

1 AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA,

2 **AMENDING CHAPTER 27, ARTICLE III,**
3

4 **WHEREAS,** the City of Stonecrest is authorized to exercise the power of zoning Ga. Const.
5 Art. IX, Section II, ¶ IV, Ga. Const. Art. IX, Section II, ¶¶ I and III, Official Code
6 of Georgia Annotated (O.C.G.A.) § 36-66-1 et seq., the City's Charter, the City's
7 general police powers, and by other powers and authority provided by federal,
8 state and local laws applicable hereto; and

9 **WHEREAS,** the City of Stonecrest continues to exercise its zoning powers to provide
10 comprehensive city planning and ensure a safe, healthy, and aesthetically pleasing
11 community; and

12 **WHEREAS,** as the City of Stonecrest experiences growth and gains knowledge through the
13 exercise of these powers, it is necessary to and, amend, and/or remove certain
14 requirements in the Zoning Ordinance; and

15 **WHEREAS,** the City of Stonecrest recognizes necessity of implementing regulations which
16 protect the health, safety and welfare of its citizens;

17 **WHEREAS,** the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, provides statutory
18 requirements which must be met by a local government to enact zoning
19 ordinances and make zoning decisions, including, requiring publication of notice
20 and public hearing prior to the enactment of zoning ordinances;

21 **WHEREAS,** the City of Stonecrest has advertised and held public hearings on October 01,
22 2019 and October 28, 2019 on the adoption of the amendment to Chapter 27,
23 Article III.

24 **THEREFORE,** the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as
25 follows:

26 **Section 1: Chapter 27, Article III of the Code of the City of Stonecrest, Georgia, is hereby**
27 **amended to read as follows:**

28
29 DIVISIONS 2-4. Reserved.

30
31 27-3.5 DIVISION 5 - STONECREST AREA OVERLAY DISTRICT

32
33 Sec. 3.5.1. - Scope of regulations.

34
35 This division establishes standards and procedures that apply to any development, use,
36 alteration, height, density, parking, open space, and building on any lot or portion thereof
37 which is in whole or in part contained within the boundaries of the Stonecrest Area Overlay
38 District.

40 Sec. 3.5.2. - Applicability of regulations.

41
42 This division applies to each application for a permit for the development, use, alteration,
43 or modification of any structure where the subject property is in whole or in part contained
44 within the boundaries of the Stonecrest Area Overlay District. The procedures, standards,
45 and criteria herein apply only to that portion of the subject property within the boundaries
46 of the Stonecrest Area Overlay District. When the Stonecrest Area Overlay District and the
47 underlying zoning conflict, the Stonecrest Area Overlay District regulations control absent
48 explicit language to the contrary.

49
50 Sec. 3.5.3. - Statement of purpose and intent.

51
52 The purpose and intent of the city council in establishing the Stonecrest Area Compatible
53 Use Zone Overlay District is as follows:

- 54 A. To preserve, protect and enhance existing and proposed open space networks that
55 are adjacent to or within the Stonecrest Area;
- 56 B. To enhance the long term economic viability of this portion of City of Stonecrest
57 by encouraging new commercial and residential developments that increase the
58 tax base and provide jobs to the citizens of City of Stonecrest;
- 59 C. To implement the policies and objectives of the comprehensive plan and the
60 policies and objectives of the design guidelines for the Stonecrest Overlay
61 District;
- 62 D. To establish and maintain a balanced relationship between industrial,
63 commercial, and residential growth to ensure a stable and healthy tax base in City
64 of Stonecrest;
- 65 E. To provide a balanced distribution of regional and community commercial and
66 mixed- use office centers;
- 67 F. To support high density housing in office and mixed-use centers which have the
68 appropriate location, access, and infrastructure to accommodate it;
- 69 G. To encourage mixed-use developments that meet the goals and objectives of the
70 Atlanta regional commission's smart growth and livable centers initiatives;
- 71 H. To allow flexibility in development standards in order to encourage the design of
72 innovative development projects that set high standards for landscaping,
73 greenspace, urban design, and public amenities;
- 74 I. To encourage an efficient land use and development plan by forming a live-
75 work-play environment that offers employees and residents the opportunity to
76 fulfill their daily activities with minimal use of single-occupant automobiles;
- 77 J. To allow and encourage development densities and land use intensities that are
78 capable of making productive use of alternative transportation modes such as bus
79 transit, rail transit, ridesharing, bicycling and walking;
- 80 K. To focus and encourage formation of a well-designed, pedestrian-friendly
81 activity centers with high-density commercial and residential development that

82 increases vitality and choices in living environments for the citizens of the City
83 of Stonecrest;

84 L. To protect established residential areas from encroachment of uses which are
85 either incompatible or unduly cause adverse impacts on such communities;

86 M. To protect the health, safety and welfare of the citizens of the City of Stonecrest;

87 N. To promote uniform and visually aesthetic architectural features which serve to
88 unify the distinctive visual quality of the Stonecrest Area Overlay District.

89

90 Sec. 3.5.4. - District boundaries.

91

92 A. The boundaries of the Stonecrest Area Overlay District composed of Tiers I, II, III,
93 IV, V, and VI described in the subparagraph B below, shall be depicted on the official
94 zoning maps entitled "Official Zoning Map, Stonecrest, Georgia, Stonecrest Area Overlay
95 District" (the "Stonecrest Overlay Maps"). The Stonecrest Overlay Maps are to be adopted
96 contemporaneously with this chapter, together with all explanatory information contained
97 or referenced thereon, is hereby adopted by reference and declared to be a part of this
98 chapter.

99

100 B. The Stonecrest Area Overlay District shall be divided into five (5) development tiers
101 as follows:

- 102 1. Tier I: High-Rise Mixed-Use Zone;
- 103 2. Tier II: Mid-Rise Mixed-Use Zone;
- 104 3. Tier III: Low-Rise Mixed-Use Zone;
- 105 4. Tier IV: Transitional Mixed-Use Zone;
- 106 5. Tier V: Cluster/Village Mixed-Use Zone ; and
- 107 6. Tier VI : Viewshed Zone

108

109

110 The Stonecrest Overlay Maps shall be adopted contemporaneously with this chapter in
111 digital format and contained on a compact disk to be maintained in its original, unedited
112 and unaltered form by the clerk to the city council. A printed copy of the compact disk's
113 contents depicting the Stonecrest Area Overlay maps on the date of its initial adoption shall
114 also be maintained in its original, unedited and unaltered form by the clerk to the city
115 council.

