

SEC. 708. - TC, TOWN CENTER DISTRICT.

~~(a) Purpose and intent: The TC zoning district is intended to serve as Clarkston's central business district by providing for a high-density mix of office, retail and other commercial uses, along with apartments and condominiums. Development of property within this district is intended to encourage a pedestrian-friendly urban form and aims to revitalize the city's commercial core and serve as a destination for both city residents and visitors.~~

- ~~(1) Promote development of a compact, pedestrian-oriented town center consisting of a high-intensity employment center, vibrant and dynamic mixed-use areas;~~
- ~~(2) Promote a diverse mix of residential, business, commercial, office, institutional, cultural and entertainment activities for workers, visitors, and residents;~~
- ~~(3) Encourage bicycle and pedestrian-oriented development at densities and intensities that will help to support transit usage and town center businesses;~~
- ~~(4) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;~~
- ~~(5) Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and~~
- ~~(6) Enhance the community's character through the promotion of high-quality urban design.~~

(b) General application: Design standards included in the Town Center District shall apply to new construction and redevelopment. Buildings undergoing alteration shall meet design standards to the extent practicable, as determined by the city manager or his/her designee.

(c) Permitted uses:

- (1) Banks and ~~financial institutions~~ credit unions.
- (2) Bed and breakfast inns, provided:
 - a. The facility is operated by the resident-owner.
 - b. The building and lot meet all applicable city and state code regulations, including minimum lot standards.
 - ~~c. A minimum of one (1) parking space per rental room is provided in addition to those required for the resident.~~
 - dc. The structure contains a minimum two thousand (2,000) square feet of gross heated floor area.
- (3) Child care/daycare centers, pre-schools and similar establishments.
- ~~(4) Eating and drinking establishments, excluding drive-through/drive-in fast food establishments.~~
- ~~(5) Entertainment venues, including bowling alleys, movie theaters (non-adult oriented) and other similar and customary uses.~~
- ~~(6) Funeral homes (no on-site crematory services).~~
- ~~(7) Hotels, and motels.~~
- ~~(8) Retail trade: Uses shall have no more than forty thousand (40,000) square feet of gross floor area. Appropriate uses include:
 - a. Art stores/galleries.~~

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- b. Antique shops.
- c. Apparel stores.
- d. Book, music and video stores (non-adult oriented).
- e. Bottle shops/package stores.
- f. Camera shops.
- g. Drug stores, excluding drive-through establishments.
- h. Dry cleaners, excluding drive through establishments.
- i. Electronics and appliance stores.
- j. Florists.
- k. Furniture and home furnishings.
- l. Gift shops.
- m. Grocery stores
- n. Jewelry stores.
- o. Pet grooming and supply shops.
- p. Shoe stores.
- q. Sporting goods and hobbies.
- r. Toy stores.
- s. Other similar and customary uses.

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- (9) Non-automotive repair services such as cameras, jewelry, shoes and the like.
- (10) Professional offices, including accountants/tax professionals, attorneys, chiropractic, dentists, medical doctors, dentists, attorneys, chiropractic, real estate, veterinary, accountants/tax professionals and other similar occupations.
- (11) Personal service establishments including barber shops, hair salons, nail salons and other similar uses.
- (12) Tattoo parlors and piercing studios.
- (13) Multi-family residential dwellings, including condominiums and apartment buildings consisting of at least four (4) individual units provided that they are part of a mixed use building and not located on the ground floor.
- (14) Mixed use buildings with any of the above listed uses on the first floor, except residential; and owner or renter occupied dwelling units, located above street level. If units are to be offered for rental occupancy, standard lease terms shall be no less than twelve (12) months.
- (15) Accessory uses and structures incidental to any legal permitted use, including home occupations (when applicable).

(c) Conditional uses:

(1) —

~~Places of assembly, including religious institutions, provided: Any building or structure established in connection with such use must be set back no less than fifty (50) feet from any property line.~~

~~a. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties.~~

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~~(2) Automobile service stations and automotive repair centers (excluding paint and body), provided:~~

- ~~a. All gasoline pumps, tanks and other service facilities shall be set back at least twenty (20) feet from all property lines unless otherwise approved by the DeKalb County Fire Marshal.~~
- ~~b. Canopies over fuel islands shall not encroach within fifteen (15) feet of any property line.~~
- ~~c. Automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.~~
- ~~d. No outside storage or engine/body dismantling is allowed.~~

~~(d) Accessory uses structures:~~

- (1) All such structures shall be located upon the same lot and ~~to only in~~ the side or rear yard of the principal use at least ten (10) feet from ~~side or rear~~ any lot lines ~~or within the side or rear yard setback, whichever is greater~~. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
- (2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- (3) Any accessory building in excess of ~~one thousand (1,000)~~ six hundred (600) square feet of gross space must be at least ten (10) feet from any property line and shall be architecturally compatible with the principal structure.

~~(43) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.~~

~~(54) No accessory structure shall be constructed or placed upon a lot before the principal building is constructed.~~

~~(65) No accessory structure may exceed the more restrictive of either fifteen (15) feet or the height of the principal building.~~

~~(76) The area of the accessory building's footprint may not exceed fifty (50) percent that of the principal structure.~~

~~(e) Accessory use limitations:~~

- (1) All outdoor storage must be located in the rear yard and must be screened by a solid fence or wall no less than six (6) feet in height. Limited to twenty-five (25) percent of total lot area.
- (2) ~~No manufacturing process are permitted.~~ Accessory uses must be permitted within the zoning district.
- ~~(3) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.~~
- (3) Residential uses shall be located only directly above non-residential uses as part of the same structure.

Definition: Accessory building: A structure that is incidental and subordinate to the principal structure, located on the same lot, and operated or maintained under the same ownership as the principal structure.

Accessory use: A land use that is incidental and subordinate to the principal use.

