

## 27-3.39 DIVISION 39. - BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT

### Sec. 3.39.1. - General provisions.

- A. *Statement of purpose and intent.* The purpose and intent in establishing the Bouldercrest-Cedar Grove-Moreland Overlay District, hereinafter referred to as the "district," is as follows:
1. To ensure that future development and redevelopment is consistent with the policies and intent of the SDAT Report (Southwest DeKalb Planning Study) and the 2005—2025 DeKalb County Comprehensive Plan;
  2. To encourage development and redevelopment of properties in the district in order to achieve a variety of mixed-use communities;
  3. To provide for the development of sidewalks and walkways in order to promote safe and convenient pedestrian access, and to reduce dependence on automobiles and other motorized means of transportation;
  4. To promote physically attractive, environmentally safe and economically sound residential and non-residential developments and communities;
  5. To encourage mixed-use developments containing both non-residential and residential uses so as to create pedestrian-oriented communities where people can live, work and play;
  6. To improve the visual appearance and increase property values within the Bouldercrest-Cedar Grove-Moreland community;
  7. To enhance the long-term economic viability of the district by encouraging new commercial, industrial and residential developments that increase the tax base and provide employment opportunities for the citizens of DeKalb County;
  8. To establish and implement the policies and objectives of the district design guidelines as referenced in this division;
  9. To encourage the inclusion of publicly accessible open spaces in all new developments in the district;
  10. To establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base in DeKalb County;
  11. To provide a balanced distribution of regional and community commercial and mixed-use office centers in the district;
  12. To support medium-density housing and mixed-use centers which have the appropriate location, access, and infrastructure to support such development;
  13. To encourage mixed-use developments that meet smart growth goals and objectives;
  14. To allow flexibility in development standards to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities;
  15. To encourage efficient land use and development plans that offer employees and residents the opportunity to fulfill their daily activities with minimal single occupant automobile trips;
  16. To allow and encourage development densities and land use intensities that are capable of making productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling and walking;
  17. To encourage the formation of well designed, pedestrian-friendly activity centers with high-density commercial and residential development that increases vitality and choices in living environments for the citizens of DeKalb County;

18. To protect established residential areas from encroachment of incompatible or adverse uses, and to protect the health, safety and welfare of the citizens of DeKalb County; and
  19. To promote uniform and aesthetically pleasing architectural features which serve to unify the distinctive visual qualities of the district, and to preserve and enhance the character of the overall community.
- B. *Scope of regulations.* This division establishes standards and procedures that apply to any development, use, and alteration of real property, as well as height, density, parking, open space, publicly accessible open space, building, street, and signage requirements on any lot or portion thereof which is in whole or in part contained within the boundaries of the district.
- C. *Application of regulations.* This division applies to each application for a land disturbance permit, building permit, certificate of occupancy, or sign permit which involves the construction, development, use, alteration, or modification of any structure on property that is in whole, or in part, contained within the boundaries of the district. The procedures, standards, and criteria herein apply only to that portion of a property located within the boundaries of the district. In the case of a conflict with underlying zoning district regulation(s), the district's standards shall govern. Prior to approval by the director of planning and sustainability and issuance of any land development permit, the conceptual design package shall be submitted to and approved by said director after consultation with the district commissioner(s) and super district commissioner(s) whose jurisdictions fall within the boundaries of the district, to insure consistency with the requirements of this division.
- D. *Exemptions.* The following are exempt from the district's regulations:
1. Ordinary maintenance and repair of buildings and structures legally existing before the adoption of this division;
  2. Modification or expansion of residential structures legally existing before the adoption of this division, unless the existing floor area as of the date of adoption of this division is increased by at least forty (40) percent;
  3. Addition of accessory structures to single-family residential properties legally existing before the adoption of this division, including but not limited to decks and porches; and
  4. Expansion of non-residential buildings legally existing before the adoption of this division that is less than ten (10) percent of the building's existing gross floor area as of the date of adoption of this division, or one thousand five hundred (1,500) square feet, whichever is greater.
- E. *Innovative design.* By enacting this division, the board of commissioners authorizes the director of planning and sustainability to approve proposed developments that provide for unique site features and innovative designs that comply with both the district design guidelines and the requirements and standards set forth in this division.
- F. *District design guidelines.* The district design guidelines for the Bouldercrest-Cedar Grove-Moreland Overlay District, hereinafter referred to as the "district design guidelines," shall be used to promote proper design criteria for property located within the district and shall guide the director of planning and sustainability in deciding whether a proposed design complies with the requirements of this division. The district design guidelines shall provide acceptable architectural design controls, landscaping, detailed drawings, signage, fencing, lighting, street and site furniture and hardscape elements for developments in the district. The district design guidelines, the original of which shall be maintained in the office of the department of planning and sustainability, may be amended by the director of planning and sustainability or his designee after consultation with the respective district commissioner(s) and super district commissioner(s) whose jurisdictions fall within the boundaries of the district.

