

DESIGN BASED CODE – ADOPTED MARCH 7, 2016

City of Kennesaw

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ARTICLE 1. GENERAL

1.1 INTENT

The intent and purpose of this code is to enable and support the implementation of the following policies:

- a. That downtown Kennesaw and the Cherokee Street corridor is the focal point for high-quality, mixed-use development in the City of Kennesaw as established in the 2014 Cherokee Street Gateway Visioning Plan and the 2006-2026 Comprehensive Plan.
- b. That within Kennesaw ordinary activities of daily life should occur within walking or bicycling distance of most dwellings.
- c. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- d. That a range of housing options should be provided to accommodate different needs in the community.
- e. That the quality of life in existing neighborhoods should be preserved, protected, and enhanced.
- f. That development patterns should enable children to walk or bicycle to school.
- g. That a range of open spaces including parks, squares, playgrounds, and preserved green corridors should be distributed throughout Kennesaw.
- h. That buildings and landscaping should contribute to the physical definition of thoroughfares as public spaces.
- i. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- j. That community design should reinforce safe environments, but not at the expense of accessibility.
- k. That civic buildings and public gathering places should be provided as locations that reinforce community identity.
- l. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
- m. That the harmonious redevelopment of Kennesaw should be secured through design-based codes in select areas.

1.2 APPLICABILITY

- 1.2.1 In areas subject to this code, all ordinances or parts of ordinances in conflict with this chapter or inconsistent with its provisions in the City of Kennesaw Code of Ordinances are hereby superseded to the limited extent necessary to give this code full force and effect. Notwithstanding the foregoing, this shall not serve to supplant any state or federally mandated regulation, sign ordinance, platting ordinance, bonding requirements, development permitting, historic preservation and Historic Design Guidelines, nonconforming uses, Adult entertainment and sexually oriented businesses, alcohol permits and licenses, building code, soil erosion and sedimentation code, stormwater , impact fee ordinances, fire safety or life safety code as the City may have adopted or as amended from time to time.
- 1.2.2 Should any provision of this be declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect this chapter as a whole or any part hereof except that specific provision which was the subject of the declaration.

- 1.2.3 Capitalized terms used throughout this code may be defined in Article 6 Definitions of Terms. Article 6 contains regulatory language that is integral to this code. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Appendix A Section 1.09.02 Definitions of the Unified Development Code, those of this code shall take precedence when applied to the regulations found herein.
- 1.2.4 The metrics of Article 5 Standards and Tables are an integral part of this code. The diagrams and illustrations that accompany those standards should be incorporated, unless modified herein.
- 1.2.5 Where in conflict, numerical metrics shall take precedence over graphic metrics.
- 1.2.6 Where this document conflicts with the Historic District Design Standards, the Historic Design Standards shall govern

1.3 REZONING PROCESS

- 1.3.1 Properties may only be rezoned to this code consistent with the currently adopted Special Update to the Future Land Use Plan, referred to hereafter as the Official Regulating Plan, and in accordance with Article 2.
- 1.3.2 The procedure for rezoning to the Official Regulating Plan shall be the same as required for any other application for zoning map amendment as described in Chapter 10 of the Unified Development Code, subject to the provisions thereto and additional requirements set forth below.
- 1.3.3 An update to the Official Regulating Plan submitted by any entity, including the City, shall provide the following:
 - a. A Regulating Plan in accordance with the requirements of Section 2.1.2;
 - b. Standards for Special Districts if applicable; and
 - c. Requested Variances for concurrent consideration by Mayor and City Council, if applicable.
 - d. Requested rezoning to the Official Regulating Plan for concurrent consideration by Mayor and City Council, if applicable.
- 1.3.4 Once the Mayor and City Council approves a rezoning under this code, the parcel(s), their t-zones or special districts shall be designated DBC (Design Based Code) on the City of Kennesaw zoning map.
- 1.3.5 Rezoning to the Official Regulating Plan will be processed by the City with application fee for a period of 6 months after the adoption of this code or as may be approved by action of the Mayor and City Council
- 1.3.6 Special Area Plans identified in Section 2.14 may only be approved by the Mayor and City Council in accordance with the procedures set forth for updates to the Official Regulating Plan applications.
- 1.3.7 The following approval process is specific to parcels zoned T5 within the Downtown Activity Center (DAC) as defined by the Kennesaw Comprehensive Plan, as amended from time to time
 - a. Prior to rezoning to a T5 district, City of Kennesaw staff shall conduct a minimum of one consultation with applicant to review project concept and factors to consider in the planning and design phase prior to initial site plan and architectural review. Such consultation shall include consideration of the following:
 - I. Conceptual site plan and architectural review by City of Kennesaw staff
 - II. Submittal to the Kennesaw Downtown Development Authority (KDDA) for review and comment only.
 - III. Submittal to the Historic Preservation Commission (HPC) for certificate of appropriateness approval if within a historic district. If subject property is not in the historic district then concept approval will be required.

- IV. Site Plan review and approval by City of Kennesaw staff required.
- b. Final plan approval by Mayor and Council as required by section 2.11 of the City Charter, and as may be amended from time to time.

1.4 TRANSECT ZONES, CIVIC ZONES, AND SPECIAL DISTRICTS

- 1.4.1 The standards for Transect Zones and Civic Zones shall be as set forth in Articles 3, 4, and 5.
- 1.4.2 Areas that, by their intrinsic character, cannot conform to the requirements of any Transect Zone may be designated as Special Districts on a Regulating Plan.
- 1.4.3 The standards for Special Districts shall be approved by the Mayor and City Council as part of Regulating Plan and shall include either:
 - a. Standards specifically prepared for the Special District and recorded in Table 13: Special Districts; or
 - b. Standards of any City of Kennesaw zoning district.
- 1.4.4 Special Districts shall comply with all additional Special District provisions identified in Articles 3 and 4, unless relief is granted by Variance, and one of the following:
 - a. Special District provisions set forth in Table 13: Special Districts, as applicable; or
 - b. The requirements the base zoning, including conditions, as applicable; or
 - c. The requirements of any other City of Kennesaw zoning district, as applicable.

1.5 VARIANCES

- 1.5.1 There shall be two types of deviation from the requirements of this code: administrative variances and variances. Whether a deviation requires an administrative variance or variance shall be determined by the planning and zoning administrator except where specifically prescribed in this code
- 1.5.2 An administrative variance is a ruling that would permit a practice that is not consistent with a specific provision of this code but is justified by its intent. An administrative variance shall be processed consistent with Chapter 9 of the UDC, or as may be amended from time to time
- 1.5.3 Administrative variances relating to a physical element or metric of this code shall be based upon credible submitted evidence demonstrating that:
 - a. Approval, if granted, would not offend the spirit or intent of this code as set forth in Section 1.1 Intent;
 - b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of this code would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;
 - c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties;
 - d. Any relief from a metric authorized by a administrative variance shall be consistent with section 9.04 of the UDC, or as may be amended from time to time; and
 - e. That the public safety, health and welfare are secured, and that substantial justice is done.
- 1.5.4 A Variance is any ruling on a deviation other than an administrative variance. A Variance shall be processed by the Mayor and City Council as described in Chapter 9 of the Unified Development Code.
- 1.5.5 If an Administrative variance or Variance is requested in conjunction with an application for an update to the Official Regulating Plan, the Mayor and City Council shall process the requested Administrative variances and Variances as a concurrent Variance.

- 1.5.6 With respect to the review of Variances, the City Planning Commission shall only make recommendations.
- 1.5.7 No Administrative variances or Variances may be issued for the following standards and requirements:
 - a. The minimum Base Densities. (See Table 11 section a.)
 - b. The permission to build Accessory Buildings.
 - c. To address a violation of the footing survey requirement

1.6 DENSITY CALCULATIONS

- 1.6.1 The following Density calculations shall apply to all plans hereunder except Special Districts that are subject to the standards of any other City of Kennesaw zoning district as set forth in Section 1.4.3(b).
- 1.6.2 All areas of a site shall be considered cumulatively the Gross Site Area .
- 1.6.3 Development on a site shall be limited as follows:
 - a. The maximum amount of floor area shall be limited by the maximum building height and applicable setback and lot coverage regulations; and
 - b. The maximum number of housing units shall be further limited by the maximum number housing units per acre as specified for each Transect Zone by Table 11: Code Summary, item a Residential Density.
- 1.6.4 The maximum residential density of a site shall be calculated by multiplying the Transect Zone's density identified in Table 11: Code Summary, item a Residential Density by the Net Site Area. Where a site includes multiple Transect Zones, each shall be calculated independently. The area of new Thoroughfares and Civic Spaces on the site shall be allocated to the closest Transect Zone(s) on the site. Where a Thoroughfare or Civic Space adjoins multiple Transect Zones, their area shall be proportionally allocated to the adjoining zones.
- 1.6.5 Where a site is subdivided into lots, a lot's residential density may exceed the residential density of the Transect Zone within which it lies, provided that the maximum residential density of the Transect Zone for the site as whole as established in Section 1.6.3(b) is not exceeded.

ARTICLE 2. REGULATING PLANS

2.1 ALTERATIONS TO THE REGULATING PLAN

- 2.1.1 The provisions of this article shall be utilized for sites being rezoned under this code. Alterations to the Official Regulating Plan shall be consistent with the requirements for Future Land Use map amendment as described in Chapter 10 of the Unified Development Code, or as may be amended from time to time.
- 2.1.2 Regulating Plans shall consist of one or more maps showing the following:
 - a. Transect Zones and Civic Spaces;
 - b. Thoroughfare network, existing and planned;
 - c. A differentiation of Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Variances allowing automobile-oriented standards;
 - d. Special Districts, including an indication of the specific City zoning district, if applicable;
 - e. Mandatory Private Frontages;
 - f. Any special requirements; and
 - g. A record of any Variances.
- 2.1.3 The owner(s) of a parcel, or abutting parcels, consisting of 15 acres or more of contiguous lots within an area subject to the Official Regulating Plan may apply to prepare a Special Area Plan. In consultation with the Planning and Zoning Department, a Special Area Plan may assign new Transect Zones, Civic Zones, Thoroughfares, Special Districts, architectural standards, signage standards, and/or Special Requirements as provided in this code, with appropriate transitions to abutting areas. Special Area Plans shall be approved by the Mayor and City Council.
- 2.1.4 The City of Kennesaw or the owner of a parcel or abutting parcels in the Official Regulating Plan may adjust the locations of proposed Thoroughfares from those shown by up to a total of 300 horizontal feet by Variance, provided that the interconnected network shown in the Official Regulating Plan is maintained.

2.2 SPECIAL AREA PLAN REQUIREMENTS

- 2.2.1 Special Area Plans shall include one or more maps described in Section 2.1.2., in compliance with the standards described in Article 2 of this code (Transect Zones and Civic Spaces):
 - a. Thoroughfare network, existing and planned;
 - b. A differentiation of Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for MODIFICATIONS allowing automobile-oriented standards;
 - c. Special Districts, including an indication of the specific City zoning district, if applicable;
 - d. Mandatory Private Frontages;
 - e. Any special requirements; and
 - f. A record of any Variances and Administrative Variances .
- 2.2.2 The following elements shall not deviate from those established in the Official Regulating Plan unless otherwise amended:
 - a. Mandatory Public Frontages along existing Thoroughfares; and

- b. Greenways, although their exact locations may vary provided the connections to adjacent sites shown outside of the Regulating Plan are maintained.
- 2.2.3 Each Special Area Plan for a site greater than 15 acres in area shall dedicate at least 5% of its total area to Civic Space
- 2.2.4 Civic Space shall be designed as generally described in Table 5: Civic Space and as allowed in the Transect Zones in accordance with Table 11: Code Summary, item d Civic Spaces. Greenways shall not be counted towards this requirement, except where they pass through a Civic Space meeting the requirements of Table 5: Civic Space.
- 2.2.5 The Thoroughfare network for the Special Area Plan shall be designed to define Blocks not exceeding the size prescribed in Table 11: Code Summary, item b Block Size. The perimeter shall be measured as the sum of lot Frontage Lines of the Block. When one side of the Block perimeter is at the edge of a development parcel the maximum Block perimeter shall be subject to approval by Variance as described in Article 1.5.
- 2.2.6 All Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Where adjacent sites are non-conforming with regards to the Thoroughfare network requirements of this code, stub-out streets shall be provided to provide future connectivity at such time as the adjacent sites are developed or redeveloped. All other dead-end streets and cul-de-sacs are allowed only by variance to accommodate specific site conditions including and limited to where said street would otherwise cross a state water, wetland, or existing slope exceeding 25%.

2.3 REQUIRED BUFFERS

- 2.3.1 The requirements of Section 3.07.04 of the Unified Development Code that refers to required buffer zones shall not apply within the boundaries of the Official Regulating Plan between different parcels when both parcels are located within the boundaries of such Plan.
- 2.3.2 Where a parcel located within the Official Regulating Plan is adjacent to a parcel outside of such Plan, there shall be a 20 foot mandatory planted buffer or an undisturbed natural buffer within the parcel located within the Official Regulating Plan, as may be determined by the Planning and Zoning Administrator in order provide maximum visual screening and sound buffer. This requirement shall not preclude utility easements as may be reasonably required or deemed necessary by the City or other public utility. Said 20 foot buffer may be located within the area designated as setback.
- 2.3.3 Unless otherwise varied Stream and waterway buffers must be provided as per Section 46-421 Buffer and setback requirements and in compliance with OCGA 12-7-1 Erosion and Sedimentation Control Act or other applicable State Law, and as one or more of these may be amended from time to time.