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(gf) Bulk and area regulations:

Floor Area Ratio (FAR) (Residential, Max.)	3
Floor Area Ratio (FAR) (Non-Residential, Max.)	3
Floor Area Ratio (FAR) (Total Mixed Use , Max.)	5
Min. Residential Unit Size (finished, heated floor area)	700 sq. ft.
Building Coverage (Max., a % of lot area)	80%
Min. Open Space	20%
Max. Building Height	75'
Min. Lot Size	N/A
Min. Lot Width	N/A
Minimum Front Yard Setback	0'
Minimum Side Yard Setback**	None or 8'
Minimum Rear Yard Setback***	10' or 20'***
**Side yard setback must be greatest distance when abutting a single family residential district	
***Rear yard setback must be of greatest distance when abutting a single family residential district	

(hg) Setbacks:

- (1) No minimum front building setback is required.
- (2) The maximum front building setback may not exceed the average front yard depth of the nearest two lots on either side of the subject lot or 12 feet, whichever is less.
 - a. If one or more of the lots required to be included in the averaging calculation are vacant, such vacant lots will be deemed to have a yard depth of 0 feet.
 - b. Lots fronting a different street than the subject lot or separated from the subject lot by a street or alley may not be used in computing the average.
 - c. When the subject lot is a corner lot, the average setback will be computed on the basis of the 2 adjacent lots that front on the same street as the subject lot.

d. When the subject lot abuts a corner lot fronting on the same street, the average setback will be computed on the basis of the abutting corner lot and the nearest two lots that front on the same street as the subject lot.

(3) The following exceptions to the maximum front building setbacks apply:

a. A portion of the building may be set back from the maximum setback line in order to provide an articulated façade or accommodate a building entrance feature, provided that the total area of the space created must not exceed one square foot for every linear foot of building frontage.

b. A building may be set back farther than the maximum setback in order to accommodate an outdoor eating area. In order to preserve the continuity of the streetwall, the building may be set back no more than 12 feet from the front or street side property line or at least 40 percent of the building façade must be located at the maximum setback line. The total area of an outdoor eating area that is located between a public sidewalk and the building façade may not exceed 12 times the building's street frontage in linear feet.

(4) The minimum rear setback is 10 feet, or 20 feet for TC-zoned properties that abut a single-family residential district.

(5) No interior side setbacks are required in the TC district, except when TC-zoned property abuts a single-family residential district, in which case the minimum side yard setback required in the TC district must be the same as required for a residential use on the abutting residential zoned lot.

(i) Buffer requirements:

(1) When a use within the TC district abuts any single-family residential district, a ten-foot buffer shall be required.

(ih) Temporary uses: Temporary uses if approved pursuant to section 313.

(ki) Open space density bonus: Every one (1) square foot of additional open space provided in excess of the minimum open space requirement shall increase the maximum floor area for the development by ten (10) square feet.

(Ord. No. 375, § 8(Attach.), 10-1-13)

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(l) Building Facades and Entrances

(1) Building facades shall be articulated to minimize the monotonous appearance of large buildings through the use of architectural elements such as recessed windows and entries, offset surfaces, differentiated piers and columns, offset planes, textured materials, or awnings.

a. Variations in facade treatment shall be continued through the structure, including its roof line and front and rear facades.

b. Blank lengths of wall exceeding thirty (30) linear feet are prohibited on all building facades.

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(2) Delineation of building floors at the third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing.

(3) A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.

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(4) The primary pedestrian access to all sidewalk level uses and business establishments with public or private street frontage:

a. Shall face and be visible from the public street when located adjacent to such street. When located adjacent to a street that functions as an arterial street or a collector street, said entrance shall face and be visible from such street.

b. Shall be directly accessible and visible from the sidewalk adjacent to such street.

c. Shall remain unlocked during business hours for non-residential uses, including hotels and bed & breakfasts.

d. Buildings on corner lots shall have an angled entrance oriented toward the intersection.

(m) Franchise Architecture: Building where the proposed architecture is the result of "corporate" or franchise style shall be prohibited. New construction should provide variety and diversity and express its own uniqueness of structure, location or tenant. Buildings shall be consistent with the local architectural vernacular, establish a sense of permanence, and avoid over-commercialization. Building design shall reflect local, unique, and traditional designs rather than chain or franchise designs.

(n) Color: The overall exterior color scheme shall be selected to be harmonious with the neighborhood and blend with the natural surroundings of the site. Consideration shall be given to the compatibility of colors with those existing in the vicinity. The size of the structure and the amount of shading it will receive are also a factor in selection of colors. Examples of incompatible colors include day glow and metallic colors.

[Definition: Franchise Architecture: Franchise Architecture: Is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.]

(Ord. No. 375, § 8(Attach.), 10-1-13)

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ARTICLE X. - CIVIC DESIGN

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SEC. 1001. - GENERAL APPLICATION.

The following civic design standards shall apply to new construction and redevelopment in all zoning districts. Buildings undergoing alteration shall meet design standards to the extent practicable, as determined by the city manager or his/her designee.

SEC. 1002. - ADMINISTRATIVE VARIANCE.

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The city manager has the authority to modify certain provisions of this article pursuant to section 309.

(Ord. No. 375, § 9, 10-1-13)

SEC. 1003. - SIDEWALKS AND STREET TREES.

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In addition to the requirements below, the city may provide developers with adopted typical streetscape designs for designated areas. Such design may include additional materials, details and specifications regarding street trees, street lights, litter containers, benches and similar sidewalk-related items. Conformity with the city bike and pedestrian plan is also required where applicable. In addition, properties with required landscape or sidewalk clear zones which are located on private property shall provide a permanent easement arrangement with the city to ensure public access to said zones.

- (a) Public sidewalks shall be located along both sides of all streets and shall have minimum widths as specified in the Street Type Dimensions Table. Sidewalks shall consist of two (2) zones: a landscape zone and a sidewalk clear zone.
- (b) Landscape zone requirements.
 - (1) Said zone shall be located immediately adjacent to the curb and shall be continuous.
 - (2) This zone may be used for street trees, street lights, benches, planters, trash receptacles, bicycle parking racks and other street furniture, pedestrian lights, landscaping, or sod. Additional pavement or other similar elements shall be permitted only as approved by the planning and zoning board.
- (c) Sidewalk clear zone requirements.
 - (1) Said zone shall be located immediately contiguous to the landscape zone and shall be continuous.
 - (2) Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight (8) feet. Special paving within the sidewalk clear zone shall be permitted only as approved by the planning and zoning board.
 - (3) Where newly constructed sidewalks abut narrower existing adjacent sidewalks, the newly constructed sidewalk shall provide an adequate transitional clear zone width for the purposes of providing a safe facilitation of pedestrian traffic flow between the adjacent sidewalks, as approved by the planning and zoning board.
 - (4) Utilities, including telephone, electric power and cable television in both public and private rights-of-way, shall be placed underground except when extreme conditions of underlying rock or other conditions prevent this requirement from being met and only as approved by the planning and zoning board.
- (d) Street tree planting requirements:

- (1) Street trees are required and shall be planted in the ground a maximum of fifty (50) feet on center or grouped one hundred and twenty (120) feet on-center within the landscape zone and spaced equal distance between street lights.
 - (2) All newly planted trees shall be a minimum of four (4) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of sixteen (16) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of ten (10) feet. Said trees shall be in proportion in height to the first floor of building.
 - (3) Trees shall have a minimum planting area of thirty-six (36) square feet and shall have a three-inch raised curb provided along the perimeter of the planting area. All plantings, planting replacement and planting removal shall be approved by the designated city planner, in keeping with the City of Clarkston's tree ordinance replacement values.
 - (4) Tree planting areas shall provide porous drainage systems that allow for drainage of the planting area.
 - (5) The area between required plantings shall either be planted with sod or shall be paved as approved by the planning and zoning board. Paving within the landscape zone shall be limited to a maximum of fifty (50) percent of the total area within the landscape zone.
 - (6) Physical permanent root barriers shall be required along the required street curbs to prevent roots from damaging the curbs.
 - (7) Required tree plantings may be permitted to be planted in the adjacent front yard when extreme conditions prevent the planting of street trees within the landscape zone and only as approved by the planning and zoning board.
 - (8) Street tree species shall be consistent for an entire block length. Similar species shall be permitted to change on individual block faces and only when approved by the planning and zoning board.
 - (9) Street lights or pedestrian lights in the landscape zone shall be spaced equidistant between all required street trees.
- (e) Sidewalks disturbed by development. Any development that disturbs existing city-funded sidewalks including the clear zone and landscape zone shall be replaced by the property owner to its pre-disturbance state and condition.

(Ord. No. 358, §§ 1, 2, 3-1-11)

SEC. 1004. - STREET TYPE DIMENSIONS.

- (a) The dimensions of all landscape zones, sidewalks, minimum building facade heights and front yards are governed by street designation and not by use or zoning district to ensure consistency and application of the streetscape requirements.
- (b) The following table shall apply for all landscape zone, sidewalk, minimum facade building height and front yard dimensions. For all lot area, maximum building height, side yard and rear yard requirements, refer to Article VII, sections 705—713 of this ordinance.
- (c) Minimum facade building height shall be measured from the sidewalk-level elevation adjacent to the building facade.

Street Type Dimensions Table	Local Streets (NR-1, NR-2, NR-3 Districts)	Local Streets (All Other Districts)	Arterials & Collectors
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Landscape Zone (minimum, ft)	3'	5'	7'
Sidewalk Clear Zone (minimum, ft)	5'	5'	8'
Building Facade Height (minimum, ft)	12'	12'	18'

SEC. 1005. - FRONT YARD.

(a) Front yard general requirements.

- (1) The square footage contained within the front yard which meets open space criteria established in sections 705 and 709, may be counted towards the open space requirements.
- (2) Automobile parking shall be prohibited from being located within the front yard, except where otherwise permitted in Section 1005(a)(5).
- (3) Non-residential front yards shall permit and encourage pedestrians to walk on the surface of the front yard excluding fountains, pedestrian furniture, public art and similar elements.
- (4) Residential front yards.
 - a. When sidewalk level residential units are provided, the front yard shall be landscaped with the exception of terraces, porches, stoops and walkways, which may occupy a maximum of one-half (½) of the front yard area.
 - b. Terraces, porches and stoops shall have a maximum finished floor height of twenty-four (24) inches above finished-grade, unless existing topographical considerations render this requirement unreasonable.
 - c. Shall only permit automobile parking when located on the permitted accessory driveway asphalt or gravel surface. Said accessory driveway shall not exceed thirty-five (35) percent coverage of the total lot.
- (5) Front yards of lots within ~~TC~~, NC-1, NC-2 and RC districts with a lot area of less than thirteen thousand (13,000) square feet shall be permitted to have automobile parking located within the front yard only when the following additional regulations are met:
 - a. Front yard parking shall be limited in area to a maximum of thirty (30) percent of the total lot area.

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SEC. 1006. - BUILDING MATERIALS.

- (a) ~~No exterior wall or facade of any metal building visible from any public street shall have the appearance of a metal building be clad in metal siding, vinyl siding, EIFS, or smooth concrete block. Such exterior walls and facades shall be architecturally designed to have the appearance of brick, glass, wood, stucco, stone or mansard.~~
- (b) ~~No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.~~

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SEC. 1007. - RELATIONSHIP OF BUILDING TO STREET.

~~(a) Delineation of building floors at the third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing.~~

~~(a) The primary pedestrian access to all sidewalk level uses and business establishments with public or private street frontage:~~

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~~(1) Shall face and be visible from the public street when located adjacent to such street. When located adjacent to a street that functions as an arterial street or a collector street, said entrance shall face and be visible from such street.~~

~~(2) Shall be directly accessible and visible from the sidewalk adjacent to such street.~~

~~(3) Shall remain unlocked during business hours for non-residential uses, including hotels and bed & breakfasts.~~

(b) A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.

(c) Buildings with residential uses at the sidewalk level shall meet the following regulations:

(1) All primary pedestrian entrances not adjacent to a public sidewalk shall be linked to the public sidewalk with a pedestrian walkway a minimum of five (5) feet wide.

(2) All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk. All pedestrian walkways providing such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one (1) adjacent unit.

(3) Such buildings shall have windows at sidewalk-level on each street frontage facade which are substantially similar in size to the sidewalk level front facade windows.

SEC. 1008. - STOREFRONT STREET REQUIREMENTS AND FENESTRATION.

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(a) The following table designates certain streets and roads in Clarkston as Storefront Streets.

Street	Functional Classification (GDOT 2005)	Store Front Street Designation
East Ponce de Leon Avenue	Minor Arterial	from N. Indian Creek Dr. to West Smith Street
North Indian Creek Drive	Collector Street	from E. Ponce De Leon Ave. to Sams Rd.
Montreal Road (from N. Indian Creek Dr. to City Limit)		
Market Street	Local Street	from E Ponce De Leon Ave to N Indian Creek Dr
Local Streets in Single-Family Residential Districts	Local Street	N/A

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Local Streets in all other districts	Local Street	N/A
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- (b) All uses that front Storefront Streets, with the exception of religious institutions and fire stations, shall meet the following sidewalk level requirements:
 - (1) The first floor shall have a minimum floor-to-ceiling height of fifteen (15) feet.
 - (2) Sidewalk level uses with street frontage on the Storefront Streets shall only be retail or office. Said uses shall be provided for a minimum depth of twenty (20) feet from any building facade along the public sidewalk.
 - (3) The length of facade without intervening fenestration or entryway shall not exceed twenty (20) feet.
 - (4) Fenestration shall be provided for a minimum of sixty-five (65) percent of the length of all street frontages:
 - a. Beginning at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk; or
 - b. Beginning at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk; or
 - c. Beginning at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.
 - (5) Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.
 - a. Fenestration shall be provided for a minimum of fifty (50) percent of the length of the street frontage for residential uses on all streets and for non-residential uses, with the exception of religious institutions and fire stations, on all streets other than streets that function as arterial streets and collector streets.
 - b. Parking decks and structures located along storefront streets shall meet all of the above requirements. See section 1106 for additional requirements for parking decks.