116

117 Sec. 3.5.5. – Open space.

118

119 A. *Open space*: Each lot may provide open space. Open space must be a minimum of
120 twenty percent (20%) of the lot. To the extent possible, lands containing streams, lakes,
121 one hundred-year floodplains, wetlands, slopes over fifteen percent (15%) shall remain
122 undisturbed and included in open space. Natural open space areas shall form an

123 interconnected and continuous network of paths, greenways, and trails throughout the
124 development within the Stonecrest Area Overlay District. Credit for open space areas may
125 be transferred from one (1) parcel to another within overall developments that remain under
126 unified control of a single property owner or group of owners, but must demonstrate
127 interconnectedness of public areas.

128 B. *Maintenance and protection of public space.* Each applicant that chooses to provide for
129 public space shall present as a part of the application for a building permit within the
130 Stonecrest Area Overlay District a legal mechanism under which all land to be used for
131 public space purposes shall be protected. Such legal mechanism may include deed
132 restrictions, property owner associations, common areas held in common ownership or
133 control, maintenance easements, or other legal mechanisms, provided that said legal
134 mechanism shall be approved by the city attorney as assuring each of the following
135 mandatory requirements:

- 136 1. That all subsequent property owners within said Stonecrest Area Overlay District
137 be placed on notice of this development restriction through the deed records of
138 DeKalb County Superior Court;
- 139 2. That all public space held in common will be properly maintained and insured with
140 no liability or maintenance responsibilities accruing to the city;
- 141 3. That a legal mechanism exists for notice of deficiencies in maintenance of the
142 public space held in common, correction of these deficiencies, and assessment
143 and liens against the properties for the cost of the correction of these deficiencies
144 by a third- party or the city;
- 145 4. When an applicant for a Stonecrest Area Overlay District chooses to utilize a
146 property owners association in order to comply with the requirements of
147 subsection A above, the applicant, in addition to meeting all of said requirements,
148 shall provide for all of the following:
 - 149 a. Mandatory and automatic membership in the property owners association as
150 a requirement of property ownership;
 - 151 b. A fair and uniform method of assessment for dues, maintenance and related
152 costs;
 - 153 c. Where appropriate, party wall maintenance and restoration in the event of
154 damage or destruction; and
 - 155 d. Continued maintenance of public space held in common and liability
156 through the use of liens or other means in the case of default.

157
158 Sec. 3.5.6. - Greenspace requirements.

159
160 A. *Landscape strips.* Landscape strips not less than five (5) feet in width must be provided
161 along all side and rear property lines and on all public streets. The landscape strip along
162 the public street must be a minimum of ten (10) feet in width and must be planted with a
163 row of street trees of at least three and one-half (3½) inches in caliper selected from the
164 list of street trees species identified in the design guidelines for the Stonecrest Area
165 Overlay District and planted not less than seventy-five (75) feet on center. Continuous
166 landscaped strips shall be constructed along public rights-of-way where surface parking

167 lots are adjacent to such sidewalks or public right-of-way except at points of ingress or
168 egress into the facility.

169 *Ground cover.* Ground cover must also be provided in accordance with the design guidelines
170 for the Stonecrest Area Overlay District in order to protect tree roots and to prevent erosion.
171 Ground cover must consist of evergreen shrubs or groundcover plant material mulched
172 with pine bark mulch, or other similar landscaping material.

173 C. Newly planted trees must conform to the design guidelines for the Stonecrest Area
174 Overlay District.

175 D. No tree shall be planted closer than two (2) feet from the street or sidewalk, and no
176 closer than five (5) feet from a fire hydrant, sign post, streetlight standard, utility pole,
177 or similar structure.

178 E. *Greenspace requirements for parking lots :*

179 1. Greenspace areas are required in all parking lots and must comprise at least five
180 percent (5%) of the total lot area of parking lot.

181 2. In addition, all parking lots must include at least one (1) tree for every twelve
182 (12) parking spaces provided. Tree planting areas may be included in the
183 required greenspace area. Every three (3) inches in caliper, as measured at a
184 height of thirty-six (36) inches above the ground level, of an existing tree shall
185 count as one (1) newly planted tree.

186 3. Greenspace areas must be at least thirty-six (36) square feet in area.

187 4. All greenspace areas must be properly maintained in accordance with approved
188 landscape plans. In the event that a tree or any plant material dies, it must be
189 replaced within a reasonable time, so as to meet all requirements of this section
190 and to allow for planting in the appropriate planting season.

191 5. All trees planted pursuant to the requirements of Section 5.4.4 shall be counted
192 for the purpose of meeting the tree planting and tree replacement requirements
193 imposed by this chapter.

194

195 Sec. 3.5.7. -Transitional buffer zone requirements.

196

197 Any lot within the Stonecrest Area Overlay District, that is contiguous to any lot outside of
198 the Stonecrest Area Overlay District zoned for a residential use, must maintain a fifty (50)
199 foot transitional buffer zone. The transitional buffer zone cannot contain any structures,
200 impervious surfaces, or water retention ponds and cannot be used for permanent parking,
201 loading, or storage. Trees may not be removed from the transitional buffer zone, other than
202 dead, decayed, dying, or hazardous trees. Additional trees and plant material may be added
203 to the transitional buffer zone.

204

205 Sec. 3.5.8. - Street standards.

206

207 Streets within the Stonecrest Area Overlay District may be either public or private streets.
208 Private streets must comply with requirements of public streets found in chapter 14 and all
209 other applicable sections of the City of Stonecrest Code, with the following exceptions:

- 210 a. Streets in the Stonecrest Area Overlay District may be constructed with travel
211 lanes at eleven (11) feet in width, measured inside curb and gutter.
212
- 213 B. Private or public alleys are permitted to provide secondary or service access
214 within developments consisting of at least four (4) buildings. An alley must
215 provide a continuous connection between two (2) streets. Alleys shall be paved
216 and constructed to the same standards as the connecting streets except that:
- 217 1. No alley shall be longer than four hundred (400) feet;
 - 218 2. No alley shall have a slope greater than seven percent (7%);
 - 219 3. The paved width of an alley must be at least twelve (12) feet;
 - 220 4. Alleys must be constructed with flush curbs;
 - 221 5. Alleys must have seven-foot-wide unobstructed shoulders constructed of
222 grass sod or gravel on both sides; and
 - 223 6. Buildings must be set back at least ten (10) feet from the back curb of an
224 alley.
225

226 Sec. 3.5.9. - Underground utilities.

227
228 All utilities except for major electric transmission lines and substations are required to be
229 placed underground except where the director of planning determines that underground
230 utilities are not feasible due to pre-existing physical conditions, such as conflicting
231 underground structures or utilities, shallow rock, high water table, or other similar geologic
232 or hydrologic conditions.
233