ARTICLE 3. PUBLIC STANDARDS

3.1 ARTICLE APPLICABILITY

- 3.1.1 All sites, including those in Special Districts, shall incorporate Thoroughfares and Civic Spaces as established in an approved Regulating Plan or Special Area Plan.
- 3.1.2 Where no approved Special Area Plan exists, excluding Special Districts in an approved Regulating Plan:
 - a. Additional Thoroughfares are only permitted when in accordance with Section 2.2.6;
 - b. Additional Civic Spaces are permitted; and
 - c. Sites of more than 4 acres shall be designed to define Blocks not exceeding the size prescribed in Table 11: Code Summary, item b Block Size. The perimeter shall be measured as the sum of lot Frontage Lines of the Block. When one side of the Block perimeter is at the edge of a development parcel the maximum Block perimeter shall be subject to approval by variance.
- 3.1.3 Thoroughfares are intended for use by vehicular, bicycle, and pedestrian traffic and to provide access to adjacent lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages. Bicycle Facilities, where provided along a Thoroughfare, shall also be considered part of said Thoroughfare.
- 3.1.4 Thoroughfares and Civic Spaces shall be designed according to their Transect Zone. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted so that the newer Thoroughfare's vehicular lane and parking assemblies and Public Frontages shall taper to meet those of the existing Thoroughfare.
- 3.1.5 Each lot shall Enfront a vehicular Thoroughfare or Civic Space, except that 20% of the lots within each Transect Zone may Enfront a Passage.
- 3.1.6 Standards for Thoroughfares within Special Districts, except as identified in this Article, shall be consistent with Chapter 6 of the UDC, or and as amended from time to time, or as may be approved by Mayor and Council if the public health, safety, and welfare demand.
- 3.1.7 Thoroughfares along a designated B-Grid may be exempted by Variance from one or more of the specified Public Frontage or Private Frontage requirements. See Table 8: Private Frontages.
- 3.1.8 Rear Alleys and Rear Lanes shall be provided where required by Table 11: Code Summary, item c Thoroughfares.
- 3.1.9 Rear Alleys shall be paved for their width that includes installation of curbs.
- 3.1.10 Rear Lanes may be paved to driveway standards. Rear Lanes shall consist of bounded gravel or landscaped edges, and have no raised Curb.

3.2 THOROUGHFARES - VEHICULAR LANES

- 3.2.1 Thoroughfares may include vehicular lanes in a variety of widths for parked and moving vehicles, and Bicycle Lanes. The standards for vehicular lanes shall be as shown in Table 3A: Vehicular Lane Dimensions, subject to approval of the City of Kennesaw Public Works Director or other official as designated by the City Manager, who may present alternative standards for approval by the Mayor and City Council if the public health, safety, and welfare demand.

3.3 THOROUGHFARES - BICYCLE FACILITIES

3.3.1 A bicycle network consisting of Greenways, Bicycle Lanes, and other bicycle facilities shall be provided as specified in the approved Regulating Plan or Special Area Plan. The bicycle network shall be connected to existing or proposed city and regional networks wherever possible.

3.3.2 Greenways shall include:

- a. An open space corridor that is available for pedestrian access;
- b. A Multi-Use Trail with a minimum width of 12 feet, which shall be located within open space corridor;

3.4 THOROUGHFARES - PUBLIC FRONTAGES

3.4.1 The standards for Public Frontages shall be as follows, subject to approval of the City of Kennesaw Public Works Director or other official as designated by the City Manager, who may, present alternative standards for approval by the Mayor and City Council if the public health, safety, and welfare demand.

3.4.2 Design Standards General to zones T3, T4, T5

- a. The Public Frontage contributes to the character of the Transect Zone and includes Sidewalk, Curb, Planter, and trees. If a Greenway is located in what would otherwise be part of the Public Frontage then it shall also be considered part of the Public Frontage.
- b. Public Frontages shall be designed as shown in Table 4A: Public Frontages - General and Table 4B: Public Frontages - Specific and allocated within Transect Zones, where applicable, as specified in Table 11: Code Summary, item c Thoroughfares.
- c. Retrofit of existing Thoroughfares
 - i. Retrofit of existing Thoroughfares which shall be defined as project improvements as contemplated by OCGA 36-71-1 *et seq.* shall be accomplished in the Public Frontage by widening Sidewalks, adding trees, adding public lighting, and adding any required Greenways.
 - ii. Retrofit of existing Thoroughfares may also be accomplished in the Public Frontage by adding on-street parking, or by adding one Slip Road along one or both sides of the Thoroughfare utilizing one of the Thoroughfares identified as suitable for a Slip Road in Table 3B: Vehicular Lane/Parking Assemblies.
 - iii. Where retrofit occurs and there is insufficient right-of-way for the required improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City of Kennesaw to meet the required improvements. Where the latter occurs, the Frontage Line will not be congruent with the right-of-way line.
 - iv. Retrofits of existing Thoroughfares will be considered system improvements for the purposes of the Kennesaw Impact Fee Ordinance.
- d. Public lighting shall be provided as established in Section 4.13 Lighting Standards
- e. Street trees shall be provided in the Public Frontage Planter and required Landscape Zone, subject to Chapter three of the Unified Development code section 3.07.00 with the following alterations:
 - i. Along State Routes street trees shall be placed and sized in accordance with the standards established by the Georgia Department of Transportation.
 - ii. Along other Thoroughfares street trees shall be placed and sized in accordance with the current standards established by the American Association of State Highway and Transportation Officials.

- iii. Permitted tree species within the Public Frontage shall be as established in the Tree Species Selection List in Chapter 3. The City of Kennesaw may establish additional requirements along specific Thoroughfares.
- 3.4.3 Specific to zones T3, T4, T5
 - a. Street trees shall be spaced a minimum of 30 and a maximum of 60 feet on-center.
 - b. The introduced landscape shall consist of durable species tolerant of soil compaction.
- 3.4.4 Specific to zone T3
 - a. The Public Frontage shall include trees of various species, naturalistically clustered.
- 3.4.5 Specific to zone T4
 - a. Street trees shall be planted in a regularly-spaced Allee pattern of similarly shaped species with shade canopies of a height that, at maturity, clears at least one Story.
- 3.4.6 Specific to zone T5
 - a. Street trees shall be planted in a regularly-spaced Allee pattern of similarly shaped species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.
- 3.4.7 Specific to State Routes in all Zones and Special Districts
 - a. The requirements of the Specific Transect Zones or Special Districts notwithstanding, along State Routes Sidewalk with a minimum width of 10 feet and a Planter having a width of 10 feet shall be provided. Street trees shall be located in the Planter and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted to accommodate specific site conditions.

3.5 CIVIC ZONES

- 3.5.1 General
 - a. Civic Zones shall be designated on a Regulating Plan or Special Area Plan as Civic Building Sites or Civic Spaces.
- 3.5.2 Civic Spaces
 - a. Civic Spaces shall be designed as described in Table 5: Civic Space and shall be accessible to the public during normal City of Kennesaw park hours or longer each day.
 - b. Each Civic Space, except for Playgrounds and Parks, shall have a minimum of 50% of its perimeter fronting one or more Thoroughfares. There shall be no minimum requirement for Playgrounds and Parks.

ARTICLE 4. BUILDING SCALE PLANS

4.1 ARTICLE APPLICABILITY

- 4.1.1 Lot and building plan approval for areas rezoned hereunder shall be subject to the following additional requirements of this Article.
- 4.1.2 Building and site plans submitted under this code shall show compliance with the following standards described in this code:
 - a. For preliminary site and building approval:
 - i. Building Placement
 - ii. Building Form
 - iii. Building Function
 - iv. Public Frontages
 - b. Environmental Design Requirements For final approval, in addition to the above:
 - i. Landscaping
 - ii. Signage
 - iii. Special Requirements, if any
 - iv. Architecture
 - v. Environmental Design Requirements
- 4.1.3 Special Districts that do not have provisions within this code as set forth in Table 13: Special Districts shall be governed by the applicable base zoning, including any zoning conditions, or by any other City of Kennesaw zoning district as indicated on the Official Regulating Plan or Special Area Plan.
- 4.1.4 Civic Buildings shall not be subject to the requirements of this code. Buildings housing Civic Functions that do not meet the definition of a Civic Building shall be subject to the requirements of this code.

4.2 NON-CONFORMING PROPERTIES

- 4.2.1 Non-conforming properties shall be governed by section 9.01 Nonconforming Uses of the Unified Development Code, or as may be amended from time to time, except as indicated to the contrary below.
- 4.2.2 A property existing at the date of adoption of this code or any amendments thereto, at which time the Planning and Zoning Administrator shall determine the provisions of this code that shall apply. The above shall not apply to any structures required to be phased out according to 9.01.00.C of the UDC, or as may be amended from time to time.
- 4.2.3 Lots existing at the time of adoption of this code shall not be considered non-conforming with regard to width.
- 4.2.4 Except for properties within any Historic District, the modification of existing buildings is permitted By Right if such changes do not increase the non-conformity with the specifications of this code (as illustrated in Table 2: Modifications to Non-Conforming Properties).
- 4.2.5 In the event of a partial or full destruction by casualty or unintentional means such as fire, storm, or other hazards, developments that received approvals from the Kennesaw Downtown development Authority, the Historic Preservation Commission, and the Mayor and City Council before the effective date of this ordinance may be full reconstructed in accordance with such prior approvals

and shall not be considered non-conforming. However this shall not limit any other applicable central business district zoning provision unless specifically varied.

4.3 SPECIAL REQUIREMENTS

4.3.1 To the extent that the Official Regulating Plan designates any of the following Special Requirements, these standards shall apply to said requirements:

- a. A mandatory Retail Frontage designation requires that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront building wall area shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as illustrated in Table 8: Private Frontages. The first story shall be confined to Retail or Office Function through the depth of the Second Layer.
- b. A mandatory Gallery Frontage designation requires that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 8: Private Frontages). A Gallery Frontage may be combined with a Retail Frontage.
- c. A mandatory Arcade Frontage designation requires that a building overlap the Sidewalk such that the first floor Facade is a colonnade (as illustrated in Table 8: Private Frontages). The Arcade Frontage may be combined with a Retail Frontage.
- d. A coordinated Frontage designation requires that the Public Frontage (Table 4A: Public Frontages – General) and Private Frontage (Table 8: Private Frontages) be coordinated as a single, coherent landscape and paving design.
- e. A cross Block Passage designation requires that a minimum 8 foot wide pedestrian access be reserved between buildings.

4.4 BUILDING PLACEMENT

4.4.1 Specific to zones T3, T4, T5

- a. Newly platted Lots shall be dimensioned according to Table 11: Code Summary, item e Lot Occupation.
- b. Building Placement types shall be as shown in Table 7: Building Placement and Table 11: Code Summary, item h Building Placement.
- c. Buildings shall be placed in relation to the boundaries of their lots according to Table 11: Code Summary and Table 14: Definitions Illustrated subject to the following:
 - i. Front Setbacks shall be measured from the Frontage Line.
 - ii. Side and Rear Setbacks shall be measured from the Lot Line.
- d. At least One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 14: Definitions Illustrated.
- e. Lot coverage by building shall not exceed that recorded in Table 11: Code Summary, item e Lot Occupation.
- f. Facades shall be built parallel to a straight Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the A-Grid to a minimum percentage of the Frontage width at the Setback, as specified as Frontage buildout on Table 11: Code Summary, item f Setbacks – Principal Building, provided that where a master planned site in Zone T5 is planned for subdivision into lots, compliance with this requirement may be calculated prior to subdivision.

- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of a Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 11: Code Summary.

4.4.2 Specific to zones T5

- a. The Principal Entrance to all enfronting buildings shall be on a Frontage Line.

4.5 BUILDING FORM

4.5.1 General to zones T3, T4, T5

- a. The Private Frontage of buildings shall conform to Table 8: Private Frontages and Table 11: Code Summary.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 14: Definitions Illustrated. Prescriptions for the Second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages.
- c. Building heights and Setbacks shall conform to Table 6: Building Form.
- d. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial or Civic Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- e. A first level Residential Function may be raised a maximum of 6 feet from average Sidewalk grade unless a greater height is approved by Variance.
- f. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Building height limits do not apply to attics, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.
- h. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 440 square feet, excluding the parking area.

4.5.2 Specific to zone T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the First Layer for 50% of the layer's depth.
- c. Balconies and bay windows may Encroach the First Layer for 25% of the layer's depth except that balconies on porch roofs may Encroach as does the porch.

4.5.3 Specific to zone T4

- a. Balconies, open porches and bay windows may Encroach the First Layer for 50% of the layer's depth.

4.5.4 Specific to zones T5

- a. Except where prohibited, Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the First Layer for 100% of the layer's depth.
- c. A walkway with a minimum width of 4 feet shall connect rear buildings to the public Sidewalk.
- d. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade unless a lesser height is necessary to allow wheelchair access.

4.5.5 Specific to Special Districts

- a. A walkway with a minimum width of 5 feet shall connect all buildings to the public Sidewalk.

4.6 BUILDING FUNCTION

4.6.1 Nothing in this code shall be construed to provide relief from the provision of Section 4.04.00 Supplemental Standards for Specific Uses of the Kennesaw Code or Ordinances, which shall remain in full effect.

4.6.2 Table 10: Specific Function and Use lists the uses that are permitted by Transect Zone. If a particular use is not listed but the Planning and Zoning Administrator can equate the proposed use to a similar use that is listed, then the use that is not listed may be allowed to locate in the Transect Zone where the equated use is permitted. The uses allowed are those that will benefit from close proximity of uses and foster a pedestrian-oriented environment.

4.6.3 General to zones T3, T4, T5

- a. A structure or parcel in each Transect Zone shall conform to the Functions on Table 9: Building Function, Table 10: Specific Function & Use and Table 11: Code Summary.
- b. Specific uses identified in Table 9 shall apply regardless of whether the use is a permitted use or accessory use. A structure or parcel may contain more than one permitted or accessory use.
- c. In addition to the accessory uses identified in Table 9, a structure or parcel may also be used for uses customarily incidental to any permitted use.
- d. Home Occupation shall be permitted as an accessory use in accordance with Section 4.04.00 of the UDC

4.6.4 Specific to zone T3

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 9: Building Function.