SEC. 1008. - SITE DESIGN.

- (a) Blocks and street infrastructure.
 - (1) Non-residential developments with more than six hundred (600) feet of frontage along a single street shall be divided by streets into blocks having a maximum length of six hundred (600) feet, as measured from street curb to street curb.
 - (2) Streets used to divide properties into blocks shall meet all of the street and sidewalk designations of this zoning ordinance.
 - (3) Opportunities for inter-parcel vehicle access points between all contiguous commercial, office, industrial or multi-family residential tracts shall be provided.
 - (4) Streets with greater than two hundred and fifty (250) total linear feet of un-intersected street frontage shall be prohibited from terminating with a cul-de-sac.
 - (5) Gates and security arms shall be prohibited from crossing any public street or sidewalk.
- (b) Pedestrian and bicycle pathways.

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- (1) Pathways shall form a logical, safe and convenient system for pedestrian access to all dwelling units and other buildings and facilities.
 - (2) Pathways shall be so located and safeguarded as to minimize contacts with automotive traffic.
 - (3) Pathways that are appropriately located, designed and constructed may be combined with other easements and used by emergency and service vehicles, but shall not be used by other automotive traffic.
- (c) Automobile uses.
- (1) Drive-through service windows and drive-in facilities shall not be located between a building and the street.
 - (2) Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the street.
- (d) Screening of dumpsters, loading areas and mechanical systems.
- (1) All dumpsters shall be enclosed with a wall of equal or greater height on three (3) sides, the material of which shall be similar to the material on the outside of the main building.
 - (2) Dumpsters shall be placed in the rear yard and may be located five (5) feet from the property line if the adjoining property is zoned non-residential and five (5) feet from all applicable buffers if the adjoining property is zoned residential.
 - (3) Loading areas shall not face any public street.
 - (4) Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way.
 - (5) Loading and dumping activities located within one hundred and fifty (150) feet of a single-family residential property shall only be permitted to undertake said activities during normal business hours (7:00 a.m.—1:00 p.m.).
 - (6) Accessory mechanical systems and features including air and heating systems shall not be visible from the public right-of-way.

SEC. 1009. - PROPORTION AND SCALE FOR MULTI-FAMILY AND NON-RESIDENTIAL USES.

The following requirements shall apply to all multi-family and non-residential development, including parking decks structures:

- (a) Building massing: All new development proposals shall incorporate means of reducing the apparent size and bulk of the building. The following methods for reducing the apparent size and mass of larger buildings shall be required.
 - (1) Discontinuous building massing: Every building shall reduce its perceived height and bulk by dividing the building mass into smaller scale components. Building walls exceeding one hundred (100) continuous linear feet shall utilize offsets, such as projections, recesses, and changes in floor level, to add architectural interest and variety, and to relieve the negative visual effect of a simple long wall.
 - (2) Variation in building silhouettes: Variation in the roofline of buildings and offsets in pitched roofs and gables shall be required. Parapets in building masses exceeding one hundred (100) continuous linear feet shall be varied in height and projection and shall use decorative elements such as crown moldings, dental, brick soldier courses, or similar detail.
 - (3) Building step backs: Buildings in excess of fifty (50) feet in height shall be required to step back that portion of the building greater than fifty (50) feet in height a minimum linear distance of ten (10) feet away from the building facade located below the fifty (50) foot height plane as described in section 1004.

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SEC. 1013. - LIGHTING:**(a) General provisions**

- (1) The purpose of these criteria is to create standards for outdoor lighting which will provide nighttime safety, security and utility, while reducing light pollution and light trespass, and increase conservation of energy.
- (2) Any lighting used to illuminate parking areas, access drives or loading areas shall be of such a design or level of illumination so as to minimize the amount of ambient lighting perceptible from adjacent properties and that would impair the vision of motorists.
- (3) The Illuminating Engineering Society of North America (IESNA) Lighting Handbook, Ninth Edition, shall be used as a guide for lighting installations. The definitions in this handbook shall be used for technical terminology.

(b) Lighting standards.

- (1) Entrances into developments from a street may be lighted for traffic safety reasons provided such lighting does not exceed the foot candle requirements for lighting walkways and streets.
- (2) Lighting poles mounted on private property within 50 feet from the street right-of-way may not exceed a height of 16 feet.
- (3) Accent lighting for building facades and other vertical structures shall be directed solely onto the building or structure and not toward the sky or onto adjacent properties. Direct light emissions shall not be visible above the roofline or beyond the building's edge. Shielding shall be provided to restrict light to the object being accented.
- (4) All pole mounted fixtures shall be mounted parallel to the ground. Building mounted floodlights shall be direct cutoff type and set parallel to the ground.
- (5) All interior lighting shall be designed to prevent the light source or high levels of light from being visible from the street.
- (6) Lighting for uses adjacent to residentially zoned property shall be designed and maintained such that illumination levels do not exceed 1.0 footcandle along property lines. Lighting for uses adjacent to non-residentially zoned property shall be designed and maintained such that illumination levels do not exceed 3.0 footcandles along property lines.
- (7) The use of search lights, laser lighting, LED lighting in the forms of channel strips, ropes or similar configurations, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.
- (8) All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
 - a. Fixtures**
 - i. Any wall or pole-mounted light fixture shall be a cutoff luminaire whose source is completely concealed with an opaque housing and shall not be visible from any street. The light output of the fixture shall be 2.5 percent or less of the total output at 90 degrees from the vertical plane and ten percent or less of total output at 80 degrees from the vertical plane.
 - ii. Light fixtures for canopies covering fueling stations and at individual drive-through facilities shall be mounted such that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy. The light output of the fixture shall be 2.5 percent or less of the total output at 90 degrees from the vertical plane and ten percent or less of total output at 80 degrees from the vertical plane.
 - b. Lamps - For parking lot and site lighting, the same type of lamp must be used for the same or similar type of lighting on any one site or development. All exterior luminaires that operate**