234 Sec. 3.5.10. - Streetlights.

235
236 When necessary for the use and convenience of the occupants or users of a development,
237 streetlights are required and shall conform to the design guidelines for the Stonecrest Area
238 Overlay District.
239

240 Sec. 3.5.11. - Interparcel access.

241
242 To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be
243 interconnected to provide continuous driveway connections and pedestrian connections
244 between adjoining lots and streets, except that this requirement shall not apply to lots zoned
245 for single family or duplex residential units.
246

247 Sec. 3.5.12. - Multi-modal access plans required.

248
249 Each new application for a development permit within the Stonecrest Area Overlay District
250 must be accompanied by a multi-modal access plan prepared at a scale not greater than one-
251 inch equals one hundred feet (1"=100'). The multi-modal access plan must cover the full
252 extent of the proposed development along with public rights-of-way of adjoining streets and

253 any other property lying between the subject property and the nearest public streets on all
254 sides. The purpose of the multi-modal access plan is to demonstrate a unified plan of
255 continuous access to and between all buildings in the proposed development and adjacent
256 properties. Connections to available transportation modes, such as driveways, sidewalks,
257 and bike paths must be shown along adjacent streets and those entering adjoining properties.
258 Safe and convenient pedestrian ways must be provided from sidewalks along streets to
259 each building entrance, including pedestrian access routes across parking lots and between
260 adjacent buildings within the same development. Where an existing or planned public
261 transportation station or stop is within one thousand two hundred fifty (1,250) feet (straight
262 line distance) from any boundary of the subject property, the access plan must show how
263 pedestrians may safely travel from such station or stop to the subject property. Where an
264 existing or planned bike path is located within one thousand five hundred (1,500) feet of the
265 subject property, the access plan must show how safe, continuous and convenient bicycle
266 access shall be provided to the subject property.

267 Sec. 3.5.13. - High-Rise Mixed-Use Zone (Tier I).

268
269 A. *Permitted principal uses and structures.* The principal uses of land and structures
270 allowed in the Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay
271 District are as provided below:

272
273 1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office
274 Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density
275 Residential) District except those listed in B., below.

276
277 B. *Prohibited uses.* The following principal uses of land and structures are prohibited in
278 Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

- 279 1. Kennels.
280 2. Tire retreading and recapping.
281 3. Sexually oriented businesses.
282 4. Reserved
283 5. Outdoor amusement services facilities.
284 6. Outdoor storage.
285 7. Farm equipment and supplies sales establishment.
286 8. Repair, small household appliance.
287 9. Hotel/motel.
288 10. Automobile sales.
289 11. Flea Markets
290 12. Automobile title loan establishments.
291 13. Pawn shops.

- 292 14. Package stores, except package stores located in mixed-use buildings with at least
293 three (3) stories and one non-retail use, and the package store cannot exceed
294 twenty-five percent (25%) of the total heated floor area of the building
295 15. Salvage yards.
296 16. Self-storage facilities. Except multi-story climate controlled self-storage facilities,
297 with a minimum of 3 stories, located at least 1,500 feet from another self-storage
298 facility subject to the following conditions:
299 a. No storage units can be accessible from interior corridors, no outside storage
300 of any kind allowed, including vehicle leasing;
301 b. all buildings must contain fenestration or architectural treatments that appear
302 like fenestration;
303 c. storage units may not be used for commercial, residential or industrial uses.
304 17. Gasoline service stations.
305 18. Automobile repair and maintenance, major.
306 19. Automobile and truck rental and leasing.
307 20. Commercial parking lots.
308 21. Automobile wash/wax service.
309 22. Check cashing facility.
310 23. Automobile emission testing facilities.
311
312 C. *Accessory uses and structures.* The following accessory uses of land and structures
313 are permitted in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay
314 District:
315 1. Uses and structures which are customarily incidental and subordinate to the
316 permitted principal uses and structures in this district.
317 2. Parking lots and parking garages.
318 3. Open space, clubhouse or pool amenity area.
319 4. Signs, in accordance with the provisions of chapter 21 and this chapter.
320
321 D. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.
322 E. *Height of buildings and structures.* A building or structure in Tier I may exceed the
323 five-story height limit without the necessity of obtaining a special land use permit. A
324 parking deck may exceed five (5) stories in height; however, a parking deck cannot
325 exceed ten (10) stories in height either as a separate deck structure or as part of an
326 office building.
327 F. *Density.* No development in Tier I may exceed a FAR of three and one-half (3.5),
328 unless it also provides additional public space or other amenities singly, or in
329 combination as provided in subsection G below.
330 G. *Bonus density:* In exchange for providing one (1) or more of the amenities shown in
331 Table 3.1 an applicant may receive a density bonus as provided in Table 3.1, not to
332 exceed a total FAR of six (6.00).
333

Table 3.1. Bonus FAR: Tier I

334

Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional with commercial retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent (10%) of the gross floor area of the building.	0.25

335

Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5
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336
337

338 E. *Required parking.* Required parking may be provided through a combination of off-
 339 street, on- street, or shared parking provided that all required parking must be located
 340 within seven hundred (700) feet of the principal entrance of the buildings the parking is
 341 intended to serve. The minimum number of required parking spaces shall be as provided
 342 in article 6, except as follows:

- 343 1. Retail uses, personal service uses, and other commercial and general business uses,
 344 including food stores: Minimum of four (4) spaces per one thousand (1,000) square
 345 feet of gross floor area.
- 346 2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square
 347 feet of gross floor area.
- 348 3. Hotel and motel uses: Minimum of one (1) space per unit.
- 349 4. Multifamily residential uses-Minimum of one and one-quarter (1.25) spaces per
 350 dwelling unit.