( [Ord. No. 15-06](#), 8-25-2015)

Sec. 3.39.2. - District boundaries, tiers and sub-areas, and map.

The boundaries of the district are delineated in the Bouldercrest-Cedar Grove-Moreland Overlay District Map which is attached hereto as Exhibit A, dated March 22, 2013, and adopted with this division as a map amendment to the official zoning map of DeKalb County. The director of planning and sustainability shall be the final authority to determine whether any property is located within the boundaries of the district. Any changes to the Bouldercrest-Cedar Grove-Moreland Overlay District Map will require a map amendment and an accompanying text amendment revising this section to reflect the revised map for the district pursuant to the procedures of chapter 27, article 7, division 3—Official zoning map, text, and comprehensive plan land use map amendments.

The district shall be divided into five (5) tiers to guide future development and redevelopment. Within these tiers are two (2) gateways and two (2) corridors. The corridors and gateways are sub-areas of the tiers, and as such will adhere to the uses and standards of the underlying tier, unless exceptions are otherwise specifically stated. The tier, gateway and corridor structure is as follows:

- A. *Tier 1 and Gateway 1.* Tier 1 is a medium-intensity area focused around the activity center at the interchange of Bouldercrest Road north of I-285. The purposes of this tier are to allow more intense mixed-use development along Bouldercrest Road, which is a major thoroughfare, and to encourage redevelopment of oversized parking areas, old motels, outdated shopping centers, old apartments and other uses that are incompatible with redevelopment. New buildings including retail, office, and residential uses within mixed-use developments will be encouraged and will decrease the need for vehicular trips. Gateway 1 is a sub-area within Tier 1 at the interchange of Bouldercrest Road and I-285. The uses and requirements of Tier 1 apply to Gateway 1, with additional design requirements. These additional requirements are specified in the design guidelines under "Streets and Sidewalks—Gateways 1 & 2."
- B. *Tier 2.* Tier 2 is a moderate-intensity area within an existing light industrial zoned area centered at the intersection of Moreland Avenue and Cedar Grove Road. The goal of this tier is to encourage the consolidation of properties for higher intensity industrial development within a mixed used context. Tier 2 allows commercial uses and convenience goods and services, thereby reducing the need for vehicular trips outside the district. Residential development is not allowed in this tier.
- C. *Tier 3.* Tier 3 is a low-intensity area at the intersection of Bouldercrest Road and Cedar Grove Road. The goal of this tier is to promote evolution into a neighborhood center, by allowing small scale development in a mixed-use context, providing for a more compatible use to adjacent single-family neighborhoods.
- D. *Tier 4, Gateway 2 and Corridor 2.* Tier 4 is the existing industrial zoned area along Moreland Avenue, and the goal of this tier is to encourage the development and redevelopment of industrial properties, but to higher design standards than currently exist. Gateway 2 is a sub-area within Tier 4 at the interchange of Moreland Avenue and I-285. The requirements of Tier 4 apply to Gateway 2, with additional design requirements because of its sensitive location. These additional requirements are specified in the design guidelines under "Streets and Sidewalks—Gateways 1 & 2." Corridor 2 is a sub-area in Tier 4. All requirements of Tier 4 are applicable in Corridor 2, with additional design requirements illustrated in the design guidelines under "Streets and Sidewalks—Corridors 1 & 2." The goal of the additional requirements for Tier 4 and its sub-areas is to enhance the visual quality of the primary roads in Tier 4, and additional features that support this goal are encouraged.
- E. *Tier 4A.* Tier 4A. is the industrial area along the east side of I-675 and west of the existing Georgia Power Overhead Utility Easement located north of Henrico Road. Because Tier 4A. is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier.
- F. *Tier 5 and Corridor 1.* Tier 5 constitutes the existing single-family residential areas in the district. Legally existing homes as of the date of this division's adoption will not be required to comply with the regulations in this division or district design guidelines as set forth in subsection C., unless undergoing major improvements as described in subsection D. above. The principal uses of land and structures in this tier shall be as provided by the table of uses and the