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at greater than 100 watts shall contain lamps having a minimum efficacy of 60 lumens/watt unless the luminaire is controlled by a motion sensor.

i. Illumination levels. All site lighting shall be designed so that the level of illumination as measured in footcandles (fc) at any one point meets the following standards. Minimum and maximum levels are measured at any one point. Average level is not to exceed the specified limit by more than 20 percent, and is derived using only the area of the site included to receive illumination. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting. Illumination levels are as follows:

<u>Location or Type of Lighting</u>	<u>Minimum Level (fc)</u>	<u>Average Level (fc)</u>	<u>Maximum Level (fc)</u>
<u>Advertising Sign</u>	<u>N/A</u>	<u>N/A</u>	<u>20.0</u>
<u>Walkways and Streets</u>	<u>0.6</u>	<u>1.0</u>	<u>10.0</u>
<u>Areas for Display of Outdoor Merchandise</u>	<u>1.0</u>	<u>5.0</u>	<u>15.0</u>
<u>Commercial Parking Areas</u>	<u>1.0</u>	<u>5.0</u>	<u>15.0</u>
<u>Multi-family Residential Parking Areas</u>	<u>1.0</u>	<u>5.0</u>	<u>15.0</u>
<u>Building Entrance</u>	<u>2.0</u>	<u>10.0</u>	<u>50.0</u>
<u>Gas Station Pump Areas</u>	<u>6.0</u>	<u>15.0</u>	<u>50.0</u>

c. Methods of measurement. Horizontal illumination levels shall be measured at ground level by a light meter certified by its manufacturer as being calibrated in accordance with standards of the National Institute of Standards and Technology. Maximum illumination readings may be taken directly beneath the luminaire. Vertical illumination readings shall be taken on the surface of the object being lighted or at five feet above the ground for pedestrian areas.

d. Exemptions.

- (i) Decorative seasonal lighting for festivals and holidays with a power rating of 75 watts or less.
- (ii) Temporary emergency lighting used by police, firefighters, or other emergency services.
- (iii) Hazard warning luminaires or safety or security lighting required by regulatory agencies or state or federal law.

e. Requirements for submittals.

- (i) Site lighting plans shall be submitted for planning and zoning commission review and approved for any new lighting installations. Plans shall be at a scale to allow the reviewer to determine conformance with this chapter, such as 1" = 20' or 1"= 40'.
- (ii) Site lighting plans shall include:

 - a. Location and mounting information for each light.
 - b. Illumination calculations showing light levels in foot candles at points located on a ten-foot or smaller grid, including an illustration of the areas masked out per the requirements above regarding points of measurement.
 - c. A fixture schedule listing fixture design, type of lamp, and wattage of each fixture, and number of lumens after using 85 percent depreciation of initial output for both metal halide and high pressure sodium.
 - d. Manufacturer's photometric data for each type of light fixture.
- e. An illumination summary, including the minimum, average and maximum footcandle calculations.

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ARTICLE XI. - PARKING AND LOADING REQUIREMENTS

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SEC. 1101. - OFF-STREET PARKING AND LOADING SPACES REQUIRED.

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- (a) It is the intent of this zoning ordinance that all buildings, structures, and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces are so oriented that they are readily useable for such purposes.
- (b) Each use of land and each building or structure hereafter constructed or established shall provide off-street parking and loading according to the standards set forth herein. When an addition is proposed to a building that is nonconforming as to parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition.
- (c) No addition to an existing building shall be constructed which reduces the number of spaces, area, or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.
- (d) Off-street parking shall incorporate handicapped spaces into the design of parking facilities.

SEC. 1102. - DESIGN STANDARDS.

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The following design requirements shall apply to all off-street parking spaces, driveways, and loading spaces.

(a) Parking Spaces.

- (1) Off-street surface parking shall not be located between a building and the street without an intervening building, except where otherwise permitted in section 904 (b)(6) and 1005(a)(5).
- (2) Required dimensions for each parking space. Each automobile parking space shall be not less than nine (9) feet wide and twenty (20) feet deep. Parking spaces for compact cars shall not be less than eight (8) feet wide and fifteen (15) feet deep. Adequate interior driveways shall connect each parking space with a public right-of-way.
- (3) Surfacing, drainage and lighting. All off-street parking spaces, access and interior driveways shall be provided with a paved, dust free surface. If the off-street parking facilities are used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. The lighting shall be designed so as not to reflect onto or cause glare in any adjacent residential district.
- (4) Striping and marking.
 - a. All pavement markings intended to delineate off-street parking spaces shall be striped with durable reflective striping designed for that purpose.
 - b. All handicapped spaces shall be striped and marked in accordance with applicable federal and state standards.

(b) Compact parking spaces.

- (1) Developments where thirty (30) or more parking spaces are provided shall have the option to allot up to twenty (20) percent of the parking spaces as compact parking spaces.
- (2) Compact parking spaces shall be identified by pavement markings and/or by appropriate signage.

(c) Bicycle parking.

- (1) Developments in all TC, NC-1, and NC-2 districts shall provide bicycle parking racks at a ratio of at least one (1) bicycle parking space for every twenty (20) automobile parking spaces.
- (2) No development shall have fewer than three (3) bicycle parking spaces nor be required to exceed a maximum of thirty (30) spaces.
- (3) Bicycle parking spaces shall be located within the landscape zone a maximum distance of one hundred (100) feet from the building entrance, or shall be located at least as close as the closest automobile space and shall provide a concrete pad upon which the bicycle parking space shall be firmly rooted.

(Ord. No. 351, § 1, 12-8-10)

SEC. 1103. - DRIVEWAYS AND CURB CUTS.