351 F. *Sidewalks.* Sidewalks must be provided on all public streets. Sidewalks must be at least
 352 five (5) feet in width with the exception of sidewalks along streets and in front of
 353 proposed high-rise buildings which must be at least ten (10) feet in width.
 354

355 Sec. 3.5.1. - Mid-Rise Mixed-Use Zone (Tier II Zone).

356
 357 A. *Permitted principal uses and structures.* The principal uses of land and structures
 358 allowed in the Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay
 359 District are as provided below:
 360

- 361 1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I
362 (Office Institutional) District, O-D (Office-Distribution) District, and HR-2
363 (High Density Residential) District except those listed in B., below.
364
365
- 366 B. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier
367 II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
- 368 1. Kennels.
369 2. Storage yards.
370 3. Tire retreading and recapping.
371 4. Sexually oriented businesses.
372 5. Outdoor storage.
373 6. Farm equipment and supplies sales establishment.
374 7. Repair, small household appliance.
375 8. Hotel/motel.
376 9. Automobile sales.
377 10. Flea Markets
378 11. Automobile title loan establishments.
379 12. Pawn shops.
380 13. Package stores, except package stores located in mixed-use buildings with at least
381 three (3) stories and one non-retail use, and the package store cannot exceed
382 twenty-five percent (25%) of the total heated floor area of the building.
383 14. Salvage yards.
384 15. Self-storage facilities. Except multi-story climate controlled self-storage facilities,
385 with a minimum of 3 stories, located at least 1,500 feet from another self-storage
386 facility subject to the following conditions:
387 • No storage units can be accessible from interior corridors, no outside
388 storage of any kind allowed, including vehicle leasing;
389 • all buildings must contain fenestration or architectural treatments that
390 appear like fenestration;
391 • storage units may not be used for commercial, residential or industrial
392 uses.
393 16. Automobile repair and maintenance, major and minor.
394 17. Gasoline service stations.
395 18. Automobile and truck rental and leasing .
396 19. Commercial parking lots.
397 20. Automobile wash/wax service .
398 21. Late-night establishments
399 22. Nighclubs
400 23. Check cashing facility.
401 24. Automobile emission testing facilities.
- 402 C. *Accessory uses and structures.* The following accessory uses of land and structures are
403 permitted in Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District.

- 404 1. Uses and structures which are customarily incidental and subordinate to the
 405 permitted principal uses and structures in this district.
 406 2. Parking lots and parking garages.
 407 3. Open space, clubhouse or pool amenity area.
 408 4. Signs, in accordance with the provisions of chapter 21 and this chapter.
 409
 410

411 G. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.

412 D. *Height of buildings and structures.* A building or structure in Tier II can have a maximum
 413 height of ten (10) stories. A parking deck may exceed five (5) stories in height; however,
 414 a parking deck may not exceed ten (10) stories either as a separate deck structure or as
 415 part of an office building.

416
 417 E. *Density:* No development in Tier II may exceed a FAR of two and one half (2.5), unless it
 418 also provides additional public space or other amenities singly, or in combination as
 419 provided in subsection G, below.
 420

421 G. *Bonus density:* In exchange for providing one (1) or more of the amenities shown in
 422 Table 3.2 an applicant may receive a density bonus as provided in Table 3.2, not to
 423 exceed a total FAR of four (4.00).

424 **Table 3.2. Bonus FAR: Tier II**
 425

Bonus Floor Area Ratio in Stonecrest Area, Tier 11	
Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional, commercial, or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent (10%) of the gross floor area of the building.	0.25
¹ Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

426
 427 H. *Required parking.* Required parking may be provided through a combination of off-
 428 street, on- street, or shared parking. All required parking must be located within
 429 seven hundred (700) feet of the principal entrance of the building that the parking

430 intended to serve. The minimum number of required parking spaces shall be as
431 provided in article 6, except as follows:

- 432 1. Retail uses, personal service uses, and other commercial and general business
433 uses, including food stores: Minimum of four (4) spaces per one thousand
434 (1,000) square feet of gross floor area.
- 435 2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000)
436 square feet of gross floor area.
- 437 3. Hotel and motel uses: Minimum of one (1) space per unit.
- 438 4. Multifamily residential uses-Minimum of one and one and one-quarter (1.25)
439 spaces per dwelling unit.

440 I. Parking space area requirements must comply with the provisions of Section 6.1.3.

441 J. *Sidewalks*. Sidewalks must be provided on all public streets. Sidewalks must be at least
442 five (5) feet in width.

443 Sec. 3.5.16. - Low-Rise Mixed-Use Zone (Tier III).

444
445 A. *Permitted uses and structures*. The principal uses of land and structures allowed in the
446 Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as
447 provided below:

- 448
449 1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I
450 (Office Institutional) District, O-D (Office Distribution) District, M (Light
451 Industrial) District, and MR-2 (Medium Density Residential) District except those
452 listed in B., below.

453
454
455 B. *Prohibited uses*. The following principal uses of land and structures are prohibited in Tier
456 III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

- 457
458 1. Kennels.
- 459 2. Junkyard.
- 460 3. Tire retreading and recapping.
- 461 4. Sexually oriented businesses.
- 462 5. Outdoor amusement service facility.
- 463 6. Outdoor storage.
- 464 7. Automobile repair, major and minor.
- 465 8. Hotel/motel.
- 466 9. Automobile sales.
- 467 10. Temporary outdoor sales.
- 468 11. Pawn shops.
- 469 12. Liquor stores.
- 470 13. Nightclubs.
- 471 14. Late-night establishments.

- 472 15. Car wash.
- 473 16. Self-storage.
- 474 17. Funeral home.
- 475 18. Mortuary.
- 476 19. Crematorium.
- 477 20. Farm equipment and supplies sales establishment.
- 478 21. Repair, small household appliance.
- 479 22. Salvage yard.
- 480 23. Automobile service stations, except automobile service stations over 4,000 square
- 481 feet with special land use permit.
- 482 24. Commercial parking lot.
- 483 25. Check cashing facility.
- 484 26. Automobile emission testing facilities.
- 485

486 C. *Accessory uses and structures.* The following accessory uses of land and structures shall
487 be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay
488 District:

- 489 1. Uses and structures which are customarily incidental and subordinate to the
- 490 permitted principal uses and structures in this district.
- 491 2. Parking lots and parking garages.
- 492 3. Clubhouses, including meeting rooms or recreation rooms.
- 493 4. Swimming pools, tennis courts, and other recreation areas and similar amenities.
- 494

495 D. *Building setbacks.* The following building setback requirements shall apply to all
496 structures in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay
497 District:

- 498 1. *Minimum front yard setback:* Fifteen (15) feet from right-of-way of public street, except
- 499 that front-facing garages of residential units shall be set back a minimum of twenty-five
- 500 (25) feet from rights-of-way.
- 501 2. *Minimum interior side yard:* Ten (10) feet. There shall be a minimum of fifteen
- 502 (15) feet between buildings and structures less than two (2) stories in height and
- 503 a minimum of twenty (20) feet between any two (2) buildings and structures
- 504 when one (1) of them is greater than two (2) stories in height.
- 505 3. *Minimum rear yard:* Ten (10) feet.

506 E. *Height of buildings and structures. Maximum height, three (3) stories*
507 a.

- 508 1. *Density:* No development in Tier III may exceed thirty (30) dwelling units per
- 509 acre and a combined FAR of one and a half (1.5), unless it also provides
- 510 additional public space or other amenities singly, or in combination as provided in
- 511 subsection G, below.