applicable underlying zoning district classification. This tier addresses design issues, such as location of structures, design varieties, landscaping, lighting and entrance signage. Corridor 1 is a sub-area in Tier 5. All requirements for Tier 5 are applicable in Corridor 1, with additional design requirements illustrated in the design guidelines under "Streets and Sidewalks—Corridors 1 & 2." The goal of these additional requirements is to enhance the aesthetic quality of the primary roads in Tier 5, and additional features that support this goal are encouraged.

( [Ord. No. 15-06](#), 8-25-2015)

#### Sec. 3.39.3. - Permitted uses.

The authorized principal uses of land and structures are as follows:

- A. *Table of uses.* The principal uses of land and structures allowed in each tier, gateway and corridor are specified in The Bouldercrest-Cedar Grove-Moreland Overlay District Table of Uses ("table of uses"). In addition, the table of uses also specifies the following: (1) uses allowed only with an administrative permit from the director of planning and sustainability; (2) uses allowed only with a special land use permit (SLUP) from the board of commissioners; and (3) specifically prohibited uses. If a use is not listed in the table of uses, it is not allowed. The director of planning and sustainability shall be the final authority to determine whether any proposed use of property is permitted by the table of uses, except where a SLUP is required. In cases where a SLUP is required, the board of commissioners shall determine if the use is permitted. In the case of a conflict with underlying zoning district regulations, permitted uses specified in the table of uses govern. In regard to Corridor 2 only, the director of planning and sustainability has authority to grant an administrative variance from the authorized uses and restrictions contained in the table of uses, so as to avoid unintended and unnecessary limitations on the use of industrial zoned property that is distant and not visible from Moreland Avenue.
- B. *Mixed-use developments.* Mixed-use developments shall consist of two (2) or more different uses that include both authorized primary residential and non-residential uses, with residential uses not to exceed seventy (70) percent of the total development floor area in a single structure.
- C. *Nuisance restrictions.* Principal uses authorized in the table of uses are not authorized to engage in outdoor operations between 10:00 p.m. and 6:00 a.m. that are likely to create noise and/or odor(s) that would disturb occupants of nearby properties.
- D. *Open space standards and requirements.* Publicly accessible open space is required in Tiers 1, 2 and 3 for all new developments, and is required in Tier 5 only when the new development consists of ten (10) or more new lots, as follows:
  1. A minimum of twenty (20) percent of the total land area of the new development shall be dedicated as usable open space for each new multi-family, commercial or mixed-use development. Publicly accessible open space areas may be transferred from one (1) parcel to another within developments that remain under unified control of a single property owner or group of owners, but must demonstrate inter-connectedness of public areas.
  2. Publicly accessible open spaces shall be consistent with standards of the Americans with Disability Act (ADA) and be directly accessible from a public sidewalk and from primary entrances of adjacent buildings.
  3. Publicly accessible open space that is provided as part of a new development shall provide connectivity to adjacent existing or planned public amenities including, but not limited to, sidewalks, trail networks, and active or passive park facilities.
  4. Publicly accessible open spaces may include any combination of the following: planted areas, fountains, parks, plazas, trails and/or paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public. Required buffers (including, but not limited to stream



buffers), flood plain areas, building setbacks and parking areas shall not be included in any calculations for satisfying open space requirements.