Driveways and curb cuts shall meet the following criteria:

- (a) Interior driveway. Where ninety (90) degree parking is utilized, all interior driveways shall be a minimum of twenty two (22) feet in width. If forty five (45) or sixty (60) degree angle parking is used, then interior driveways shall be at least twelve (12) feet in width for one-way traffic and twenty two (22) feet in width for two-way traffic. Where parallel parking is utilized or there is no parking, interior driveways shall be a minimum of ten (10) feet in width for one-way traffic and twenty (20) feet in width for two-way traffic.
- (b) All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone. A corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk.
- (c) Driveway curb cut widths shall be a maximum of twenty-four (24) feet for two-way entrances and twelve (12) feet for one-way entrances, unless otherwise permitted by the DeKalb or Georgia Department of Transportation. For the purposes of this section, two (2) curb cuts serving two one-way driveways shall only be counted as one (1) curb cut provided that each curb cut does not exceed one (1) lane in width.
- (d) Driveway curb cuts on any street that functions as an arterial street or collector street are permitted only when access cannot be provided from a side or rear street located immediately adjacent to a contiguous property, with the exception of hotel patron drop-off drives.
- (e) Driveways, except for a driveway to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.
- (f) No more than one (1) curb cut shall be permitted for each development, provided that properties with more than one (1) street frontage may have one (1) curb cut located on each street frontage. However, developments on properties with a single street frontage greater than four hundred (400) feet shall be permitted two (2) curb cuts along one street frontage provided that each curb is at least 300 feet apart.
- (g) A common or joint driveway may be authorized by the planning and ~~development-zoning~~ commission.
- (h) All developments shall have pedestrian walkways a minimum width of five (5) feet connecting ground level parking to the public sidewalks and to all building entrances.

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SEC. 1104. - PARKING AREA LANDSCAPING REQUIREMENTS.

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Interior landscaping for parking areas shall be required for all parking lots designed for according to the requirements of section 1213.

SEC. 1105. - PARKING DECKS AND PARKING STRUCTURES.

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The following regulations shall apply to parking decks and parking structures:

- (a) Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
- (b) All parking decks and parking structures shall have pedestrian walkways a minimum width of five (5) feet connecting ground level parking to the public sidewalks and to all building entrances.
- (c) All parking decks and parking structures shall have a landscape strip a minimum width of six (6) feet immediately contiguous to the parking facility for the whole of the exterior perimeter of the parking facility containing at least one (1) understory or overstory tree, as appropriate, and ten (10) shrubs per fifty (50) linear feet, and a minimum of ninety (90) percent living groundcover, sod, and/or annual or perennial color in the landscape strip surface area.

SEC. 1106. - INTERPRETATIONS.

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- (a) Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be construed to be the next highest whole number.
- (b) Where the parking requirement for a particular use is not described in this article, and where no similar use is listed, the mayor or his/her designee shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, and other expected demand and traffic generated by the proposed use. In making any such determination, the mayor or his/her designee shall follow the principles set forth in the statement of purpose at the beginning of this article.

SEC. 1107. - MINIMUM OFF-STREET PARKING REQUIREMENTS.

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The following are the minimum number of off-street parking spaces required by type of permitted use. The square footage is the gross square footage unless otherwise indicated.

- (a) The total number of permitted parking spaces shall not exceed one hundred ten (110) percent of the minimum number of off-street parking spaces required by type of permitted use.
- (b) All surface parking provided in excess of one hundred (100) percent of the minimum number of off-street parking spaces required by type of permitted use shall be "Grasscrete" or "Grasspave" or other porous paving or grass paving systems and as approved by the mayor-city manager or his/her designee.
- (c) The minimum number of off-street parking spaces required by use are as follows:

Use	Number of Spaces Per Unit
Commercial:	
Automotive sales	1 space per 150 sq. ft.

Automotive service garages	3 spaces per service bay with a minimum of 10
Beauty and barber shops	3 spaces per operator
Commercial, manufacturing and industrial not for retail	1 space per 2,000 sq. ft. of gross office, plant and storage area
Convenience store	1 space per 200 sq. ft. of gross floor area
Grocery or food stores	1 space per 250 sq. ft. of gross floor space
Furniture and appliances	1 space per 500 sq. ft. of space
Gasoline service stations	2 spaces per gas pump, plus 3 spaces per service bay, plus 1 space for each attendant
Hotel, motel and bed & breakfast motel	1 space per unit, plus 1 space per 5 units for visitors, plus 1 space per 2 employees on the same shift
Hotel and motel with meeting rooms or banquet facilities	1 space per unit, plus 1 space per 5 units for visitors, plus 1 space per 2 employees on the same shift, plus 1 space per 200 sq ft of accessory use
Recreation—Subdivision recreation area	1 space per 10 dwelling units
Recreation—Commercial and public	1 space per 200 sq. ft. of recreational space with 20 spaces minimum
Restaurants and taverns	1 space per 3 seats or 100 sq. ft. if no seats are provided, plus 1 per employee on the largest shift with a minimum of 10
Retail stores	1 space per 250 sq. ft. of gross floor space
Shopping centers	5 spaces per 1,000 sq. ft. of gross floor area
Small item service and repair shops	1 space per 250 sq. ft. of gross floor area
Wholesale stores	1 space per 200 sq. ft. of gross floor area, plus 1 space 2000 sq. ft. of gross storage area

Institutional:	
Religious institutions, other places of worship and funeral parlors	1 space per 3 seats in the main assembly area or 1 space per 50 sq. ft. where fixed seats are not provided
Social organizations including lodges and fraternal organizations	1 space per 250 sq. ft.
Hospitals or group homes	1 space per 2 beds, plus 1 space for each employee on the largest shift
Libraries, galleries, and similar uses	1 space per each 400 sq. ft. of gross space to which the public has access
Places of public assembly	1 space per 3 seats or 1 space per 50 sq. ft. where fixed seats are not provided
Schools (elementary and middle schools)	2 spaces per classroom, plus 1 space per teacher and employee, plus 1 space per 100 sq. ft. of seating space in the auditorium(s).
Schools (high schools)	2 spaces per classroom, plus 1 space per teacher and employee, plus 1 space per 100 sq. ft. of seating space in the auditorium(s), plus 1 space per 10 students
Schools (colleges, universities or adult education facilities)	10 spaces per classroom
Daycare or nursery	3 spaces per 1,000 sq. ft.
Offices:	
Offices—Government, banks, professional, general	1 space per 250 sq. ft.
Medical and dental offices	6 spaces per practitioner
Residential:	

Apartments, townhomes, condominiums, and other multifamily attached uses	2 spaces per dwelling unit
Boarding or rooming houses	1 space per bedroom
Cottage housing	1.25 to 2.0 spaces per dwelling unit as regulated in section 904
Residences including single-family, duplexes, triplexes	2 spaces per dwelling unit
Senior citizen independent living facility	1 space per unit