512 G. *Bonus density*: In exchange for providing one (1) or more of the amenities shown in
 513 Table 3.3 an applicant may receive a density bonus as provided in Table 3.3, not to
 514 exceed a total FAR of three (3.00).

515 **Table 3.3 Bonus FAR: Tier III**

516

Additional Amenity	Increased FAR
Increase public space to 25% while providing connectivity	0.5
] Increase public space to 30 % while providing connectivity	1.0
] Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use may constitute less than ten percent] of the gross floor area of the building.	0.25
I Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

517

518 H. *Required parking*. Required parking may be provided through a combination of off-
 519 street, on- street, or shared parking. All required parking must be located within
 520 seven hundred (700) feet of the principal entrance of the building that the parking is
 521 intended to serve. The minimum number of required parking spaces must be as
 522 provided in article 6, except as follows:

523

- 524 1. Retail uses, personal service uses, and other commercial and general business
 525 uses, including food stores: Minimum of four (4) spaces per one thousand (1,000)
 526 square feet of gross floor area.
- 527 2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000)
 528 square feet of gross floor area.
- 529 3. Hotel and motel uses: Minimum of one (1) space per unit.
- 530 4. Multifamily residential uses-Minimum of one and one-half (1.5) spaces per
 531 dwelling unit.

532 I. *Parking space area requirements*. Parking space area requirements must comply with
 533 the provisions of section 6.1.3.

534 J. *Sidewalks*. Sidewalks must be provided on all public streets. Sidewalks must be at least
 535 five (5) feet in width.

536 K. *New or used motor vehicle dealers.* New or used motor vehicle dealers are authorized
537 in Tier III of the Stonecrest Overlay District only if they comply with the following
538 requirements:

539 New or used motor vehicle dealers must be located on a parcel with a lot area of no less
540 than three (3) acres, and must contain at least six thousand (6,000) square feet of building
541 floor space.

542 New or used motor vehicle dealers must provide vegetative screening along any
543 automobile display areas that abut a public right-of-way. Said vegetative screening shall be
544 located outside any guard rails or security fencing abutting such public right-of-way.
545 Within three (3) years of planting, the vegetative screening must be of sufficient height to
546 screen all guard rails or security fencing abutting the public right-of-way. Planting
547 materials shall be subject to the approval of the City of Stonecrest Arborist.

548 New or used motor vehicle dealers must provide screening of all maintenance areas and
549 storage yards for automobiles stored for service. Such screening shall be sufficient to shield
550 the maintenance areas and storage yards from visibility from any adjacent properties or
551 public rights-of-way. Should vegetative screening be used, planting material shall be
552 subject to the approval of the City of Stonecrest Arborist.

553 No overhead bay doors opening into vehicle service areas shall be visible from a public
554 right-of-way.

555

556

557 Sec. 3.5.15.1. -Transitional Mixed-Use Zone (Tier IV).

558

559 A. *Statement of purpose and intent.* The intent of this tier is to encourage mixed use
560 development in a well-planned community and encourage principally office,
561 residential and commercial uses to serve the convenience needs of the local
562 community. This tier provides an economic balance to the other Stonecrest Area
563 Compatible Use Overlay District development categories which focus more on retail
564 uses.

565

566 B. *Mixed use requirements.* All properties in Tier IV which are proposed for new
567 development shall comply with the minimum requirements of this mixed use
568 development category. Permits for repairs, interior alterations or tenant buildout
569 improvements that do not alter the exterior appearance or the building footprint of
570 the structure shall be exempt from the requirements of this division. Properties in
571 Tier IV shall contain a minimum of two (2) principal uses and any residential use
572 shall not exceed seventy (70) percent of the total floor area. The mixed use
573 development may be combined vertically or horizontally in one (1) or more
574 buildings or may be provided in separate buildings or areas within a mixed-use
575 development. A minimum of one residential and one non-residential use must be
576 selected.

577

578 C. *Permitted principal uses and structures.* The principal uses of land and structures which
579 are allowed in the Tier IV: Transitional Mixed-Use Zone are as is provided below:
580

581 1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office
582 Institutional) District, OCR (Office-Commercial-Residential) District, and RM-
583 HD (High Density Residential) District except those listed in B., below.
584

585 Single-family attached detached units that are part of a master planned community so long
586 as such single-family detached units are part of a mixed-use development and the
587 development provides opportunities for lifelong and aging-in-place communities as defined
588 by the Atlanta Regional Commission.

589 D. *Prohibited uses.* The following principal uses of land and structures are prohibited in
590 Tier IV: Transitional Mixed-Use Zone:

- 591 1. Kennels.
- 592 2. Tire retreading and recapping.
- 593 3. Sexually oriented businesses.
- 594 4. Outdoor amusement services facilities.
- 595 5. Outdoor storage.
- 596 6. Farm equipment and supplies sales establishments.
- 597 7. Repair, small household appliance.
- 598 8. Hotel/motels.
- 599 9. Automobile title loan establishments.
- 600 10. Pawn shops.
- 601 11. Liquor stores.
- 602 12. Salvage yards.
- 603 13. Automobile repair and maintenance, major.
- 604 14. Automobile wash/wax service.
- 605 15. Nightclubs.
- 606 16. Late-night establishments.
- 607 17. Check cashing facility.
- 608 18. Automobile emission testing facilities.
- 609 19. Car wash, self-service.
- 610 20. Self-storage.
- 611 21. Funeral home.
- 612 22. Crematorium.
- 613 23. Mortuary.
- 614

615 E. *Accessory uses and structures.* The following accessory uses of land and structures
616 are permitted in Tier IV: Transitional Mixed-Use Zone:

- 617 a. Uses and structures which are customarily incidental and subordinate to the
618 permitted principal uses and structures in this district.
- 619 b. Open space, clubhouse or pool amenity area.