4.6.5 Specific to zones T5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 9: Building Function.

4.6.6 Specific to zone T4-Open

- a. The Function standards of T5 shall apply. See Table 10.

4.7 SCREENING AND FENCING

4.7.1 Fences, walls and hedges shall be subject to the following:

- a. General to zones T3, T4, T5
 - i. Electrical and barbed wire fencing are prohibited.
 - ii. Chain link fencing is prohibited from view from a public Thoroughfare and shall be black or hunter green vinyl clad.
 - iii. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block. Retaining walls above three feet high shall have a continuous planting of evergreens in front of them. Retaining walls in Historic Areas are subject to the requirements of the Historic District Design Standards.
- b. Specific to zones T3, T4
 - i. Where permitted within the First Layer, fences, walls and hedges shall not exceed 48 inches in height. Retaining walls are excluded from this requirement.

- ii. Fences shall be a maximum of 50% opaque in the First Layer.
 - iii. In all other locations fences and walls shall not exceed 6 feet in height and shall be at maximum of 50% opaque above 48 inches in height. This requirement shall not apply to fences and walls screening refuse areas or loading docks.
 - c. Specific to zones T5, and Special Districts
 - i. Within the first Layer, fences, walls and hedges shall not exceed 54 inches in height. Retaining walls are excluded from this requirement.
 - ii. Fences shall be a maximum of 50% opaque in the First Layer.
 - iii. In all other locations fences and walls shall not exceed 6 feet in height and may be 100% opaque.
 - iv. Chain link fencing is prohibited
- 4.7.2 The following elements shall be screened from view of any A-Grid or Civic Space as set forth below. To comply with the maximum height requirements above, any screening that exceeds the maximum requirements for the First Layer shall not be located within it.
 - a. Loading docks and service areas shall be screened by either:
 - i. A minimum 6 foot high 100% opaque fence matching the material of the building; or
 - ii. An 8 foot wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 42 inches at time of planting, reach a minimum height of 6 feet within two years of planting, and all plant materials shall be equal to or surpass specifications as defined in the current issue of "American Standards for Nursery Stock," published by the American Association of Nurserymen, Inc.
 - b. Open Parking or gas fueling bays shall be screened by a continuous screen of evergreen plantings. Said screen shall be 3 feet in height at planting and 4 feet minimum height at maturity and 3 to 8 feet in width at maturity.
- 4.7.3 Refuse areas (dumpsters) shall be placed in the least visible location from Thoroughfares, and shall be enclosed with vertically enclosed opaque walls one foot higher than the dumpster. Where wall enclosures are provided they shall be faced in a material compatible with the exterior wall material of the Principal Building.
- 4.7.4 Mechanical features such as HVAC condensers, electrical transformers, heat pumps, and similar features shall not be placed in the First Layer and shall be screened from view of any Thoroughfare, Civic Space, or any property zoned, used, or developed for Residential Functions, by one of the following means:
 - a. Placement behind the building;
 - b. 100% opaque fencing which shall be constructed of the same type of exterior material used for the Principal Building; or
 - c. By a berm or vegetative screening. The screening shall consist of evergreen shrubs, be a minimum of 42 inches in height at time of planting, and reach a minimum height of 6 feet within two years or planting.
- 4.8 OFF-STREET PARKING AND LOADING**
- 4.8.1 Off-street parking and loading shall be provided in accordance with Section 6.06 Off-Street Parking Facilities of this ordinance except where alternate standards have been approved by the Mayor and City Council within a Regulating Plan or Special Area Plan, or as set forth below.

- 4.8.2 The parking requirements of Section 6.06 may be satisfied off-site subject to the following:
- a. Said off-site parking shall be located within 600 feet of the Principal Entrance of the use it serves, as measured along the pedestrian walkway;
 - b. Said off-site parking shall be located within this zoning district;
 - c. Applicants shall submit an executed and court recorded parking agreement from the off-site parking property owner granting the applicant the right of sole use of the specific number of parking spaces to be utilized; and
 - d. All off-site parking spaces shall be clearly marked and signed.
- 4.8.3 A reduction of the parking requirements of Section 6.06 may be permitted subject to the following:
- a. Applicants for shared parking shall submit the following to the Director of Community Development:
 - i. A shared parking analysis using the Urban Land Institute (ULI) Shared Parking Model (latest edition);
 - ii. A to-scale map indicating location of proposed shared parking spaces; and
 - iii. Written consent of property owners and businesses agreeing to the shared parking arrangement, including copies of executed and court recorded agreements for off-site parking, as applicable.
 - b. Uses providing shared parking must have either mutually exclusive or compatibly overlapping normal hours of operations.
 - c. Reductions in the total number of required spaces for shared parking are not permitted unless the Planning and Zoning Administrator determines a reduction is appropriate on a case-by-case basis through use of the ULI Shared Parking Model.
 - d. Renewed parking agreements shall be filed with the Planning and Zoning Administrator. Lapse of a required lease agreement shall terminate the shared parking reduction.
 - e. All shared parking spaces shall be clearly marked and signed as reserved during specified hours.
 - f. Off-site shared parking shall also comply with the requirements of Section 4.8.2.
- 4.8.4 On-street parking along the parking lane corresponding to the Lot Frontage shall be used to satisfy parking requirements.
- 4.8.5 All Office, Lodging, Retail, Civic, and education Functions, shall provide a minimum of one bicycle or scooter rack to accommodate a minimum of one bicycle or scooter space for every 5,000 square feet of net floor space. Multiple family dwellings shall provide a minimum of one bicycle or scooter rack to accommodate a minimum of one bicycle or scooter space for every 20 units. Said rack(s) shall be located either:
- a. Within the Public or Private Frontage, or
 - b. Closer than the closest off-street vehicular parking space provided.

4.9 PARKING LOCATION STANDARDS

- 4.9.1 General to zones T3, T4, T5
- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available or required.
 - b. Rear Alleys, Rear Lanes, and Driveways on adjacent sites shall connect to provide inter-parcel access to minimize curb cuts and improve street traffic flow.
- 4.9.2 Specific to zones T3
- a. Open Parking areas shall be located at the Second and Third Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the First Layer.

- b. Garages shall be located at the Third Layer.
- 4.9.3 Specific to zones T3, T4
 - a. Driveways at Frontages shall be no wider than 10 feet in the First Layer. (Table 3B: Vehicular Lane/Parking Assemblies, item f Parking Access)
- 4.9.4 Specific to zone T4
 - a. All parking areas and garages shall be located at the Second or Third Layer.
- 4.9.5 Specific to zones T5
 - a. All Open Parking and Parking Structures shall be located at the Second or Third Layer.
 - b. Vehicular entrances to Open Parking, drive-throughs, and Parking Structures shall be no wider than 12 feet for one-way access and 24 feet for two-way access at the Frontage.
 - c. Pedestrian exits from all Open Parking and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may exit directly into a building.
 - d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- 4.9.6 Specific to Special Districts
 - a. All Open Parking and Parking Structures shall be located at the Second or Third Layer.

4.10 LANDSCAPE STANDARDS

- 4.10.1 General to Zones T3, T4, T5, and Special Districts
 - a. Permitted tree species and caliper within the Private Frontage shall be as established in Chapter 3: Tree Species Selection List. Trees in the Private Frontage shall also comply with the following:
 - i. No more than 33 percent of the trees shall be the same species, and
 - ii. At least 70 percent of the trees shall be listed as trees with a medium or large canopy.
 - b. The property owner is responsible for maintaining all required landscaping in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening shall be replaced with landscaping that conforms to this code within 90 days, or within 180 days where weather concerns would jeopardize the health of plant materials. The standards of 3.07.07 still apply to trees as part of the landscaping.
- 4.10.2 General to zones T3, T4, T5
 - a. Impervious surface shall be confined to the ratio of Lot coverage specified in Table 11: Code Summary, item e Lot Occupation.
- 4.10.3 Specific to zones T3, T4
 - a. The First Layer shall be landscaped with live grass, trees, shrubs, hedges and other landscaping materials approved by the Planning and Zoning Administrator and shall not be paved, with the exception of Driveways as specified in Section 4.9.2 and Section 4.9.3. Species selected should be ecologically compatible with the site, and non-living materials should be consistent with the historic character of the area.
 - b. On-site stormwater management is required; however, connection to a city regional stormwater management facility, if available in the basin, is mandatory.
- 4.10.4 Specific to zone T3
 - a. A minimum of one tree shall be planted within the First Layer for each 30 feet of Frontage Line or portion thereof.

- b. Trees shall be naturalistically clustered.
- 4.10.5 Specific to zone T4
- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof.
 - b. Trees shall be a single species to match the species of Street Trees on the Public Frontage.
- 4.10.6 Specific to zone T5 and Special Districts
- a. Adjacent to Open Parking
 - i. The First Layer shall be landscaped with live grass, shrubs, hedges, and other landscaping materials approved by the Planning and Zoning Administrator. Species selected should be ecologically compatible with the site, and non-living materials should be consistent with the historic character of the area.
 - ii. The First Layer shall be planted with trees spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted to accommodate specific site conditions.
 - iii. The First Layer shall not be paved, with the exception of walkways and Driveways as specified in Section 4.9.2 and Section 4.9.3, the sum of which shall not occupy more than 50% of the area of the First Layer.
 - b. Not adjacent to Open Parking:
 - i. Trees and landscaping shall not be required in the First Layer.
 - ii. The First Layer may be paved to match the pavement of the Public Frontage.
 - c. Open detention or open retention facilities are prohibited. On-site underground stormwater management is required; however, connection to a city regional stormwater management facility, if available in the basin, is mandatory

4.11 DRIVE THROUGH STANDARDS

- 4.11.1 Specific to Special Districts
- a. Drive-through service canopies shall be pitched at an angle and use materials matching the roof of the Principal Building.
 - b. Drive-through facilities and all associated vehicular queuing shall be located at the rear of the Principal Building if feasible, but shall be located at the side if not feasible.
 - c. Vehicular access to a drive-through should be from mid-block or from a Rear Alley to avoid disrupting pedestrian traffic. If a Driveway is necessary it shall be no more than 24 feet wide.
 - d. Drive-through facilities shall be considered accessory structures to a building.

4.12 AUTOMOBILE FUEL STATION STANDARDS

- 4.12.1 Specific to Special Districts
- a. Lighting shall be shielded to direct light and glare onto the lot where the gas/fueling station is located.
 - b. Gasoline station canopies and pumps:
 - i. Shall be located to the side, or rear of the Principal Building.
 - ii. Pump canopies shall be located at least 50 feet from any interior side or rear property line that adjoins a Residential Function.

- iii. Shall be buffered from adjoining Residential Functions with an opaque wall between 3.5 and 8 feet in height. Said wall shall be faced in a material compatible with the same exterior wall material of the Principal Building.
- c. A conforming Principal Building is required and shall be a minimum floor area of 1,600 square feet.

4.13 LIGHTING STANDARDS

- 4.13.1 The following lighting standards shall apply in areas regulated by this code except where alternate standards have been approved by the Mayor and City Council within a Special Area Plan.
- 4.13.2 Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a Thoroughfare or Civic Space. Wall pack lighting shall be cut-off down directional. Canopy lighting shall be cut-off down directional.
- 4.13.3 All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective for fully shielded fixtures.
- 4.13.4 Flood or spot lamps must be positioned no higher than 45 degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.
- 4.13.5 Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting for a pole is 28 feet. Any fixture and pole located within 20 feet of a single family residential district, T3 Zone, or a T4 Zone shall be a Type Four (enclosures that are intended for outdoor use primarily to provide a degree of protection against windblown dust and rain., splashing water, and hose directed water; undamaged by the formation of ice on the enclosure) and forward throw distribution.

4.14 SIGN STANDARDS

- 4.14.1 The provisions of Section 5.03 Signs shall apply in areas regulated by this code with the following additional standards
- 4.14.2 Freestanding Signs
 - a. All permanent freestanding signs must be ground-based monument signs
 - b. No sign may exceed 10 feet in height
 - c. Signs must be setback at least 3 feet from the right of way. The Public Works Director or their designee may require additional setback distances based upon site conditions for traffic safety.
 - d. Signs must use materials that match the primary building

4.15 ARCHITECTURAL STANDARDS

- 4.15.1 The following architectural standards shall apply to all buildings in areas regulated by this code.
- 4.15.2 Properties listed within a historic district are subject to the architectural requirements spelled out in the Historic Kennesaw Design Standards and are not subject to 4.15.3, 4.15.4, or 4.15.5.
- 4.15.3 General to Zones T3, T4, T5, and Special Districts
 - a. Exterior materials for all buildings may be combined only horizontally, with the heavier below the lighter.