- (d) Additional requirements for non single-family districts. All required off-street parking facilities (other than those for single-family dwellings), including entrances, exits, and maneuvering areas, shall comply with the following provisions. Each parking facility:
- (1) Shall have access to a public street;
 - (2) Shall be graded and paved, including access drive(s), and be curbed when needed for effective drainage control;
 - (3) Shall have all spaces marked with paint lines, curb stones or other similar devices;
 - (4) Shall be drained so as to prevent damage to abutting properties or public streets and where possible shall be drained towards infiltration swales located in the five-foot head-to-head landscape strips required between vehicles in section 1205(f).
 - (5) To the extent practicable, adjacent parking lots serving nonresidential or mixed-use buildings shall be interconnected and shall provide for future interconnectivity.
 - (6) Shall have adequate lighting if the facilities are to be used at night, provided such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties;
 - (7) Shall be designed to conform to the geometric design standards of the institute of traffic engineers;
 - (8) Wheel bumpers shall be placed at the head of all parking spaces that abut a landscape strip or sidewalk. When wheel bumpers are adjacent to a sidewalk, a two-foot extension of the sidewalk shall be permitted to be substituted in the place of the required wheel bumpers.
 - (9) No parking area may be used for the sale, repair, dismantling, servicing or long term storage of any vehicles or equipment unless such use is permitted within the district in which the parking area is located.
 - (10) Location on other property. If the required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, such spaces may be provided on adjacent or nearby property within the same zoning district, provided a major portion lies within twelve hundred (1,200) feet of the main entrance to the principal use for which such parking is provided. A written agreement among all owners of record shall be

provided and held on file with the city clerk. All renewed or terminated leases shall be filed with the city clerk.

SEC. 1108. - SHARED OR REDUCED PARKING STANDARDS.

Reduced parking for NR-1, NR-2, and NR-3 districts shall be prohibited. For all other districts, the applicant may request a reduction to or waiver of parking standards based on the following criteria:

- (a) Reduction of parking requirements through a shared parking arrangement may be permissible only through the permission of the mayor and city council provided the arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access.
- (b) A to-scale map indicating location of proposed parking spaces shall be provided.
- (c) A shared parking calculation projection shall be provided that demonstrates that each use will have adequate parking provisions at all times. The process for determining the minimum parking requirements for a mixed-use development or for contiguous properties containing multiple uses is:
 - (1) Determine the minimum number of parking spaces required for each use category from section 1107 of this article.
 - (2) Multiply each parking requirement by the corresponding percentage for each of the time periods shown on the table below.
 - (3) Total the number of parking spaces for each of the time periods (that is, add together all of the numbers in each column).
 - (4) The largest column total is the minimum shared parking requirement for the development or collectively for the contiguous properties.

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TABLE: SHARED PARKING SPACE REQUIREMENTS

Use	Weekdays		Weekends	
	Daytime 6 a.m.—5 p.m.	Evening 5 p.m.—1 a.m.	Daytime 6 a.m.—5 p.m.	Evening 5 p.m.—1 a.m.
Residential	80%	100%	80%	100%
Office	100%	10%	20%	5%
Retail	95%	85%	100%	70%
Hotel	60%	100%	60%	100%
Restaurant	75%	100%	60%	100%
Entertainment	50%	85%	70%	100%

Church	50%	50%	100%	60%
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- (d) For contiguous properties sharing parking spaces under this provision, cross-easements shall be filed establishing access to the parking spaces in perpetuity.
- (e) A reduction in the number of parking spaces that would otherwise be required for each of the various uses on a multiple-use property must be clearly shown on the development plan. If shared parking is proposed for a combination of contiguous properties, a plan must be submitted covering all of the properties that will be sharing the parking spaces.
- (f) A written agreement among all owners of record shall be provided and held on file with the city clerk. All renewed or terminated leases shall be filed with the city clerk.
- (g) One-half (½) of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be shared with a use that will be closed at night or on Sundays.

SEC. 1109. - HANDICAPPED PARKING REQUIREMENTS.

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Handicapped parking spaces shall meet the following criteria:

- (a) Handicapped Spaces. Handicapped parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act. All handicapped spaces shall be identified by pavement markings and by appropriate signage. Handicapped parking shall be required on all multi-family and non-residential sites.
- (b) Handicapped parking spaces shall be located in the closest proximity to major building entrances, but in no event shall such spaces be located more than one hundred (100) feet from a major building entrance.
- (c) Handicapped parking spaces shall be a minimum of eight (8) feet in width by twenty (20) feet in length and shall have an adjacent access aisle with a minimum width of five (5) feet. Two (2) accessible parking spaces may share a common access aisle.
- (d) The first one (1) out of every eight (8) accessible parking spaces shall be a van accessible space. Van parking spaces shall have an adjacent access aisle a minimum of eight (8) feet in width and a vertical clearance of at least eight (8) feet along the vehicular route to the parking space.
- (e) Handicapped parking will be required on all sites. The minimum number to be provided for all multifamily and nonresidential developments is as follows:

Number of Spaces in the Parking Lot	Required Number of Handicapped Spaces
0—25	1
26—50	2
51—75	3
76—100	4

101—150	5
151—200	6
201—300	7
301—400	8
Over 400	2% of Total Spaces

SEC. 1110. - MINIMUM OFF-STREET LOADING REQUIREMENTS.

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When required, one (1) or more off-street loading stalls shall be provided on the same or adjoining premises with the facility it serves, either inside or outside a building or structure. A loading berth shall have minimum dimensions of twelve (12) feet wide and thirty five (35) feet deep with an overhead clearance of fourteen (14) feet. A loading space need not be a full berth but shall be sufficient to allow normal loading of a magnitude appropriate to the use served. However, in no case shall such space or its use hinder or obstruct the free movement of vehicles, and pedestrians over a street, sidewalk or alley.

- (a) The following design requirements shall apply to all off-street loading stalls.
 - (1) Access. All off-street loading stalls shall have access from an alley, or if there is no alley, from a public street.
 - (2) Surfacing, drainage and lighting. All off-street loading stalls and access shall be provided with a paved, dust free surface. If loading stalls are to be used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. Lighting shall be designed to preclude light spill onto adjacent properties.
 - (3) Location. The off-street loading and unloading stalls shall be located to cause a minimum of interference with the free movement of vehicles and pedestrians over a street, sidewalk or alley.
- (b) The following are the minimum number of off-street loading stalls required by type of permitted use. Square footage is the gross amount unless otherwise indicated.
 - (1) Retail operations and all first floor nonresidential uses with a gross floor area of two thousand five hundred (2,500) square feet or less: One (1) loading space which may be located adjacent to the street curb.
 - (2) Retail operations, and all first floor nonresidential uses, with a gross floor area of greater than two thousand five hundred (2,500) square feet and less than twenty thousand (20,000) square feet, and all wholesale and light industrial operations with a gross floor area of less than ten thousand (10,000) square feet: One (1) loading space.
 - (3) Retail operations, including restaurant and dining facilities within hotels and office buildings, with a total usable floor area of twenty thousand (20,000) square feet or more devoted to such purposes: One (1) loading berth for every forty thousand (40,000) square feet of floor area or fraction thereof; one (1) loading space for every twenty thousand (20,000) square feet of floor area or fraction thereof.
 - (4) Office buildings and hotels with total usable floor area of one hundred thousand (100,000) square feet or more devoted to such purposes: One (1) loading berth for every one hundred thousand (100,000) square feet of floor area or fraction thereof.