- 620 c. Parking lots and decks.
621 d. Signs, in accordance with the provisions of chapter 21 and this chapter.
622
623 F. *Mixed-use developments*: Lot width, lot area and setbacks.
624 1. *Lot width and area*. All lots shall have at least one hundred (100) feet of frontage
625 as measured along the public street frontage.
626 a. Minimum lot area: One (1) acre.
627 2. *Setback requirements*.
628 1. *Front yard*. Minimum of zero (0) feet and a maximum of twenty (20) feet to
629 allow for architectural features, outdoor seating, and other project site
630 amenities.
631 2. *Side yard*. Minimum of zero (0) feet and a maximum of twenty (20) feet to
632 allow for architectural features, outdoor seating, plazas and other project site
633 amenities.
634 3. *Rear yard*. Minimum of twenty (20) feet.
635 4. *Interior side yard*. Minimum of zero (0) feet. However, where an interior
636 side yard is facing a structure with windows on an adjoining lot the distance
637 between the existing structure and the proposed structure shall be a minimum
638 of twenty (20) feet.
639 H. *Single-family detached units*: Lot width, lot area and setbacks.
640 1. *Lot width and area*. All lots must have at least fifty (50) feet of frontage as
641 measured along the public street frontage.
642 a. *Minimum lot area*. Five thousand (5,000) square feet.
643 2. *Setback requirements*.
644 a. *Front yard*. Minimum of ten (10) feet and a maximum of twenty (20) feet.
645 b. *Side yard*. Minimum of ten (10) feet.
646 c. *Interior side yard*. Minimum of five (5) feet.
647 d. *Rear yard*. Minimum of thirty (30) feet.
648 H. *Single-family attached units*: Lot width, lot area and setbacks.
649 1. *Lot width and area*. All lots must have at least thirty (30) feet of frontage as
650 measured along the public street frontage.
651 m. *Minimum lot area*. Three thousand (3,000) square feet. Maximum of eight (8)
652 units or two hundred forty (240) feet.
653 2. *Setback requirements*:
654 a. Front yard: Minimum of five (5) feet and a maximum of twenty (20) feet.
655 b. Side yard: Minimum of ten (10) feet between buildings.
656 c. Rear yard: Minimum of ten (10) feet.
657 d. Structures which are front face to front face, back face to back face, or front
658 face to back face shall be not less than sixty (60) feet apart. Structures which
659 are side face to side face shall not be less than twenty (20) feet apart.

660 Structures which are side face to front face or back face shall be not less than
 661 forty (40) feet apart.

662 I. *Height of buildings and structures.* The maximum height of any mixed-use building
 663 or structure shall not exceed five (5) stories or seventy-five (75) feet. Buildings in
 664 excess of three (3) stories must be approved by the director of planning to assure
 665 adequacy of fire protection facilities and services. The maximum height of any
 666 residential single-family detached building or structure shall not exceed a height of
 667 thirty-five (35) feet and shall not exceed two stories.

668
 669 J. *Density and floor area ratios.* Multifamily dwellings may be developed at a density
 670 not exceeding thirty (30) dwelling units per acre and the combined floor area ratio for
 671 any development shall not exceed one and one-half (1.50).

672 1. *Density bonus.* The maximum allowable FAR of a building or development in Tier
 673 IV shall be increased to a FAR not to exceed a total of three (3.0) if one (1) or
 674 more of the additional amenities is provided as described in the table below:
 675

676 **Table 3.4 Bonus FAR: Tier IV**

Additional Amenity	Increased FAR
Increase public space to twenty five (25) percent while providing interparcel access for pedestrians and vehicles.	0.5
Increase public space to thirty (30) percent while providing interparcel access for pedestrians and vehicles.	1.0
I Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building shall include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten (10) percent of the gross floor area of the building.	0.25
I Mixed-use building that includes multifamily residential units constituting at least eight (8) units per acre of land, and constructed in the same building with office, I institutional, commercial or retail uses.	0.5

678
 679 L. *Required parking.* Required parking may be provided through a combination of off-
 680 street, on- street, or shared parking. All required parking must be located within
 681 seven hundred (700) feet of the principal entrance of the building the parking is
 682 intended to serve. The minimum number of required parking spaces must be as
 683 provided in the underlying zoning district regulations for the lot except as follows:

- 684 1. Retail uses, personal service uses, and other commercial and general business
685 uses, including food stores: Minimum of four (4) spaces per one thousand
686 (1,000) square feet of gross floor area.
- 687 2. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000)
688 square feet of gross floor area.
- 689 3. Hotel and motel uses: Minimum of one (1) space per unit.
- 690 4. Multifamily residential uses-Minimum of one and one-half (1.5) spaces per
691 dwelling unit.
- 692 5. Parking space area requirements shall comply with the provisions of section 6.1.3.
- 693 6. Single-family detached residential dwelling units shall have two (2) spaces per
694 unit. Garages and any surface parking areas are to be accessed by shared
695 driveways located at the rear of the residential structure. Garages that face the
696 public right-of-way shall be setback a minimum of twenty (20) feet.

697 N. *Sidewalks*. Sidewalks must be at least five (5) feet in width and must be provided along
698 the right-of-way of all public streets.

699 Sec. 3.5.15.2. - Cluster Village Mixed-Use Zone (Tier V).

700
701 A. *Statement of purpose and intent*. The primary intent of Tier V is to encourage single-
702 family detached residential developments with associated neighborhood commercial
703 and office uses to serve the convenience needs of the local community in a village or
704 cluster concept. This tier provides for the preservation of open space while allowing
705 compatible development that complements the other Stonecrest Overlay District
706 development categories. Tier V also seeks to preserve the rural and scenic beauty of
707 Arabia Mountain Preserve while providing flexibility to allow for creativity in site
708 design and development. The goal of Tier V is to minimize the environmental and
709 visual impacts of new development on natural resources and historically and culturally
710 significant sites and structures while encouraging residential and neighborhood
711 commercial development in a well planned community.

712
713 B. *Permitted principal uses and structures*. All properties in Tier V shall be governed by
714 all of the underlying zoning district regulations and the requirements of this section.
715 In addition, all properties in Tier V may be used for the following principal uses of
716 land and structures:

- 717 1. Adult day care facility.
- 718 2. Bed and breakfast.
- 719 3. Child day care facility.
- 720 4. Assembly hall.
- 721 5. Cultural facility.
- 722 6. Detached single-family dwelling.
- 723 7. Office uses.
- 724 8. Personal care facility.
- 725 9. Place of worship.

726 10. Retail, excluding drive-through facilities, automobile service stations,
727 commercial amusements, convenience store, liquor stores, package store,
728 recreation, indoor, .

729 11. Office/medical.

730 Personal services establishment.

731 C. *Accessory uses and structures.* The following accessory uses of land and structures
732 shall be authorized in Tier V: Cluster Village Mixed-Use Zone

733 1. Uses and structures which are customarily incidental and subordinate to the
734 permitted principal uses and structures in this district.

735 2. Open space, clubhouse or pool amenity area.

736

737 D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier
738 V: Cluster Village Mixed-Use Zone:

739 1. Kennels.

740 2. Junkyard.

741 3. Tire retreading and recapping.

742 4. Sexually oriented businesses.

743 5. Go-cart concession.

744 6. Outdoor storage.

745 7. Automobile repair, major.

746 8. Hotel/motel.

747 9. Automobile sales.

748 10. Temporary outdoor sales.

749 11. Pawn shops.

750 12. Liquor stores.