5. Private courtyards and outdoor amenities shall not be counted toward the twenty (20) percent publicly accessible open space requirement.
6. The installation and construction of all required open space improvements shall be completed prior to issuance of a certificate of occupancy for the primary structure.
7. As a part of the application for a building permit within the district, each applicant shall present a legal mechanism under which all land to be used for publicly accessible open space purposes shall be maintained and protected by the property owner and subsequent owners, at no cost to the county. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the county attorney to ensure compliance with each of the following mandatory requirements:
  - a. All subsequent property owners shall be placed on notice of this development restriction through the deed records maintained in the DeKalb County Superior Court;
  - b. All publicly accessible open space held in common ownership will be properly maintained and insured with no liability or maintenance responsibilities accruing to the county. A mechanism for providing notice of maintenance deficiencies, required correction of the deficiencies, and assessments and liens against the property and property owners for the cost of the correction of the deficiencies, must be provided;
  - c. The property owners' association shall create and provide evidence of the following: mandatory and automatic membership in the property owners' association as a requirement of property ownership; a fair and uniform method of assessment for dues, maintenance and related costs; and continued maintenance of publicly accessible open space held in common and liability through the use of liens or other means in the case of default.

( [Ord. No. 15-06](#) , 8-25-2015)

Sec. 3.39.4. - Development standards applicable to Tiers 1, 2, 3 and 4.

The director of planning and sustainability shall be the final authority to determine whether a proposed development meets the development standards and requirements for density bonus, except where a special land use permit (SLUP) is required. In cases where a SLUP is required, the board of commissioners shall determine if the development standards are met. In the case of a conflict with underlying zoning district regulations, requirements specified in Table 1 of the Bouldercrest-Cedar Grove-Moreland Overlay District Building and Site Development Standards for Tiers 1, 2, 3, and 4 ("Table of Building and Site Development Standards") shall govern. The following standards shall apply to property and improvements located in Tiers 1, 2, 3 and 4 of the district:

- A. *Building and site development standards.* Building and site development standards are specified in Table 1 of the Table of Building and Site Development Standards.
- B. *Building setbacks.* Building setbacks are specified in Table 2, titled Bouldercrest-Cedar Grove-Moreland Overlay District Building Setback Standards Table for Tiers 1, 2, 3, and 4 ("Table of Building Setback Standards").
- C. *Transitional buffers and screening.* Requirements for transitional buffers and screening are specified in Table 3, titled Bouldercrest-Cedar Grove-Moreland Overlay District Transitional Buffers, Screening and Heights Standards Table for Tiers 1, 2, 3, and 4 ("Table of Transitional Buffers, Screening and Heights Standards").

- D. *Height and density standards.* Height and density standards are specified in Table 4, titled Bouldercrest-Cedar Grove-Moreland Overlay District Height and Density Standards Table for Tiers 1, 2, 3, and 4 ("Table of Height and Density Standards").
- E. *Density bonus.* Density bonus allowances for amenities that exceed minimum requirements are specified in Table 5, titled Bouldercrest-Cedar Grove-Moreland Overlay District Density Bonus Table for Tiers 1, 2, 3, and 4 ("Table of Density Bonuses").

( [Ord. No. 15-06](#), 8-25-2015)

Sec. 3.39.5. - Development standards applicable to Tier 5.

The following standards shall apply to property and improvements located in Tier 5 of the district:

- A. *Building setbacks.* New homes or additions shall comply with front yard and exterior side yard (along public street) setback requirements of the underlying zoning district. Where infill development is occurring, the average front yard setback per the setback average requirements of article 5, division 2 are applicable. The minimum interior side yard setback is ten (10) feet, and the minimum rear yard setback is thirty-five (35) feet.
- B. *Height of buildings.* No building in Tier 5 shall exceed the greater of three (3) stories or thirty-five (35) feet in height.
- C. *Rear yard adjoining the street.* All new home construction, including those on corner lots, shall be oriented to face only one (1) street. For lots fronting on streets in both the front and rear of the home, the following standards shall apply:
  - 1. The accent materials and trim on the back of the home shall match the accent materials and trim used on the front of the home.
  - 2. A minimum forty-foot wide landscape buffer area along the rear street, planted with a mixture of evergreen and deciduous trees and shrubs to provide a visual screen, must be provided. Alternatively, a landscape berm with a minimum height of six (6) feet with a slope of 3:1 along the rear property line that adjoins the street must be provided. The landscape buffer or berm plant materials are subject to approval by the county arborist.
  - 3. There must be at least one (1) large over-story tree for every twenty-five (25) linear feet of rear property line, and these over-story trees may be planted anywhere within the landscape buffer area.
  - 4. A solid wood or masonry fence/wall may also be utilized within the landscape area or on top of landscape berm but may not be placed closer than twenty (20) feet to the street right-of-way.
  - 5. Plant selection for buffers and over-story trees shall be subject to the recommended trees referenced in the related design guidelines, subject to the approval of the DeKalb County Arborist.

( [Ord. No. 15-06](#), 8-25-2015)

Sec. 3.39.6. - Standards applicable to all tiers.

The following standards shall apply to all structures and improvements within the district except where otherwise noted, and the architectural style within the district shall be consistent with the district design guidelines. The director of planning and sustainability shall be the final authority to determine whether the standards in this section are met.

- A. *Architectural design standards applicable to all tiers.* Requirements for site improvements are illustrated in the district design guidelines. Site improvements shall meet the following architectural design standards:
1. All principal building façades facing a public street shall consist of at least eighty (80) percent brick, stone, glass, decorative concrete, finished masonry materials or hard-coat stucco, or a combination thereof.
  2. Architectural accents, where utilized, shall consist of metal, vinyl, non-reflective glass, glass block, natural stone, decorative concrete, brick, terra cotta, stucco, hardi-plank or wood.
  3. Building walls facing and within one hundred (100) feet of a public street or internal private drive that service more than one (1) parcel in a development shall incorporate changes in building materials, design and details, including offsets in horizontal plane at intervals not to exceed one hundred (100) linear feet of the building wall.
  4. Mixed-use developments with ground floor non-residential uses shall provide fenestration that is comprised of no less than seventy-five (75) percent of the width of the façade of the building wall(s) at the ground level facing a pedestrian walkway and/or a public or internal street.
  5. Burglar bars shall not be visible from any public street.
  6. Service bays for car washes, emission stations, auto or truck service and repair uses shall be designed so that the openings of service bays do not face a public street and are fully screened from residential property.
  7. Chain-link fences shall not be located closer than eighty-five (85) feet to a public right-of-way, unless the chain-link fence is in Tier 4 and is not visible from the public right-of-way. In Tiers 1, 2, 3 and 5, chain-link shall be vinyl coated, and in Tier 4, chain-link fencing may have any finish. Chain-link fences shall be screened with evergreen shrubs and trees with a mature height of five (5) feet or greater, planted no closer than three (3) feet to the fence. Shrubs and trees shall be planted to fully screen the fence within five (5) years. Such screening shall be required for all chain-link fences in all tiers.
  8. Dumpsters shall not be visible from any public street and shall be enclosed by fences or walls so as not to be visible from any adjoining property or right-of-way.
  9. Awnings and all other building materials must be of durable quality and shall be compatible with materials used on the primary structure. Metal awnings must be anodized (non-reflective). Temporary awnings are not permitted.
- B. *Sign regulations applicable to all tiers.* All signs in the district shall comply with all applicable provisions of chapter 21, the design guidelines, and the following additional requirements:
1. Signs shall be designed and constructed in compliance with the applicable requirements in the district design guidelines.
  2. All ground signs shall be monument-style with base and support members made of brick, stucco or stone as illustrated in the district design guidelines.
  3. Ground signs shall be single or double-faced, and shall be set back a minimum of ten (10) feet from the street right-of-way line.
  4. Each lot or out-parcel with a single tenant shall be permitted one (1) monument sign per public street frontage. The sign shall area not exceed thirty-two (32) square feet and shall not exceed eight (8) feet in height.
  5. Each single tenant lot with a floor area greater than fifty thousand (50,000) square feet, or occupying a site greater than ten (10) acres, shall be permitted one (1) monument sign per public street frontage. The sign area shall not exceed forty-eight (48) square feet and shall not exceed eight (8) feet in height.