(5) Industrial and wholesale operations with a gross floor area of ten thousand (10,000) square feet or over shall conform to the following schedule:

Gross Floor Area	Required Loading Berths
10,000—49,000 square feet	1
49,000—100,000 square feet	2
100,000—160,000 square feet	3
160,000—240,000 square feet	4
240,000—320,000 square feet	5
320,000—400,000 square feet	6
Each 90,000 above 400,000 square feet	1

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- (c) This space may be shared by up to four (4) adjacent users by contractual arrangement specifying details of the sharing, a copy of which is to be provided to the mayor or his/her designee.
- (d) Applicants may request a reduction to or waiver of loading requirements. The reduction of loading requirements may be permissible only through the permission of the mayor and city council provided the arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access. When loading berths are shared by numerous users, those users shall provide a contractual arrangement specifying details of the shared arrangement to the mayor or his/her designee.

SEC. 1111. - AUTOMOBILE RENTAL ESTABLISHMENT PARKING REQUIREMENTS.

Automobile rental establishments, where permitted, shall park all automobiles for lease in marked spaces that are separate and over and above in number from the required parking spaces for rental business establishments.

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SEC. 1112. - AUTOMOBILE WASH SERVICEES PARKING REQUIREMENTS.

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Automobile wash services, where permitted as a principal use, shall provide a paved area located on the same lot for the storage of vehicles awaiting service. Said space shall be adequate in size to accommodate the number of vehicles equal to one-third (1/3) of the practical hourly capacity of the washing facilities. The preceding space requirements do not apply to automobile service stations which provide automobile wash services as an accessory use.

SEC. 1113. - MULTI-WHEELED VEHICLE AND BUS PARKING.

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Automotive vehicles having more than four (4) wheels, major recreational equipment, school, and other buses are prohibited from parking on residential streets or within public rights-of-way. This section shall not apply to vehicles that park or stand in residential districts for less than eight (8) hours unless engaged in the loading or unloading of the vehicle nor shall it apply to franchised or regulated utility vehicles. See also Ch. 18, Traffic of this Code.

SEC. 1114. - PARKING AND STORAGE OF CERTAIN VEHICLES.

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In all residential zoning districts the parking or storage of any vehicle larger than a pickup truck, larger than a van, or in excess of two thousand (2,000) pounds load capacity as identified or defined by the manufacturer (other than recreational vehicles) is prohibited except when the following provisions apply:

- (a) Such vehicle may park within a fully enclosed structure that meets all other criteria of the zoning district.
- (b) Such vehicle may park on the side or to the rear of the primary residential structure on the lot provided that the lot is three (3) acres or larger, but in no case may be closer than one hundred (100) feet from any property line.

This section shall not apply to vehicles that park or stand in residential zoning districts for less than eight (8) hours unless engaged in the loading or unloading of the vehicle.

SEC. 1115. - PARKING IN RESIDENTIAL DISTRICTS.

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Parking any automobile, motorcycle, motor vehicle or trailer shall not be allowed in the front yard, side yard or rear yard of a residence unless said automobile, motorcycle, motor vehicle or trailer is parked on a concrete, asphalt or gravel driveway or parking area. It shall be unlawful to park any automobile, motorcycle, motor vehicle or trailer on the grass, lawn or dirt areas in the yard of any residence located within the corporate boundaries of the City of Clarkston.

SEC. 1116. - PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT.

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For the purpose of this ordinance, major recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automobile vehicles), motorized dwellings tent trailers, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Such major recreational equipment may be parked or stored in side or rear yards or in a carport or enclosed buildings, provided however, that such equipment may be parked anywhere on residential premises for a period of not more than twenty four (24) hours during loading or unloading. In the case of a corner lot, no such equipment may be parked or stored in the side yard on the street side of the lot. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

If the lot topography and/or location or size of existing residential structure prevent access to any potential parking area in the side or rear yards of the lot, major recreational equipment may be parked and stored in the required front yard of the lot subject to being located on a concrete, asphalt or gravel driveway or parking area.

SEC. 1117. - REDUCTION IN FRONT YARD SETBACK.

In NC-2 and TC districts only, fifty (50) percent reduction in the required front yard setback is allowed when all required parking is located exclusively in the rear yard of the parcel.

(Ord. No. 375, § 10, 10-1-13)

Sec. 1118. - Reductions in required parking. Reduced parking requirements may be aggregated to include reductions based on any of the following factors, with a maximum parking reduction of 25% for any zoning district.

(a) In commercial districts including TC, NC-1, NC-2, and RC, the following reductions in required parking can be applied.

(1) When an existing site without vehicular interconnection is retrofitted to provide permanent access to adjacent sites' parking, a ten-percent reduction in the number of required parking places shall be allowed.

(2) Developments wherein the front door is located within two hundred fifty (250) feet of public transit stop shall be allowed a ten-percent reduction in the required number of parking places.

(3) Mixed use developments that include residential and commercial uses integrated into one structure shall be allowed a ten-percent reduction in the required number of parking spaces.

(b) Development within the TC district shall be allowed a ten percent reduction in the required number of parking spaces.

~~(a) When an existing site without vehicular or pedestrian interconnection is retrofitted to provide permanent access to adjacent sites' parking and sidewalks, a ten-percent reduction in the number of required parking places shall be allowed.~~

~~(b) Developments wherein the front door is located within two hundred fifty (250) feet of public transit stop shall be allowed a ten-percent reduction in the required number of parking places.~~

(Ord. No. 375, § 11, 10-1-13)

SEC. 1119. - GRASSCRETE-PERVIOUS PARKING BONUS.

In the NC-2 district only, for every one (1) square foot of pervious surface provided of "~~Grasscrete~~" or "~~Grasspave~~" or other porous pervious paving or grass paving systems provided towards required parking, an additional two (2) square feet of floor area shall be permitted.

(Ord. No. 375, § 12, 10-1-13)

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