751 13. Nightclubs

752 14. Late-night establishments.

753 15. Car wash, self service.

754 16. Self-storage.

755 17. Funeral home.

756 18. Mortuary.

757 19. Crematorium.

758 20. Farm equipment and supplies sales establishment.

759 21. Multifamily dwelling unit.

760

761 E. *Lot width, lot area and setbacks.*

762 1. All single-family detached residential dwellings located on Klondike Road,
763 Plunkett Road or Rockland Road must have a minimum of one hundred (100)
764 feet of frontage as measured along the public street frontage.

765 a. *Minimum lot area.* Fifteen thousand (15,000) square feet.

766 b. *Minimum setback requirements.*

- 767 i. *Front yard.* Thirty-five (35) feet.
768 ii. *Side yard.* Thirty-five (35) feet.
769 iii. *Rear yard.* Forty (40) feet.
770 iv. *Interior side yard.* Ten (10) feet.
- 771 2. All single-family detached residential lots which are located on new roadways
772 must have a minimum of fifty (50) feet of frontage as measured along the public
773 street frontage.
- 774 a. *Minimum lot area.* Five thousand (5,000) square feet.
775 b. *Minimum setback requirements.*
- 776 i. *Front yard.* Minimum of ten (10) feet and a maximum of twenty-five
777 (25) feet.
778 ii. *Side yard.* Fifteen (15) feet.
779 iii. *Rear yard.* Twenty (20) feet.
780 iv. *Interior side yard.* Five (5) feet.
781
- 782 3. Reserved.
- 783 4. Office and commercial uses may not be located along Klondike or Rockland Road.
784 Any uses otherwise authorized in Tier V shall be clustered together in a "village" or
785 "hamlet" setting and must include convenient access to neighboring residential
786 communities in a manner that preserves the open space on the lot. Such uses must be
787 developed in a manner that also preserves the rural and scenic nature of Tier V and is
788 compatible with the natural design and forestation of the Arabia Mountain Preserve.
789 Such uses must be developed in a manner that minimizes the environmental and
790 visual impact of new development on the existing natural landscape and the
791 historically and culturally significant sites and structures. To the extent possible,
792 developments must be constructed in a manner that preserves the bucolic nature and
793 farming community appearance of Tier V.
- 794 a. Office and commercial uses must be a maximum of two thousand five hundred
795 (2,500) square feet per tenant space.
796 b. Single-use structures must be a maximum of ten thousand (10,000) square feet.
797 c. Lot width and lot area. Office and commercial lots must be a minimum of
798 twenty thousand (20,000) square feet.
- 799 F. *Height of buildings and structures.* No building or structure may exceed thirty-five (35)
800 feet in height or two (2) stories whichever is less.
- 801 G. *Required parking.* The minimum number of required parking spaces must be as provided
802 in the underlying zoning district regulations except as follows:
- 803 1. Residential, single-family detached: Minimum of two (2) spaces.
804 2. Retail uses, personal service uses, and other commercial and general business uses,
805 including food stores: Minimum of four (4) spaces per one thousand (1,000) square
806 feet of gross floor area.
807 3. Office and clinic uses: Minimum of three (3) spaces per one thousand (1,000) square
808 feet of gross floor area.

- 809 4. Parking space area requirements must comply with the provisions of section 6.1.3.
- 810 H. *Sidewalks*. A landscape strip must be provided between the curb and the pedestrian travel
811 lane in compliance with land development standards. Sidewalks must be provided along
812 the right-of-way of all public streets.
- 813 Sec. 3.5.15.3. – Viewshed Zone (Tier VI).
- 814 A. *Statement of purpose and intent*. The intent of Tier VI is to promote uniform and visually
815 aesthetic development which serves to unify the distinctive visual quality of the Stonecrest
816 Area Overlay District.
- 817 B. *Permitted principal uses and structures*. The permitted principal uses of land and
818 structures for property in Tier VI shall be governed by all of the underlying zoning district
819 regulations.
- 820 C. *Accessory uses and structures*. The permitted accessory uses and structures for property
821 in Tier VI shall be governed by the underlying zoning district.
- 822 D. *Prohibited uses*. The following principal uses of land and structures are prohibited in
823 Tier V: Viewshed Zone:
- 824
- 825 1. Sexually oriented businesses.
- 826 2. Pawn shops.
- 827 4. Package stores.
- 828 5. Check cashing facility.
- 829 E. *Lot width, lot area and setbacks*. Lot width, lot area and setbacks of property in Tier VI
830 shall be governed by the underlying zoning district.
- 831 F. *Height of buildings and structures*. The height of buildings and structures on property
832 within Tier VI shall be governed by the underlying zoning district.
- 833 G. *Required parking*. The minimum number of required parking spaces of property in Tier
834 VI shall be governed by the underlying zoning district.
- 835 H. *Sidewalks*. A landscape strip must be provided between the curb and the pedestrian travel
836 lane in compliance with land development standards. Sidewalks must be provided along the
837 right-of-way of all public streets.
- 838
- 839 Sec. 3.5.16. - Shared parking.
- 840
- 841 Shared parking is encouraged and may be authorized by the director of planning. Applicants
842 may make application to the director of planning for authorization for a special exception for
843 shared parking. Said applications shall be considered and decided by the director of planning
844 pursuant to the standards and procedures set forth in section 7.6.5.
- 845 Sec. 3.5.17. -Permits for uses.
- 846

847 Any use authorized by this division shall require that a development permit be issued before
848 property improvements can be made in accordance with section 7.7.2 and a building permit
849 required in accordance with the provisions of section 7.7.3.

850

851 Sec. 3.5.18. - Design guidelines.

852

853 The Stonecrest Overlay District Design Guidelines dated May 2008 in DeKalb County, shall
854 apply to all uses and structures within the Stonecrest Overlay District and shall be maintained
855 by the planning director and available for public inspection. The design guidelines provide
856 acceptable minimum standards to guide design and development within this overlay district.
857 The planning director or designee is authorized to create, administer, and amend design
858 guidelines for the Stonecrest Area Overlay District. These guidelines provide acceptable
859 architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and
860 site furniture, and grating criteria. These guidelines shall be used to promote proper design
861 criteria and shall guide the planning director or designee in deciding whether a proposed design
862 complies with the requirements of the Stonecrest Area Overlay District.

863

864 Sec. 3.5.19. - Plans required; certificates of compliance.

865

866 A. *Plans required.* Prior to the issuance of any land disturbance permit, building permit, or
867 sign permit, the applicant shall submit to the director of planning an application which
868 shall include a conceptual plan package as defined by this chapter which shall demonstrate
869 that the proposed design is in compliance with all of the requirements of this Stonecrest
870 Overlay District and the underlying zoning classification.