6. The front façade of any business may have a maximum of one (1) wall sign which shall not exceed an area of five (5) percent of the front façade on the ground floor of the business or forty-eight (48) square feet, whichever is less. Interior tenant space within a business of at least fifty thousand (50,000) square feet in floor area may have an additional wall sign not to exceed twenty-four (24) square feet.
7. Each lot or development with multiple tenants shall be permitted one monument sign per public street frontage. For developments with less than one hundred fifty thousand (150,000) square feet of space for sale or lease, the sign shall not exceed forty-eight (48) square feet, and the sign structure shall not exceed ten (10) feet in height.
8. Each lot or development with multiple tenants and more than one hundred fifty thousand (150,000) square feet of space for sale or lease shall be permitted two (2) monument signs. The primary monument sign shall not exceed sixty-four (64) square feet per side, and the sign structure shall not exceed ten (10) feet in height. A secondary monument sign is permitted, and shall not exceed thirty-two (32) square feet per side or exceed six (6) feet in height.
9. Each multi-family development shall be permitted to have one (1) monument sign per subdivision entrance from a primary or secondary street. The monument sign at the primary entrance shall not exceed a sign area of thirty-two (32) square feet per side, and the sign structure shall not exceed six (6) feet in height. Each monument sign(s) at the secondary entrance(s) shall not exceed a sign area of sixteen (16) square feet per side, and the sign structure shall not exceed six (6) feet in height. EXCEPTION: monument signs may be located on both sides of an entrance, but size requirements for area will be fifty (50) percent of the size allowed for single signs. If there are two (2) signs on the primary street, the primary signs shall not exceed sixteen (16) square feet per side or six (6) feet in height, and the secondary street signs shall not exceed eight (8) square feet in sign area at a maximum height of six (6) feet.
10. Each single-family development shall be permitted to have one (1) monument sign per subdivision entrance from a primary or secondary street. The sign structure may not exceed twenty-four (24) square feet (per side) and eight (8) feet in height. All signs must be constructed of brick, stone or hard stucco. Lettering may be painted on a wood insert, carved into stone or with attached metal letters.
11. In Tiers 3 and 5, monument signs shall be only externally illuminated with ground lighting or light fixtures directed away from the street or driveway so as not to create glare for pedestrians or drivers.
12. Window signs shall be limited to not more than ten (10) percent of the aggregate window area per applicable wall and shall not require a sign permit unless it is the primary identification sign.
13. Temporary decals, placards, posters and advertisements are prohibited from being placed on the face of exterior walls or windows.
14. Wall mounted signs shall be channel cut letters applied directly to the building façade. Wall signs shall not have changeable copy.
15. Attached canopy and awning sign area shall be deducted from the permitted wall sign area.
16. Freestanding drive-through menu board and walk-up and drive-through ATM structures with signage shall be exempt signs provided they do not exceed twenty-four (24) square feet in area.
17. The following types of signs are prohibited in the district:
  - a. Motorist distractions, including signs that incorporate flashing lights or beacons, highly reflective materials, rotating graphics, motion, smoke or visible matter, noise or changeable copy are prohibited.

- b. Roof signs to include any signs that are placed on or project above roof lines or extend above the building parapet or roof fascia line.
- c. Signs that are not permanently affixed on vehicles or trailers that are not in regular use and are visible from a public right-of-way or major internal private drive.
- d. Pole signs and other signs with exposed structural supports that are more than three feet in height and have post supports larger than two (2) inches in diameter or a total of four (4) square inches in cross-section area.
- e. Vacuum-molded or pre-manufactured signs.
- f. Temporary signs, including banners, streamers, pennants, flags, wind banners, air/gas filled balloons, portable signs, string lights, laser lights and search lights except as approved as a part of a permitted temporary festival or event.
- g. Flashing, animated, marquee, sound emitting, fluorescent, rotating, or otherwise moving signs are prohibited.