4.15.4 Specific to buildings with a Detached Single Family Home use in Zones T3, T4, T5, and Special Districts

- a. Materials
 - i. The exterior finish material on all Facades shall be limited to brick, manufactured stone, natural stone, wood siding, and/or cementitious siding.
 - ii. Foundations shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in brick, manufactured stone, or natural stone to contrast with façade materials.
 - iii. Synthetic stucco exterior insulation finishing systems are prohibited.
 - iv. Other materials not mentioned above will be reviewed by the site review committee for appropriateness during the normal application process. If the plan review committee finds the material is inappropriate, the decision can be appealed through a variance process as described in Chapter 9 of the Unified Development code.
- b. Windows and Doors along Frontages
 - i. Where used, shutters shall match one half the width of the window opening to which they are adjacent.
 - ii. Windows shall provide glass that is clear, unpainted, and not tinted so as to obstruct views into the building.
 - iii. Doors and windows that operate as sliders are prohibited
 - iv. Windows shall be vertically shaped with a height greater than width. The top of said windows shall generally be in alignment with the top of the adjacent door frame.
 - v. Windows shall have True or Simulated Divided Lights or be one-over-one lights.
 - vi. Windows shall include sills of wood, masonry, stone, cast stone, or terra cotta.
 - vii. Window frames shall be recessed a minimum of 1.5 inches from the exterior façade.
- c. Roofs
 - i. Pitched roofs are required and shall be symmetrically sloped no less than 6:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - ii. All roofs shall have a minimum 25-year roof life and no visible roll roofing.
 - iii. Chimneys, where provided, shall extend to the ground and shall be faced in brick or stacked stone. Chimneys shall extend between 3 and 6 feet above the roof line.
- d. No more than three adjacent row house units shall have the same façade design. Differentiation between adjacent façades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
- e. Stoops and porches:
 - i. Porches and stoops along a Frontage shall not be enclosed with screen, wire, or glass.
 - ii. Entry steps leading to porches and stoops along a Frontage shall have enclosed risers.

4.15.5 General to all other buildings in Zones T3, T4, T5, and Special Districts

- a. The design of buildings shall conform to Section 4.08.01 City-Wide Architectural Design Standards and to the requirements below. Where the standards do not agree, the standards below shall govern.
- b. Buildings less than 3000 sf may elect to follow the standards of 4.15.4 or 4.15.5
- c. Materials

- i. The exterior finish material on all Facades shall be limited to brick, manufactured stone, natural stone, wood siding, and/or cementitious siding.
 - ii. Synthetic stucco exterior insulation finishing systems, concrete masonry, and vinyl siding are prohibited as finish materials.
 - iii. Other materials not mentioned above will be reviewed by the site review committee for appropriateness during the normal application process. If the plan review committee finds the material is inappropriate, the decision can be appealed through a variance process as described in Chapter 9.
 - iv. All four facades of the building must continue the design attributes and combination of materials.
- d. Windows and Doors along Frontages
- i. Windows shall provide glass that is clear, unpainted, and not tinted so as to obstruct views into the building.
 - ii. Doors and windows that operate as sliders are prohibited
 - iii. Windows shall be vertically shaped with a height greater than width. The top of said windows shall generally be in alignment with the top of the adjacent door frame.
 - iv. Nor more than 20 feet of building frontage shall be provided without a door or window.
- e. Roofs
- i. Pitched roofs, if provided, shall be symmetrically sloped no less than 6:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - ii. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.

Table 1: Transect Zone Descriptions. This tables provides descriptions of the character of each Transect Zone.

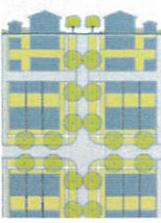
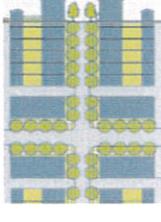
	<p>T-3 SUB-URBAN</p> <p>T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Building Placement: Large and variable front and side yard Setbacks</p> <p>Frontage Types: Porches and fences, Common Yard</p> <p>Typical Building Height: 1- to 2-Story</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-4 GENERAL URBAN</p> <p>T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses and Townhouses with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard Setbacks</p> <p>Frontage Types: Porches and fences, Shopfronts, Galleries</p> <p>Typical Building Height: 1- to 3-Story</p> <p>Type of Civic Space: Squares, Greens</p>
	<p>T-5 URBAN CENTER</p> <p>T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Townhouses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: Shopfronts, Galleries</p> <p>Typical Building Height: 1- to 4-Story</p> <p>Type of Civic Space: Parks, Plazas, and Squares, median landscaping</p>

TABLE 2: Modification to Non-Conforming Properties. This table provides descriptions of changes to non-conforming properties that result in conformance with the specifications of this code. Other changes to decrease the degree of non-conformity are also possible.

NON-CONFORMING PROPERTY		POSSIBLE TECHNIQUES	CONFORMING MODIFICATION	
DRIVE-THRU		<ul style="list-style-type: none"> Keep existing building and drive-thru and add Liner Buildings in front of building to engage the Thoroughfare, or Replace building 	T5 	T5
			FUEL STATION	<ul style="list-style-type: none"> Keep fuel station building and pumps and build a new building at the intersection, or Eliminate the fuel station building, but keep the pumps and increase them, while building a new building at the intersection
STRIP CENTER	<ul style="list-style-type: none"> Keep existing building and add Liner Buildings in front of it to engage the Thoroughfare Convert frontal parking into Forecourt and add on-street parking to existing the Thoroughfare 	T5 		
		BIG BOX OR OFFICE BUILDING	<ul style="list-style-type: none"> Infill the frontal parking with new Liner Buildings and streets terminating on the existing building; retain current building use or convert to new use Infill the frontal parking with new Liner Buildings and streets terminating on the existing building; reconfigure existing buildings for new use 	T5
RELIGIOUS BUILDING	<ul style="list-style-type: none"> Infill the frontal parking lot with senior housing; add on-street parking to existing Thoroughfare Create a street and Civic Space with Liner Buildings terminating on the existing religious building; add on-street parking to the existing Thoroughfare 			T4 T5

DESIGN BASED CODE - ADOPTED MARCH 7, 2016

City of Kennesaw

TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B: Vehicular Lane/Parking Assemblies. Specific requirements for truck and transit bus routes and truck loading shall be decided by by the City of Kennesaw Public Works Director or other official as designated by the City Manager.

DESIGN SPEED	TRAVEL LANE WIDTH	T3	T4	T5
25-35 mph	10 feet	■	■	■
25-35 mph	11 feet			1- to 2-Story
Above 35 mph	11 feet			■

■ BY RIGHT

DESIGN SPEED	PARKING LANE WIDTH	T3	T4	T5
25 mph	(Angle 18 feet)			■
25 mph	(Parallel) 7 feet		■	
25-35 mph	(Parallel) 8 feet	■	■	■
Above 35 mph	(Parallel) 9 feet			■

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T3	T4	T5
20-25 mph	10-15 feet	■	■	■
25-35 mph	15-20 feet	■	■	■
Above 35 mph	20-30 feet			■

(See Table 12)

1 DESIGN BASED CODE - ADOPTED MARCH 7, 2016

2 City of Kennesaw

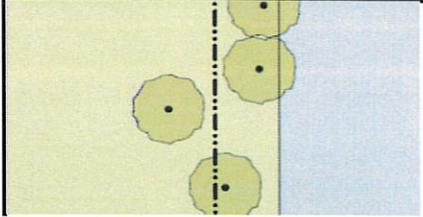
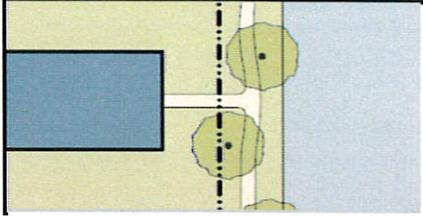
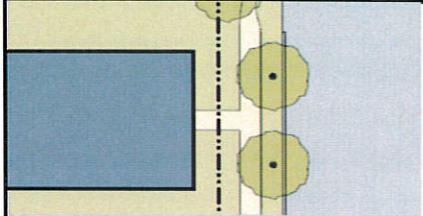
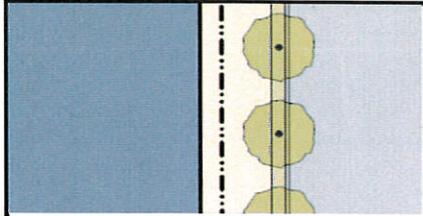
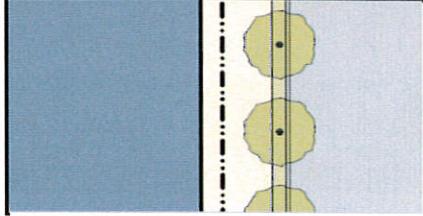
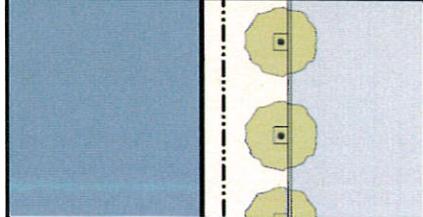
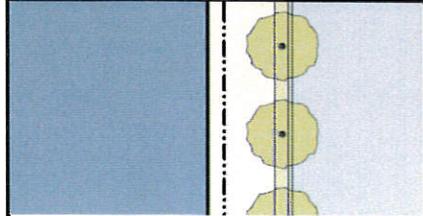
3
4 **TABLE 3B: Vehicular Lane/Parking Assemblies.** The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares. Use of standards in this table are subject to approval by the City of Kennesaw Public Works Director or other official as designated by the City Manager. Where on-street Bicycle Lanes or similar bicycle facilities are provided, the paved width shall be increased a corresponding amount

		ONE WAY MOVEMENT	TWO WAY MOVEMENT		
7	a. NO PARKING	T3 	T3 T4 T5 		
10	Design ADT	300 VPD	22,000 VPD	36,000 VPD	
11	Pedestrian Crossing	3 Seconds	9 Seconds	13 Seconds	
12	Design Speed	25 - 30 MPH	25 MPH	35 MPH or above	
15	b. YIELD PARKING	T3 T4 	T3 T4 		
18	Design ADT	1,000 VPD	1,000 VPD		
19	Pedestrian Crossing	5 Seconds	7 Seconds		
20	Design Speed				
23	c. PARKING ONE SIDE PARALLEL	T3 T4 * 	T3 T4 T5 * 		
26	Design ADT	5,000 VPD	18,000 VPD		
27	Pedestrian Crossing	5 Seconds	8 Seconds		
28	Design Speed	25 - 30 MPH	25 - 30 MPH		
29					
31	d. PARKING BOTH SIDES PARALLEL	T4 T5 * 	T4 T5 * 		
34	Design ADT	20,000 VPD	15,000 VPD	22,000 VPD	
35	Pedestrian Crossing	10 Seconds	10 Seconds	13 Seconds	
36	Design Speed	25 - 30 MPH	25 - 30 MPH	25 - 30 MPH	
37				35 MPH and above	
39	e. PARKING BOTH SIDES DIAGONAL	T5 * 	T5 * 		
41	(Drive-in or back-in parking permitted. Parking may be limited to one side in assemblies suitable for a Slip Road)				
42	Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	
43	Pedestrian Crossing	15 Seconds	17 Second	17 Seconds	
44	Design Speed	Below 20 MPH	25 MPH	25 - 30 MPH	
45				25 - 30 MPH	
47	f. PARKING ACCESS		T3 T4 	T5 	
49			3 Seconds	6 Seconds	
50	Design ADT				
51	Pedestrian Crossing				
52	Design Speed				
53					
55	CITY OF KENNESAW DESIGN BASED CODE ADOPTED MARCH 7, 2016				*Indicates assembly suitable for a Slip Road in any Transect Zone

DESIGN BASED CODE - ADOPTED MARCH 7, 2016

City of Kennesaw

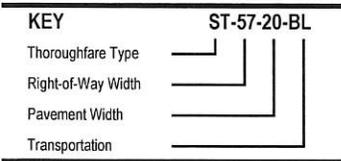
TABLE 4A: Public Frontages - General: The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 4B: Public Frontages - Specific.

	PLAN
	LOT ► ◀ R.O.W. PRIVATE FRONTAGE ► ◀ PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Multi-Use Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Multi-Use Trail, Yield parking along one or both sides. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T4</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T5</div>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced Allee.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T4</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T5</div>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T4</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T5</div>
<p>f. (CS) For Commercial Street: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T5</div>
<p>g. (BV) For Boulevard: this Frontage has slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.</p>	 <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T3</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T4</div> <div style="background-color: black; color: white; padding: 2px; font-weight: bold;">T5</div>

DESIGN BASED CODE - ADOPTED MARCH 7, 2016

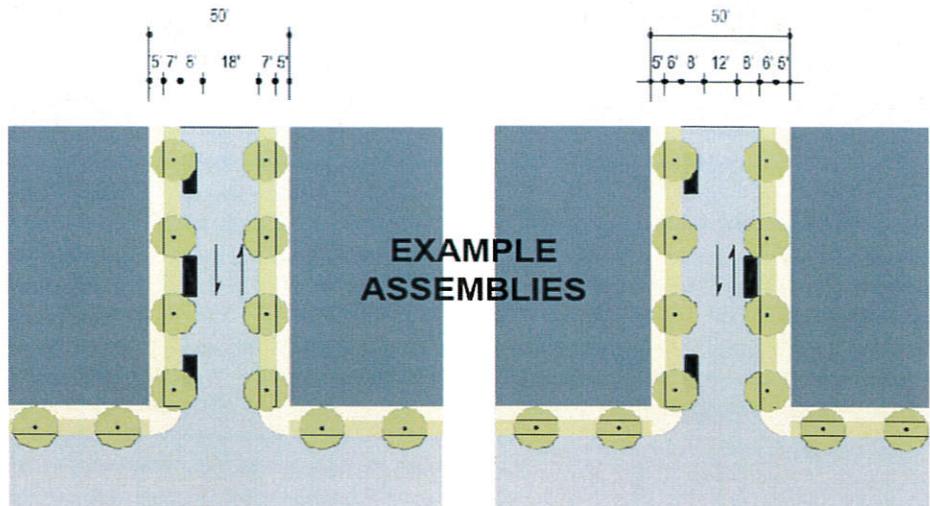
City of Kennesaw

TABLE 4C: Thoroughfare Assemblies: These Thoroughfares are assembled from the elements that appear in Tables 3A: Vehicular Lane Dimensions and 3B: Vehicular Lane/Parking Assemblies and incorporate the Public Frontages of table 4A: Public Frontages - General. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



ST-50-26

ST-50-28

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planer Type
Curb type
Landscape Type
Transportation Provision