871 B. *Fees.* Plans shall be accompanied by an application and payment of a fee in an amount
872 determined by the City of Stonecrest City Council.

873 C. *Review.* The director of planning shall review each application for compliance with
874 all requirements of the Stonecrest Overlay District and the underlying zoning
875 classification. Where the director determines that said plans comply with the requirements
876 of the Stonecrest Overlay District a certificate of compliance shall be issued in the form
877 of the director or the director's designee signing the plans and drawings after which the
878 applicant shall then apply for land disturbance, building or signs permits. Where the
879 director determines that said plans do not comply with the requirements of this chapter,
880 then the director shall notify the applicant in writing stating the manner in which said
881 applicant fails to comply with such requirements. All applications shall be considered and
882 decided by the director of planning within thirty (30) days of receipt of a complete
883 application. Any appeal of the director of planning's decision in this regard shall be to the
884 zoning board of appeals pursuant to section 7.5.2.

885

886 Sec. 3.5.20. - Conceptual plan package review.

887

888 i. The conceptual plan package must be composed of the following:

889 1. A narrative addressing the proposed development explaining how it meets the
890 purpose, intent, and standards of this chapter. The narrative shall include a tabulation

891 of the approximate number of acres in each land use, the approximate number of
892 dwelling units by type, the approximate gross residential density, the approximate
893 commercial density, the approximate public space acreage, the anticipated number,
894 type and size of recreational facilities and other public amenities; the legal
895 mechanism for protecting and maintaining public space, as required in section
896 3.5.5.A.1.;

897 2. A site location map showing the proposed development, abutting property, the
898 relationship of the proposed development to surrounding natural features and existing
899 development, and transitional buffer zones, if required; and

900 3. A multi-modal access plan meeting the requirements of section 3.5.12.

901
902

903 B. The plan to be submitted in the conceptual plan package must contain the
904 following information:

905 1. Six (6) copies of a plan drawn to a designated scale of not less than one inch
906 equals one hundred feet (1"=100'), certified by a professional engineer or
907 land surveyor licensed by the State of Georgia, presented on a sheet having
908 a maximum size of twenty-four (24) inches by thirty-six (36) inches, and
909 one (1), eight and one-half-inch by eleven-inch reduction of the plan. If
910 presented on more than one (1) sheet, match lines must clearly indicate
911 where the several sheets join. Such plan must contain the following
912 information:

- 913 i. Boundaries of the entire property proposed to be included in the
914 development, with bearings and distances of the perimeter property lines.
915 ii. Scale and north arrow, with north, to the extent feasible, oriented to the
916 top of the plat and on all supporting graphics.
917 iii. Location and approximate dimensions in length and width, for landscape
918 strips and required transitional buffers, if any.
919 iv. Existing topography with a maximum contour interval of five (5) feet and a
920 statement indicating whether it is an air survey or field run.
921 v. Approximate delineation of any floodplain designated by the Federal
922 Emergency Management Agency, United States Geological Survey, or
923 City of Stonecrest.
924 vi. The delineation of any jurisdictional wetlands as defined by Section 404 of
925 the Federal Clean Water Act.
926 vii. Approximate delineation of any significant historic or archaeological
927 feature, grave, object or structure marking a place of burial if known, and a
928 statement indicating how the proposed development will impact it.
929 viii. A delineation of all existing structures and whether they will be retained or
930 demolished.

- 931 ix. General location, in conceptual form, of proposed uses, lots, buildings,
932 building types and building entrances.
- 933 x. Height and setback of all buildings and structures.
- 934 xi. Approximate areas and development density for each type of proposed use.
- 935 xii. Location, size, and number of all on-street and off-street parking spaces,
936 including a shared parking analysis, if shared parking is proposed.
- 937 xiii. Identification of site access points and layout, width of right-of-way and
938 paved sections of all internal streets.
- 939 xiv. Conceptual plans for drainage with approximate location and estimated
940 size of all proposed stormwater management facilities and a statement as
941 to the type of facility proposed.
- 942 xv. Development density and lot sizes for each type of use.
- 943 xvi. Areas to be held in joint ownership, common ownership or control.
- 944 xvii. Identification of site access points and layout, width of right-of-way and
945 paved sections of all internal streets.
- 946 xviii. Location of proposed sidewalks and bicycle facilities trails, recreation
947 areas, parks, and other public or community uses, facilities, or structures
948 on the site.
- 949 xix. Conceptual layout of utilities and location of all existing or proposed
950 utility easements having a width of twenty-five (25) feet or more.
- 951 xx. Standard details of signs, sidewalks, streetlights, driveways, medians, curbs and
952 gutters, greenspace areas, fencing, grating, street furniture, bicycle lanes, streets,
953 alleys, and other public improvements demonstrating compliance with the design
954 guidelines for the Stonecrest Area Overlay District.
- 955 xxi. Seal and signature of professional preparing the plan.

956

957 **Section 2:**

958 That the Official Zoning Map of the City of Stonecrest established in connection with the Zoning
959 Ordinance of the City of Stonecrest be changed in accordance with Exhibit A, attached hereto
960 and incorporated by reference.

961 **Section 3:**

- 962 1. It is hereby declared to be the intention of the Mayor and City Council that all sections,
963 paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their
964 enactment, believed by the Mayor and City Council to be fully valid, enforceable and
965 constitutional.
- 966
- 967 2. It is hereby declared to be the intention of the Mayor and City Council that, to the
968 greatest extent allowed by law, each and every section, paragraph, sentence, clause or
969 phrase of this Ordinance is severable from every other section, paragraph, sentence,
970 clause or phrase of this Ordinance. It is hereby further declared to be the intention of the
971 Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph,

972 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
973 section, paragraph, sentence, clause or phrase of this Ordinance.

974
975 3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
976 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
977 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
978 the express intent of the Mayor and City Council that such invalidity, unconstitutionality,
979 or unenforceability shall, to the greatest extent allowed by law, not render invalid,
980 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
981 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
982 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
983 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

984
985 4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith
986 are hereby expressly repealed.

987
988 5. The within ordinance shall become effective upon its adoption.

989
990 6. The provisions of this Ordinance shall become and be made part of The Code of the City
991 of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to
992 accomplish such intention.

993 **SO ORDAINED AND EFFECTIVE** this the ____ day of November, 2019.

994 Approved:

995
996
997
998 _____
999 Jason Lary, Sr., Mayor

1000
1001 As to form:

1002
1003
1004 _____
1005 City Attorney

1006 Attest:
1007
1008
1009 _____
1010 Megan Reid, City Clerk