outdoor Lighting Specifications		
Location	Type	Specification
Pedestrian Light	Fixture type	King K445 — Sol Lux Acorn Luminaire
	Pole type	Hapco Granville Decorative Fluted Pole
Parking Lot Light	Fixture type	Gardco — CA-22-2-3-250MH-VTBS-BLA
	Pole type	Gardco — RA5-25H-TBS-TBS-BLA

Sec. 46-1099. – Administrative variations.

- (a) The community development director may grant administrative variances in addition to those allowed by article VII, division 6 of this chapter when the variance is used to permit a practice that is not consistent with a specific provision but is justified by the division's purpose and intent.
- (b) Administrative variances may not be used to:
 - (1) Provide relief from minimum or maximum parking ratios;
 - (2) Increase the allowed site density;
 - (3) Increase the allowed number of stories in a building; or
 - (4) Permit a use that is not allowed by district regulations.