Street
T4, T5
50 feet
26 feet
Slow Movement
25 MPH
7.4 seconds
2 lanes
One side @ 8 feet marked
10 feet
5 foot Sidewalk
7 foot continuous Planter
Curb
Trees @ 30' o.c. Avg.
BR

Street
T4, T5
50 feet
28 feet
Yield Movement
25 MPH
7.6 seconds
2 lanes
Both sides @ 8 feet unmarked
10 feet
5 foot Sidewalk
6 foot continuous Planter
Curb
Trees @ 30' o.c. Avg.
BR

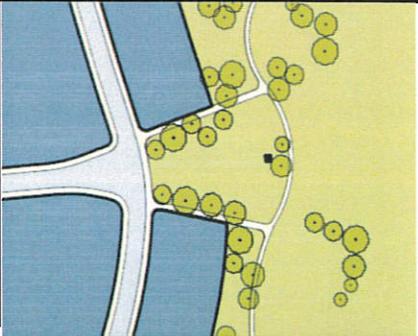
1 **DESIGN BASED CODE - ADOPTED MARCH 7, 2016**

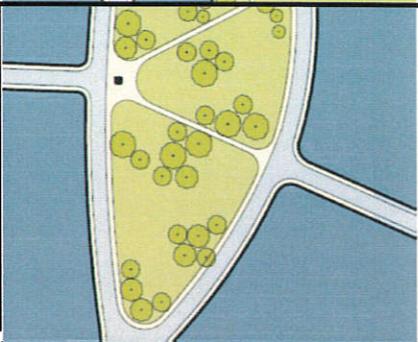
2 *City of Kennesaw*

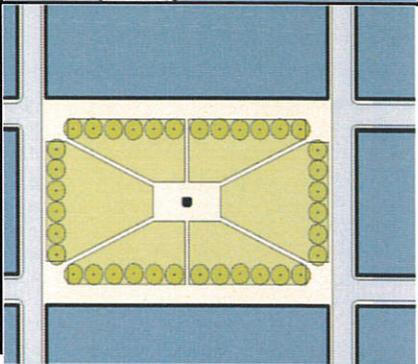
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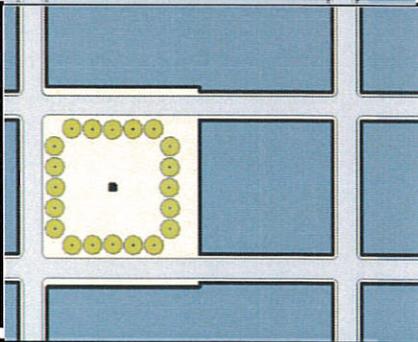
4 **TABLE 5: Civic Space**

5

6	<p>a. Park: A natural preserve available for structured or unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may also include dog parks within them. Sports and recreation courts and fields are also permitted, but sports stadiums are prohibited. Parks may be linear, following the trajectories of natural corridors. The minimum size shall be 5 acres.</p>		T3
7			T4
8			T5
9			
10			

13	<p>b. Green: An Open Space, available for structured or unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Greens may also include dog parks within them. Sports courts are also permitted, but sports and recreation fields and stadiums are prohibited. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>		T3
14			T4
15			T5
16			
17			

19	<p>c. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>		T4
20			T5
21			
22			
23			

24	<p>d. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>		T5
25			
26			
27			
28			

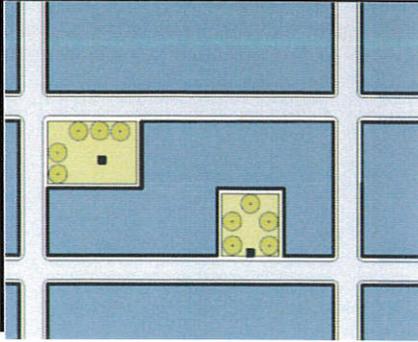
29	<p>e. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. The maximum size of playground shall be 2 acres, provided that playgrounds may also be located within another approved Civic Space identified above.</p>		T3
30			T4
31			T5
32			
33			
34			
35			

TABLE 6: Building Form - Height. This table shows the configurations for different building heights for each Transect Zone. N = maximum height in stories as specified in Table 11: Code Summary.

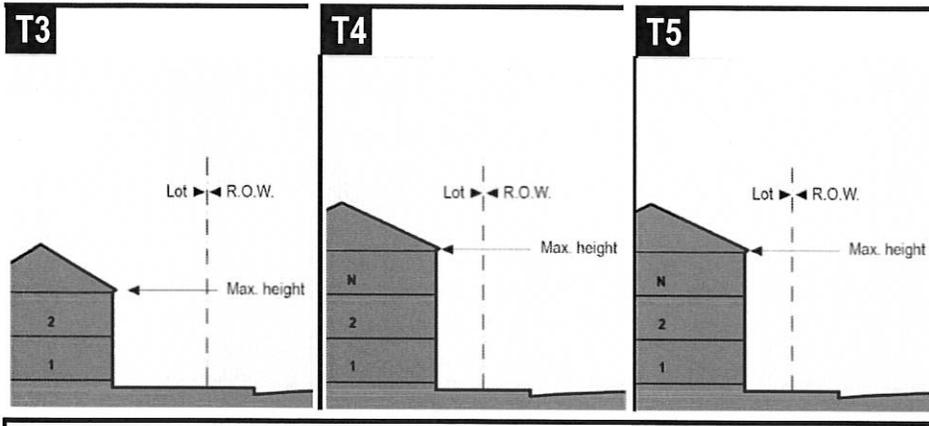
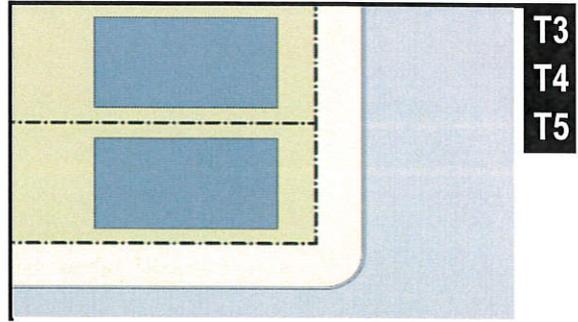
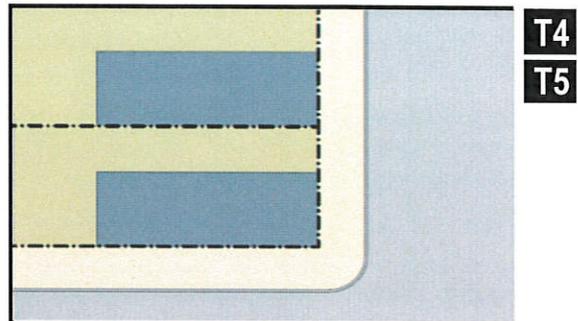


TABLE 7: Building Placement. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

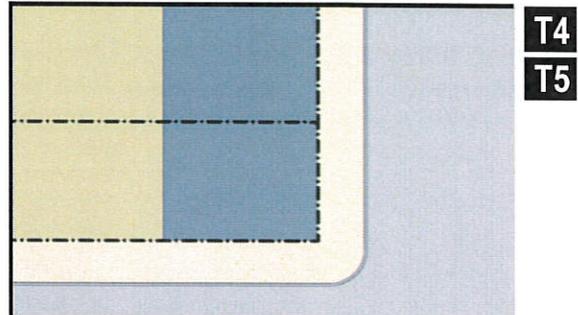
a. Edgeyard: A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a Backbuilding and/or Outbuilding.



b. Sideyard: A building that occupies one side of the lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.



c. Rearyard: A building that occupies the full Frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



d. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.

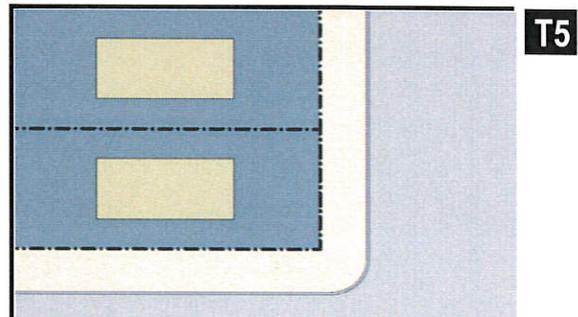


TABLE 8: Private Frontages. The Private Frontage is the areas between the building Facades and the lot lines.

	SECTION		PLAN		
	LOT	R.O.W.	LOT	R.O.W.	
	PRIVATE	PUBLIC	PRIVATE	PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>					T3
<p>b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence, wall, or hedge at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>					T3 T4
<p>c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>					T4 T5
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>					T4 T5
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. Stoops shall be no less than 30 inches deep.</p>					T4 T5
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has glazing on the Sidewalk level and an awning that may overlap the sidewalk. Syn: Retail Frontage.</p>					T4 T5
<p>g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</p>					T5
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>					T5

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TABLE 9: Building Function. This table categorizes Building functions within Transect Zones. For Specific Function and Use permitted By Right or by Conditional Use Permit, see Table 10: Specific Function and Use.

	T3	T4L	T4O	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building.	Limited Residential: The number of dwellings on each Lot is unlimited within One Principle Building except by form-based standards elsewhere in this Code, and limited to one unit within an Accessory Building. All dwelling units shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by standards elsewhere in this Code.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by standards elsewhere in this Code.
b. LODGING	Prohibited Lodging: Lodging is not permitted on any lot.	Prohibited Lodging: Lodging is not permitted on any lot.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.
c. OFFICE	Restricted Office: Office functions are restricted to home occupations by the owner.	Limited Office: The building area available for Office functions on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building.	Open Office: The building area available for Office functions is unlimited.	Open Office: The building area available for Office functions is unlimited.
d. RETAIL AND SERVICES	Prohibited Retail and Services: Retail and Service functions are not permitted.	Prohibited Retail and Services: Retail and Service functions are not permitted.	Open Retail and Services: The building area available for Retail and Service functions is unlimited.	Open Retail and Services: The building area available for Retail and Service functions is unlimited.
e. CIVIC	See Table 10	See Table 10	See Table 10	See Table 10
f. OTHER	See Table 10	See Table 10	See Table 10	See Table 10

TABLE 10: Specific Function and Use. Specific Function and Use. This table expands the categories of Table 9: Building Function to delegate specific principle uses within Function categories by Transect Zone. Uses that are not included or left blank are prohibited.

P: PERMITTED BY RIGHT
 SE: ALLOWED BY SPECIAL EXCEPTION PERMIT
 SL: ALLOWED BY SPECIAL LAND USE PERMIT

a. RESIDENTIAL	T3	T4L	T4O	T5
Accessory Unit		P	P	P
Fraternity and sorority houses/residence halls				P
Group Homes	P	P	P	P
Halfway Houses				
Limited home occupations	P	P	P	P
Live-Work		P	P	P
Multi-Family Housing			P	P
Rest/personal care/convalescent homes		P	P	P
Rooming houses and boardinghouses				
Shelters (homeless)				
Detached Single Family Homes	P	P	P	P
Townhouses		P	P	P
Two-family dwelling units	P	P	P	P
Mobile /Manufactured Homes				
b. LODGING				
Hotel/Motel			P	P
Bed and Breakfast			P	P
Extended Stay Facilities				
c. OFFICE				
Offices			P	P
Live/Work Unit			P	P
d. RETAIL				
Cigar, smoke shops, tobacco stores				
Drive-Through Facility*				
Flea markets			P	P
General Retail			P	P
Growler Sales			P	P
Pawn shops				
Regional Shopping Centers				
Restaurants and Cafes			P	P
Sexually Oriented Business				
Vaping Store or accessories				
e. CIVIC				
Religious Assembly	P	P	P	P
Commercial Recreation Facility				
Commercial Recreation Facility Outdoor				
Community Meeting Facility			P	P
Libraries and Museums			P	P
Parking Structure				P
Parking, Surface			P	P
Sports and Entertainment Assembly Facility				P
Temporary Use	P	P	P	P
Theater, Movie or Live Performance			P	P
Transit Station or Terminal			P	P

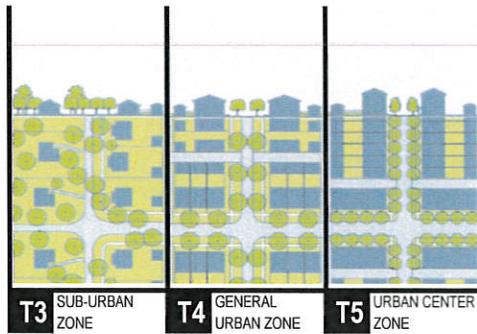
*Drive-through facilities are considered accessory to a Retail or Automotive Function.

f. SERVICE	T3	T4L	T4O	T5
Banks/financial institutions			P	P
Check Cashing				
Fitness/Health Facility			P	P
Furniture, Furnishings and Appliance Store			P	P
General Service			P	P
Body Piercing /Tattoo Business				
g. OTHER: AUTOMOTIVE				
Auto and Vehicle Sales or Rental				
Drive-Through Facility*				
Gas Station				
Vehicle Services				
EV Charging Station			P	P
g. OTHER: CIVIL SUPPORT				
Animal hospitals			P	P
Cemeteries	SE		SE	SE
Gardens	P		P	P
Hospitals			SE	SE
Medical			P	P
Mortuary, Funeral Home				
Recycling – Small Collection Facility				
g. OTHER: EDUCATION				
Colleges and universities (private), including research and training facilities			SE	SE
Driving School (including automobile & commercial licenses)			P	P
In-home day care	P	P	P	P
Nursery schools and child day care centers				
Public and Private schools of general and special education	SE	SE	SE	SE
Vocational schools (commercial)			SE	SE
g. OTHER: INDUSTRIAL				
Heavy Construction Equipment Sales/Rental				
General Industrial				
Overnight trailer/ travel trailer parking				
Printing, publishing, and lithography establishments				
Radio and television stations			SE	SE
Radio, television, and other communication towers and antennas			SL	SL
Scrap and Dismantling Yards				
Truck or Freight Terminal				
Wholesale and Distribution				
Wireless Telecommunications Facilities			SL	SL
Scrap and Dismantling Yards				
Truck or Freight Terminal				
Wholesale and Distribution				
Wireless Telecommunications Facilities			SL	SL

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City of Kennesaw

TABLE 11: Code Summary

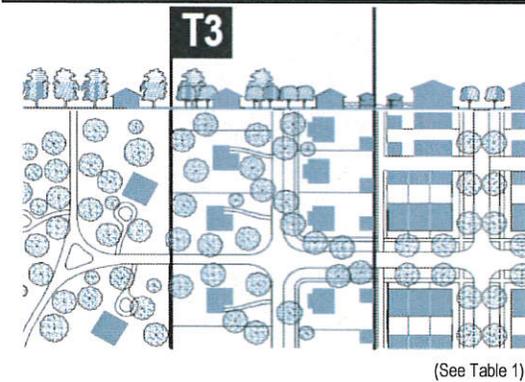


	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	
1- to 2-Story				
a. RESIDENTIAL DENSITY (See Section 1.6)				
By Right	6 unit / ac.	12 unit / ac.	50 units / ac.	
b. BLOCK SIZE				
Block Perimeter	3,000 ft. max.	2,400 ft. max.	3,200 ft. max.	
c. THOROUGHFARES (See Table 3 and Table 4)				
HW	permitted	not permitted	not permitted	
BV	permitted	permitted	permitted	
AV	permitted	permitted	permitted	
CS	permitted	not permitted	permitted	
DR	permitted	permitted	permitted	
ST	permitted	permitted	permitted	
RD	permitted	not permitted	not permitted	
Rear Lane	permitted	required, or Alley	not permitted	
Rear Alley	permitted	required, or Lane	required	
Path	permitted	permitted	not permitted	
Passage	permitted	permitted	permitted	
Multi-Use Trail	permitted	permitted	permitted	
Bicycle Lane	permitted	permitted	permitted	
Bicycle Route	permitted	permitted	permitted	
d. CIVIC SPACES (See Table 5)				
Park	permitted	permitted	permitted	
Green	permitted	permitted	permitted	
Square	not permitted	permitted	permitted	
Plaza	not permitted	not permitted	permitted	
Playground	permitted	permitted	permitted	
e. LOT OCCUPATION				
Lot Width	70 ft. min 120 ft. max.	18 ft. min 96 ft. max.	18 ft. min no max.	
Lot Coverage	50% max.	65% max.	85% max.	
f. SETBACKS - PRINCIPAL BUILDING (See Table 14)				
(f.1) Front Setback Principal	24 ft. min.	15 ft. min. 30 ft. max.	0 ft. min. 15 ft. max.	BUILDING PLACEMENT
(f.2) Front Setback Secondary	12 ft. min.	15 ft. min. 30 ft. max.	0 ft. min. 15 ft. max.	
(f.3) Side Setback	12 ft. min. ¹	3 ft. min.	0 ft. min.	
(f.4) Rear Setback	12 ft. min.	3 ft. min.	3 ft. min.	
Frontage Buildout ²	30% min.	40% min.	70% min.	
g. SETBACKS - OUTBUILDING (See Table 14)				
Front Setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	5 ft. max. from rear prop	
Side Setback	3 ft. or 6 ft. min. ¹	0 ft. or 3 ft. min. ¹	5 ft. min.	
Rear Setback	3 ft. min.	3 ft.	3 ft. max.	
h. BUILDING PLACEMENT (See Table 7)				
Edgeyard	permitted	permitted	not permitted	
Sideyard	not permitted	permitted	not permitted	
Rearyard	not permitted	permitted	permitted	
Courtyard	not permitted	not permitted	permitted	
i. PRIVATE FRONTAGES (See Table 8)³				
Common Yard	permitted	not permitted	not permitted	BUILDING FORM
Porch & Fence	permitted	permitted	not permitted	
Terrace, Dooryard	not permitted	not permitted	not permitted	
Forecourt	not permitted	not permitted	not permitted	
Stoop	not permitted	not permitted	not permitted	
Shopfront	not permitted	permitted	permitted	
Gallery	not permitted	permitted	permitted	
Arcade	not permitted	not permitted	not permitted	
j. BUILDING FORM-HEIGHT (See Table 6)				
Principal Building	2 stories max.	3 stories max.	3 stories max. ³	
Outbuilding	1 story max.	2 stories max.	2 stories max.	
k. BUILDING FUNCTION (See Table 9 and Table 10)				
Residential	restricted use	limited use ⁴	open use	FUNCTION
Lodging	prohibited use	limited use ⁴	open use	
Office	restricted use	limited use ⁴	open use	
Retail and Services	prohibited use	limited use ⁴	open use	

ARTICLE 4
ARTICLES 1, 2, 3

1. Minimum setbacks and building separations shall be subject to fire and building code restrictions.
 2. Transect Zone notwithstanding, along State Routes the minimum required frontage buildout shall be 50%
 3. Additional stories allowed by approved variance in T5 zone. HPC review required, as applicable.
 3. In T4-Limited and T4-Open different Building Function requirements apply

TABLE 11A: Code Graphics - T3



I. BUILDING FUNCTION (See Table 9 & Table 10)

Residential	restricted use
Lodging	prohibited use
Office	restricted use
Retail	prohibited use

k. BUILDING FORM (See Table 6)

Principal Building	2 stories max.
Outbuilding	1 story max.

f. LOT OCCUPATION (See Table 11 section e)

Lot Width	70 ft. min.
Lot Coverage	50% max.

i. BUILDING PLACEMENT (See Table 6)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

(g.1) Front Setback Principal	24 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min. *
Frontage Buildout	30% min. at setback

h. SETBACKS - OUTBUILDING (See Table 11 section g)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	3 ft. min. or 6 ft. min. at corner
(h.3) Side Setback	3 ft. min.

j. PRIVATE FRONTAGES (See Table 8)

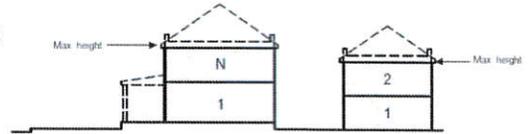
Common Lawn	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 11

* or 15 feet from center line of alley

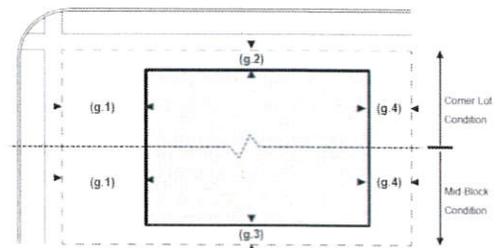
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and above ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.



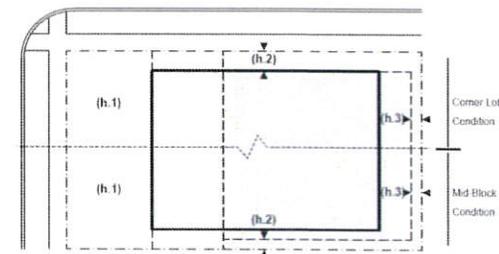
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



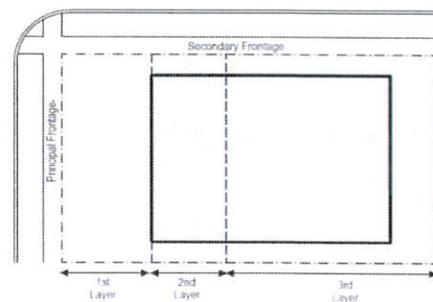
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



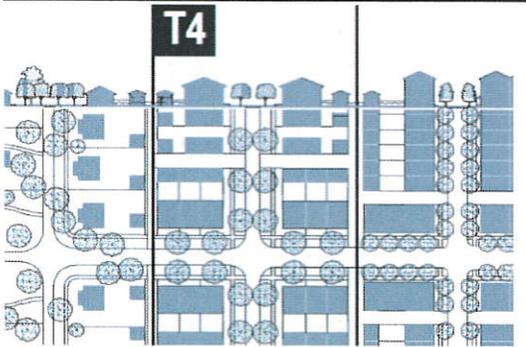
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

TABLE 11B: Code Graphics - T4



(See Table 1)

I. BUILDING FUNCTION (See Table 9 & Table 10)

Residential	limited use*
Lodging	limited use*
Office	limited use*
Retail	limited use*

k. BUILDING FORM (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 11 section e)

Lot Width	18 ft. min.
Lot Coverage	65% max.
Building Footprint	20,000 sf max.

i. BUILDING PLACEMENT (See Table 6)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

(g.1) Front Setback Principal	15 ft. min., 30 ft. max.
(g.2) Front Setback Secondary	15 ft. min., 30 ft. max.
(g.3) Side Setback	3 ft. min.
(g.4) Rear Setback	3 ft. min.**
Frontage Buildout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 11 section g)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	0 ft. min. or 3 ft. min. at corner
(h.3) Side Setback	3 ft. min.

j. PRIVATE FRONTAGES (See Table 8)

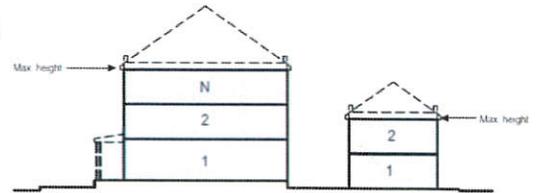
Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted
	Refer to Summary Table 11

* In T4-Limited and T4-Open different Building Function requirements apply

** or 15 feet from center line of alley

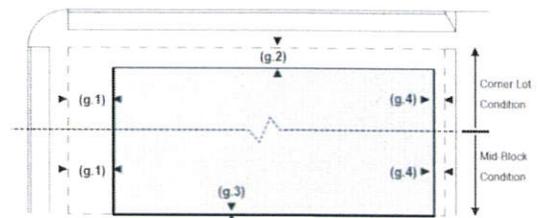
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and above ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.



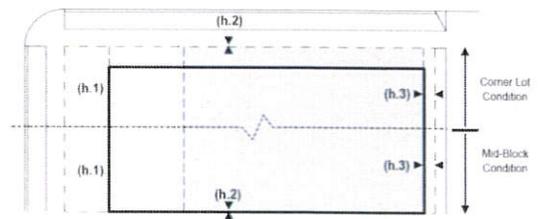
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



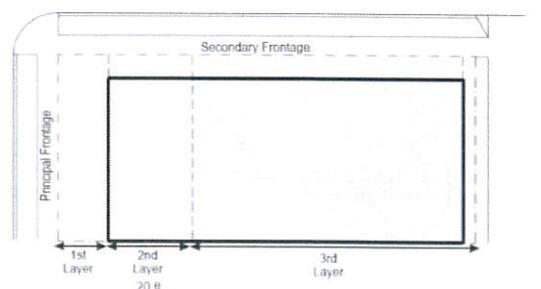
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



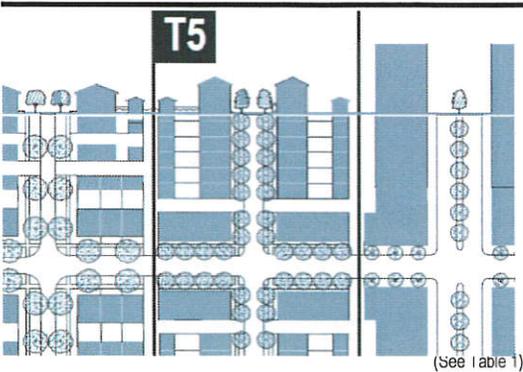
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.



"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and

TABLE 11C: Code Graphics - T5



I. BUILDING FUNCTION (See Table 9 & Table 10)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING FORM (See Table 6)

Principal Building	3 stories max.*
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 11 section e)

Lot Width	18 ft. min.
Lot Coverage	85% max.
Building Footprint	20,000 sf max.

i. BUILDING PLACEMENT (See Table 6)

Edgeyard	not permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

(g.1) Front Setback Principal	0 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	0 ft. min., 15 ft. max.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.**
Frontage Buildout	70% min. at setback

h. SETBACKS - OUTBUILDING (See Table 11g)

(h.1) Front Setback Principal	5 ft. min.
(h.2) Front Setback Secondary	5 ft. min.
(h.3) Side Setback	3 ft. max.

j. PRIVATE FRONTAGES (See Table 8)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

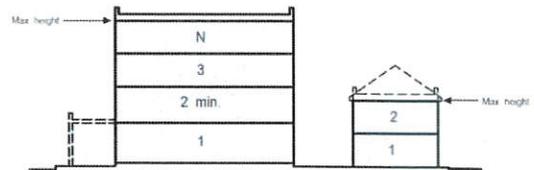
Refer to Summary Table 11

* HPC review required, as applicable.

** or 15 feet from center line of alley

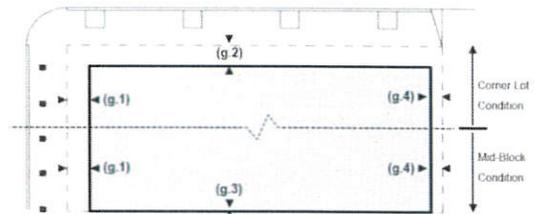
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and above ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



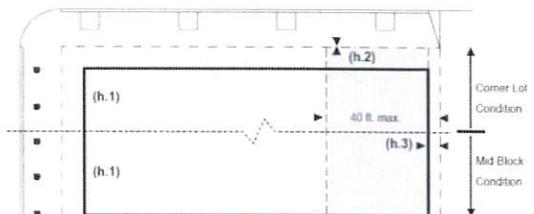
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



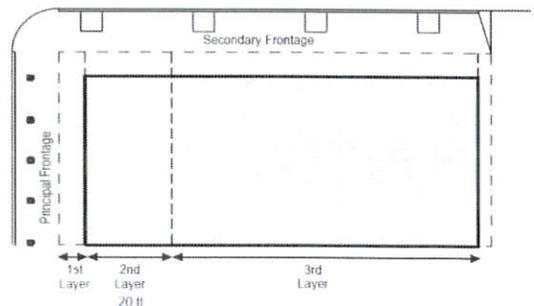
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.



"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

DESIGN BASED CODE - ADOPTED MARCH 7, 2016

City of Kennesaw

TABLE 12: Special Districts. The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special district as they are permitted pursuant to a Regulating Plan or Special Area Plan. Functions may be specifically listed or may reference an existing City of Kennesaw zoning district. More pages can be added. Special Districts that do not have provisions noted herein shall be governed by the standards of any other City of Kennesaw zoning district as set fourth in Sections 1.4.4 (c) or (d), as applicable.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
a. RESIDENTIAL DENSITY							
By Right							
b. BLOCK SIZE							
Block Perimeter							
c. THOROUGHFARES							
HW							
BV							
AV							
CS							
DR							
ST							
RD							
Rear Lane							
Rear Alley							
Path							
Passage							
Multi-Use Trail							
Bicycle Lane							
Bicycle Route							
d. CIVIC SPACES							
Park							
Green							
Square							
Plaza							
Playground							
e. LOT OCCUPATION							
Lot Width							
Lot Coverage							
f. SETBACKS - PRINCIPAL BUILDING							
Front Setback							
Side Setback							
Rear Setback							
Frontage Buildout							
g. BUILDING PLACEMENT							
Edgeyard							
Sidyard							
Rearyard							
Courtyard							
h. PRIVATE FRONTAGES							
Common Yard							
Porch & Fence							
Terrace, Dooryard							
Forecourt							
Stoop							
Shopfront							
Gallery							
Arcade							
Open Parking							
i. BUILDING FORM - HEIGHT							
Principal Building							
Outbuilding							
j. BUILDING FUNCTION							
Residential							
Lodging							
Office							
Retail							

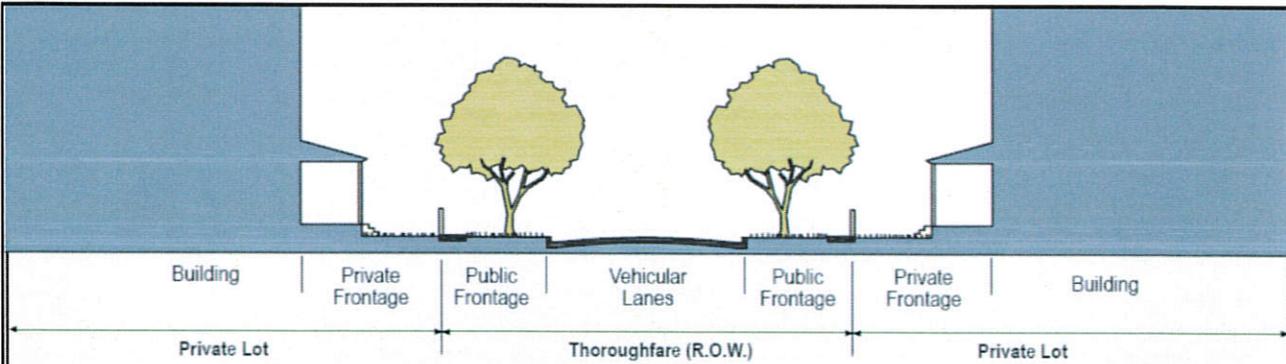
BUILDING PLACEMENT

BUILDING FORM

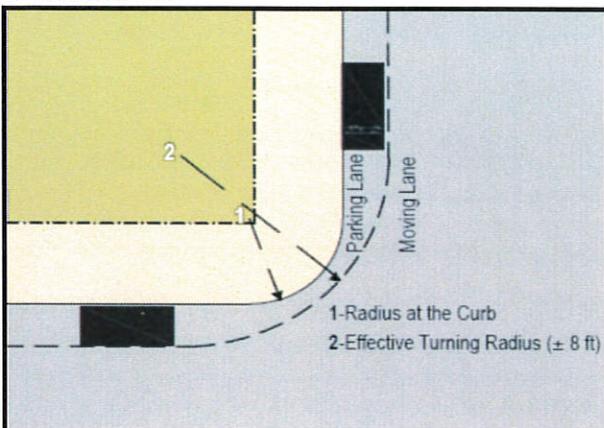
FUNCTION

TABLE 13: Definitions Illustrated

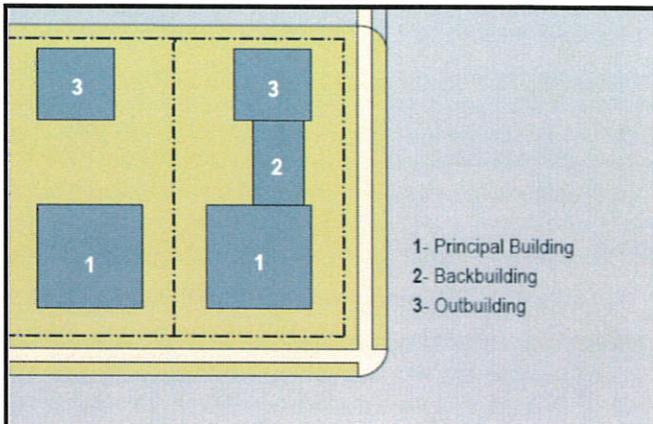
a. THOROUGHFARE & FRONTAGES



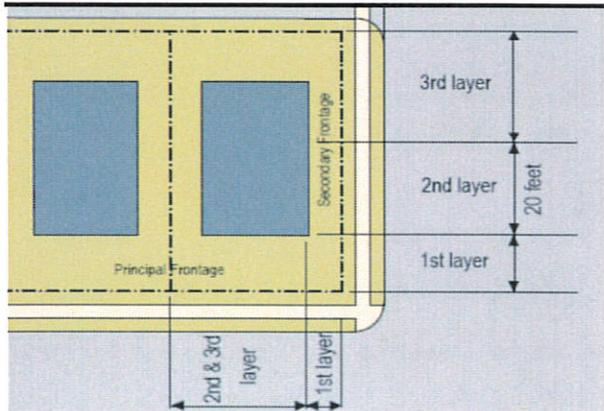
b. TURNING RADIUS



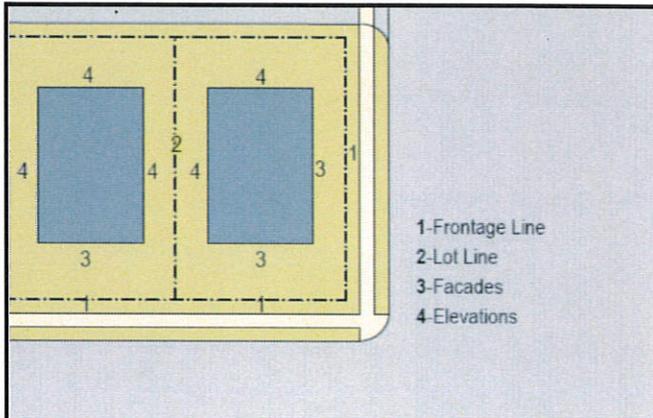
c. BUILDING DISPOSITION



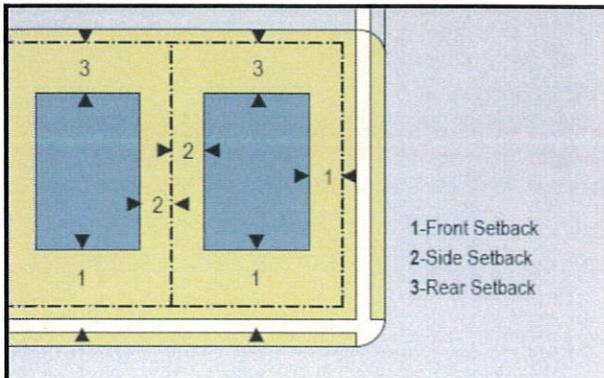
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



ARTICLE 6. DEFINITION OF TERMS

DEFINITIONS

This Article provides definitions for terms in this code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article or in Section 1.09.02 Definitions of the Unified Development Code, then the Planning and Zoning Administrator shall determine the correct definition. Items in italics refer to *Articles, Sections, or Tables* in the code.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this code. See B-Grid.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: a small apartment sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. (Syn: ancillary unit)

Allee: a regularly spaced and aligned row of trees usually planted along both sides of a Thoroughfare or Path.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Auto and Vehicle sales: a business selling motorized vehicles including but not limited to automobile and truck sales and service facilities; boat sales and service establishments; Motorcycle, ATV, and three-wheel vehicle sales and service facilities; Trailer salesrooms and sales lots. Auto and Vehicle sales does not include any other uses specifically set forth in *Table 10: Specific Function and Use*.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. B-Grid Thoroughfares are often privately-owned. See A-Grid.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 14: Definitions Illustrated*.

Banks/financial institutions: a business dedicated to banking and lending of money including but not limited to Banks/financial institutions and/or automated transfer machines. Banks/financial institutions does include drive-in establishments, check cashing, title loan or any other uses specifically set forth in *Table 10: Specific Function and Use*.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping and having a minimum width of 5 feet.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

Building Form: the shape of a building, based on its massing, Private Frontage, and height.

Building Placement: the arrangement of a building on its lot.

By Right: characterizing a proposal or component of a proposal for a Building Scale Plan (*Article 4*) that complies with the code and is permitted and processed administratively, without public hearing. See **Variance**.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by a city, county, state, or federal government.

Civic Building Sites: a parcel containing a Civic Building.

Civic Space: an outdoor area dedicated for public use, but which may be under public or private ownership. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See *Table 5: Civic Space*.

Civic Zone: designation for sites dedicated for Civic Building Sites and Civic Spaces.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Commercial Recreation Facility: a facility that provides opportunities for indoor recreation including but not limited to amusement centers, arcades, billiards and pool halls, commercial indoor recreation uses, and nightclubs. Outdoor recreation facilities are considered part of Commercial Recreation Facility, Outdoors. Commercial Recreation Facility does not include Sexually Oriented Business or any other uses specifically set forth in *Table 10: Specific Function and Use*.

Commercial Recreation Facility Outdoor: a facility that provides opportunities for outdoor recreation including but not limited to commercial outdoor recreation uses, executive golf courses, golf courses (18-hole regulation; private and public), golf courses (par 3), nonprofit (seasonal use) fishing lakes, nonprofit riding stables, outdoor golf driving ranges, private parks, recreation grounds other than tennis courts and golf courses, and zoos. Commercial Recreation Facility does not include any uses specifically set forth in *Table 10: Specific Function and Use*.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See *Table 8: Private Frontages*.

Community Meeting Facility: a facility that can host public meetings including but not limited to assembly halls; clubs or lodges (noncommercial); and private community centers. Community Meeting Facility does not include any uses specifically set forth in *Table 10: Specific Function and Use*.

Cottage: an Edgeyard Building type containing a single-family dwelling, on its own Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. See *Table 8: Private Frontages*.

Curb: the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system. See *Table 4A: Public Frontages - General* and *Table 4B: Public Frontages - Specific*.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Low: (25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See *Table 3A: Vehicular Lane Dimensions*.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See *Table 8: Private Frontages*. (Variant: **Lightwell**)

Downtown Activity Center: land use designation for the downtown Kennesaw area as identified in the adopted comprehensive plan.

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Drive-Through Facilities: any structure which permits a vehicle to drive to and conduct a transaction while remaining in the vehicle including but not limited to drive-in theaters, drive-thru ATMs or tellers, and drive-thru restaurants. Drive-Through Facilities does not include any uses specifically set forth in *Table 10: Specific Function and Use*.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See *Table 7: Building Placement*.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See *Table 14: Definitions Illustrated*.

Elevation: an exterior wall of a building not along a Frontage Line. See *Table 14: Definitions Illustrated*. See: **Facade**.

First Layer: the privately held Layer between the Frontage Line and the Principal Building front Setback shown in *Table 11: Code Summary*. Where both a minimum and maximum Setback exists, the First Layer shall extend to the maximum. See *Table 14: Definitions Illustrated*.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

Fitness/Health Facility: Any facility that promotes healthy living through exercise including athletic and health clubs and gyms. Fitness/Health Facility does not include any Medical uses or other uses specifically set forth in *Table 10: Specific Function and Use*.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 8: Private Frontages*.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. See *Table 4A: Public Frontages - General and Table 8: Private Frontages*.

Frontage Line: a line bordering a Public Frontage that may or not be congruent with the Lot Line. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See *Table 14: Definitions Illustrated*.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use. See *Table 9: Building Function and Table 10: Specific Function and Use*.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See *Table 8: Private Frontages*.

Gardening: any use which allows for the non-commercial growing of plants including but not limited to home gardens; community gardens; and the growing of fruit trees, nuts, and vegetables. Gardening does not include commercial operations or other uses specifically set forth in *Table 10: Specific Function and use*.

Gas station: any use which sells gasoline or diesel fuel from pumps including Convenience food stores with self-service fuel sales; Full service gasoline stations. Gas station does not include convenience stores without gasoline or diesel pumps or other uses specifically set forth in *Table 10: Specific Function and use*.

General Retail: a business whose primary use is the sale of merchandise to consumers, specifically including, but not limited to agricultural produce stands; community retail uses; farm and garden supply stores; farmers markets (fully enclosed); fruit stores, markets; neighborhood retail uses; office service and supply establishments; and millinery or similar trade whenever products are sold retail, exclusively on the site where produced. General Retail does not include cigar, smoke shops, tobacco stores; flea markets; growler sales; pawn shops, regional shopping centers; restaurants and cafes; sexually oriented businesses; or other uses specifically set forth in *Table 10: Specific Function and use*.

General Service: a business whose primary use is to provide a service, specifically including, but not limited to, film developing and printing facilities; laundry and dry cleaning pick-up establishments; linen and diaper services; massage therapy; nonautomotive repair service establishments; self-service laundry facilities, spas and salons. General Service does not include financial establishments, banks, check cashing establishments, tattoo businesses, or other uses specifically set forth in *Table 10: Specific Function and use*.

Green: a Civic Space type for structured or unstructured recreation, spatially defined by landscaping rather than building Frontages. See *Table 5*.

Greenway: an open space corridor which includes a continuous Multi-Use Trail.

Gross Site Area: all land within a site's boundaries.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-2, and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. See *Table 9: Building Function*.

House: an Edgeyard Building type containing a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Industrial: for the purpose of uses, Industrial means any use which can generate a significant amount of noise, vibration, smells, or other emissions this includes but is not limited to major appliance repair ; dry cleaning plants; fuel and ice dealers; mining or other extractive industries; newspaper publishing facilities; railroad car classification yards; temporary sawmills; self-service storage facilities; shooting ranges; and vending machine sales, service, rental, or repair establishments. Industrial does not include truck or freight terminals or scrap and dismantling yards or other uses specifically set forth in *Table 10: Specific Function and use*.

Layer: a range of depth of a Lot within which certain elements are permitted. See *Table 14: Definitions Illustrated*.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See *Table 8: Private Frontages*. **Liner Building:** a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: Nonresidential activity conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

Lodging: premises available for daily renting of guest rooms. See *Table 9: Building Function and Table 10: Specific Function and Use*.

Lot Line: the boundary that legally and geometrically demarcates a lot.

Lot Width: the length of the Principal Frontage Line of a lot.

Manufacturing: premises available for the creation, assemblage and/or repair of objects, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Medical: for the purposes of uses, medical is any organization that provides medical care or support including but not limited to ambulance services; clinics; massage therapy; medical and dental laboratories (provided that no chemicals are manufactured on site); medical research centers; pain management clinic; research testing laboratories; and sports/medical physical therapy. Medical does not include hospitals or other uses specifically set forth in *Table 10: Specific Function and use*.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

Multi-Family Housing: a residential facility that provides long-term housing including but not limited to condominiums; and multifamily dwelling units. Multi-Family Housing does not include Lodging or uses specifically set forth in *Table 10: Specific Function and use*.

Multi-Use Trail (MT): a shared paved pedestrian and bicycle way running independent of a vehicular Thoroughfare and having a minimum width of 12 feet and a maximum width of 20 feet.

Net Site Area: all land within a site's boundaries except any part or parts of rivers, streams, floodplains, and natural lakes.

Office: premises available for the transaction of general business but excluding Retail, Service, and Industrial Functions. For the purposes of uses office includes but is not limited to corporate or administrative offices for any permitted uses; photography studios; professional offices; wholesale sales offices; and wholesale trade offices in conjunction with office showrooms. Office does not include Live/Work Units or other uses specifically set forth in *Table 10: Specific Function and use*.

Open Parking: an uncovered parking area not within a Parking Structure. (Syn: parking lot)

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 14: Definitions Illustrated.*

Park: a Civic Space type that is a natural preserve available for structured or unstructured recreation. *See Table 5.*

Parking Structure: a building containing either two or more levels of above ground parking or one or more level of basement parking.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the urban Sidewalk network.

Planter: the element of the Public Frontage which usually accommodates street trees, whether continuous or individual. The Planter shall be located between the Sidewalk and the Curb.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. A Lot may contain more than one Principal Building. *See Table 14: Definitions Illustrated.*

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages of a corner Lot. *See Frontage.*

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade that bears the Principal Entrance to the building. *See Table 8: Private Frontages and Table 14: Definitions Illustrated.*

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. *See Table 4A: Public Frontages - General and Table 4B: Public Frontages - Specific.*

Rear Alley (RA): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 7: Building Placement*. (Var: Rowhouse, Townhouse line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the enfronting public space. See *Table 6: Building Form - Height*.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, Thoroughfares, and Special Requirements if any, of areas subject to regulation by this code.

Residential: characterizing premises available for long-term human dwelling.

Restaurants and Cafes: Any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly prepared and served, without sleeping accommodations, such place seating a minimum of 40 or more people, and holding a certificate of approval from the county health department. At least one meal per day shall be served at least six days per week, with the exception of holidays, vacations and periods of redecorating; and the serving of such meals shall be the principal business conducted, with the serving of distilled spirits to be consumed on the premises as only incidental thereto. Restaurants and Cafes includes but is not limited to commercial recreation restaurants, eating and drinking establishments, hookah bars, mobile food vending units, and sit down dining restaurants. Restaurants and Cafes does not include drive-in restaurants or other uses specifically set forth in *Table 10: Specific Function and Use*.

Retail: characterizing premises available for the sale of merchandise and food service. See *Table 10: Specific Function & Use and Table 11: Code Summary*.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See **Special Requirements**.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T2-T3).

Rowhouse: a single-family dwelling that shares a party wall with another of the same type, is located in a row of at least three and not more than eight dwellings of the same type, and occupies the full Frontage Line. See **Rearyard Building**. (Syn: **Townhouse**)

Scrap and Dismantling Yards: for the purpose of uses, a facility that stores and dismantles large pieces of equipment including but not limited to automotive storage yards and wrecker service. Scrap and Dismantling Yards does not include uses specifically set forth in *Table 10: Specific Function and Use*.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 14: Definitions Illustrated*.

Setback: the area of a Lot measured from the Frontage Line or, in the absence of Frontage Line, the Lot line, to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 4.5*. See *Table 11: Code Summary, item f*.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 8: Private Frontages.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. *See Table 7: Building Placement.*

Simulated Divided Lights: a method of constructing windows in which muntins are affixed to the inside and outside of a panel of insulating glass to simulate the look of true divided light.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Special Area Plan: an area of 15 acres or more of contiguous lots within an area subject to a Regulating Plan which, because of its size, may establish unique requirements upon approval of the Mayor and City Council.

Special District (SD): an area that, by its intrinsic Function, Building Placement, or Building Form, cannot or should not conform to one or more of the Transect Zones specified by this code.

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. *See Table 6: Building Form - Height.*

Special Requirements: provisions of Section 4.3 of this code and/or the associated designations on a Regulating Plan.

Sports and Entertainment Assembly Facility: any venue which hosts large assemblies for the purposes of entertainment including but not limited to amphitheaters, coliseums, stadiums, and convention centers (privately owned). Sports and Entertainment Assembly Facility does not include uses specifically set forth in *Table 10: Specific Function and Use.*

Square: a Civic Space type designed for structured or unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. *See Table 5.*

State Route: a Thoroughfare under the jurisdiction of the Georgia Department of Transportation.

Stepback: a building Setback of at least 10 feet that occurs at a prescribed number of Stories above the ground. *See Table 6: Building Form - Height.*

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. *See Table 7: Building Placement.*

Story: a habitable level within a building, excluding an attic. A basement shall be considered as a story if subdivided or used for dwelling or business purposes. *See Table 6: Building Form - Height.*

Street (ST): a local urban Thoroughfare of low speed and capacity.

Substantial Modification: alteration to an existing building that is valued at more than 60% of the replacement cost of the entire building, if built new according to current standards.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

Temporary Use: any use that is expect to last for less than 30 days including but not limited to community fairs and other temporary uses. Temporary use does not include uses specifically set forth in *Table 10: Specific Function and Use*.

Thoroughfare: a public or private way for use by vehicular, bicycle, and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 3A: Vehicular Lane Dimensions, Table 3B: Vehicular Lane/Parking Assemblies, and Table 14: Definitions Illustrated, item a*.

Townhouse: See **Rearyard Building**. (Syn: **Rowhouse**)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): one of several geographic areas regulated by this code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Table 1*.

Transit Station or Terminal: a facility that can accommodate two or more transit vehicles for the purposes of loading and unloading passengers including but not limited to bus stations, commuter rail stations , taxi stands and dispatching agencies. Transit Station or Terminal does not include Truck or Freight Terminals or other uses specifically set forth in *Table 10: Specific Function and Use*.

Truck or Freight Terminal: a facility that can accommodate two or more transit vehicles or trucks for the purpose of loading and unloading freight including but not limited to bus stations for freight, railroad stations for freight, transportation equipment storage and maintenance facilities, and truck terminals. Truck or Freight terminals does not include loading docks associated with a retail facility or other uses specifically set forth in *Table 10: Specific Function and Use*.

True Divided Lights: A term that refers to windows in which multiple individual panes of glass or lights are assembled in the sash using muntins.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance, and the more slowly the vehicle is forced to make the turn. See *Table 3B: Vehicular Lane/Parking Assemblies and Table 14: Definitions Illustrated*.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

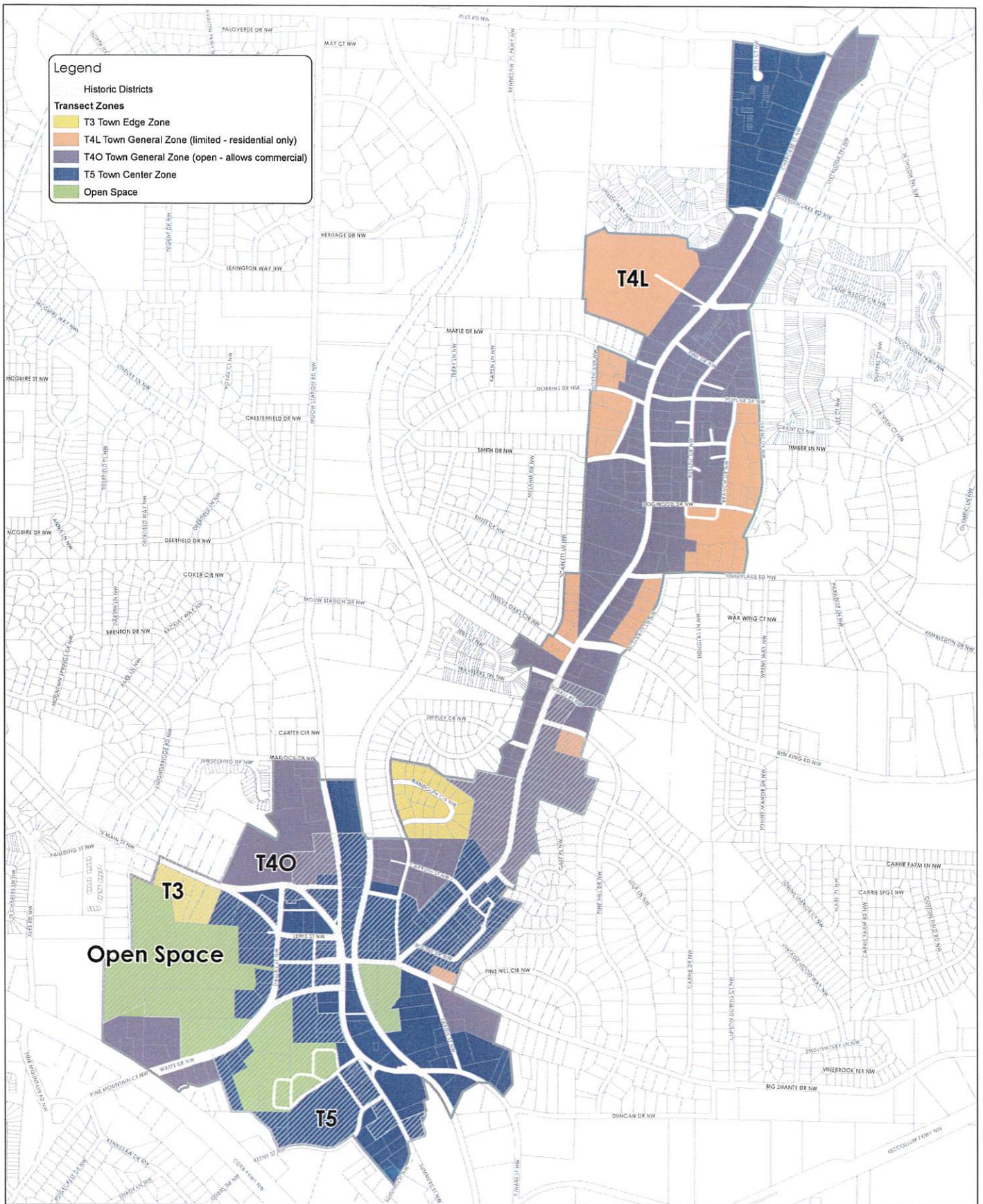
Urbanized: generally, developed. Specific to this code, developed at T3 (Sub-Urban) Density or higher.

Vehicular Service: the repair, servicing, alteration, restoration, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail

sale of vehicle parts as an accessory use. Vehicular services includes but is not limited to automotive paint and body repair shops, automotive repair and maintenance facilities, automotive upholstery shops, car washes, emissions/inspection stations, and heavy automotive repair. Vehicular Service does not include automobile service and repair that is part of an automotive sales dealership on the same site, automobile wrecking, automobile junkyards, or salvage yards or other uses specifically set forth in *Table 10: Specific Function and Use*.

Wholesale and Distribution: any use that sells merchandise primarily to retailers or specific trades or which transports retail or wholesale goods including but not limited to wholesale building materials stores; contractors including general, heavy, and special office/warehouse space; plumbing and/or heating equipment dealers; and electrical supply stores. Wholesale and Distribution does not include Truck or Freight terminals or other uses specifically set forth in *Table 10: Specific Function and Use*.

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.



Updated 2/1/2016

Cherokee Street Gateway Design Based Code Draft Regulating Plan

0 0.125 0.25 0.5 Miles