C. *Site improvements.* Standards and requirements for site improvements are as follows:

- 1. *Streetscape requirements.* Streetscapes shall include a public sidewalk which is parallel to the edge of the right-of-way and landscaping constructed along all public street frontages according to the following table:

Street Description	Landscape Strip Minimum Width	Sidewalk Minimum Width	Parallel Parking Width	Street Trees Maximum Spacing
Moreland Avenue	Varies*	8 feet	N/A	60 ft. spacing
Bouldercrest (north of 285)	Varies*	10 feet	N/A	40 ft. spacing
Other streets in Tiers 1 and 3	Varies*	15 feet	9 feet	40 ft. spacing
Other streets in Tiers 2 and 4	Varies*	10 feet	N/A	40 ft. spacing
New streets in Tier 5	Varies*	6 feet	9 feet	40 ft. spacing
Corridor 1	Varies*	8 feet	N/A	N/A

- a. The landscape strip (the area between the sidewalk and the street) will vary in width depending on the width of the right-of-way.
- 2. *Street tree planting.* Street planting shall be required as follows:
  - a. Street trees of a caliper not less than three (3) inches shall be planted in accordance with the streetscape requirements of paragraph C.1., above. Tree species shall be selected from the plant list provided in the district design guidelines. If such tree species are not available, the county arborist may allow substitutions.
  - b. Street trees shall have a minimum planting area of two hundred (200) square feet, with a minimum width of five (5) feet. The planting area must be pervious, must have

structured soils for a depth of two (2) feet, and must have a root barrier adjacent to both the curb and the sidewalk for the entire length of the planting area.

- c. Tree-planting areas shall provide porous drainage systems approved by the county arborist that allow for drainage of the planting area.
  - d. When the size of the right-of-way results in a landscape strip that is less than five (5) feet wide, the landscape strip shall be planted in groundcovers and shrubs as provided in the plant list in the district design guidelines. Tree planting will still be required, and the trees shall be planted outside of the right-of-way within ten (10) feet of the outer edge of the sidewalk. No root barrier will be required within the landscape strip, but a root barrier is required along the outer edge of the sidewalk.
  - e. When overhead utilities are present, small trees shall be utilized. Small tree species shall be selected from the plant list provided in the district design guidelines.
3. *Maintenance of trees and ground cover.* All trees and all ground cover required by this chapter or by chapter 14 shall be maintained by the property owner in a healthy condition, and any trees or ground cover which die shall be replaced at the next earliest possible planting season. Weeds shall be removed.
4. *Pedestrian zone.* Safe and convenient pedestrian pathways shall be provided from sidewalks along streets to each structure entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings within the same development. All such pathways shall be concrete, brick or stone at a minimum width of five (5) feet.
5. *Landscaping requirements and plans.* The following landscaping requirements shall apply to all uses in the district. Any new development or redevelopment applying for a land development permit shall include in the application a written landscape plan, which shall include the following elements:
- a. *Landscape zone.* A landscape zone shall be provided outside the public right-of-way along all primary and secondary street frontages. The landscape zone(s) shall have a minimum width of ten (10) feet and shall be planted with a row of street trees approved by the county arborist. Such trees shall be at least three (3) inches in caliper and planted not more than forty (40) feet on center. In all gateway sub-areas, this landscape zone shall be twenty (20) feet. EXCEPTION: In Tiers 1 and 3 where building setbacks are less than ten (10) feet, no landscape zone is required.
  - b. *Ground cover.* Ground cover shall also be provided in accordance with the district design guidelines in order to protect tree roots and to prevent erosion. Ground cover shall consist of evergreen shrubs or groundcover plant material mulched with pine bark mulch, or other similar landscaping material as approved by the county arborist.
  - c. *New trees.* Newly planted trees shall conform to the district design guidelines and approved by the county arborist.
  - d. *Tree spacing.* No tree shall be planted closer than two and one-half (2.5) feet to the street or sidewalk, and no closer than five (5) feet to a fire hydrant, streetlight, standard utility pole, or similar structure.
6. *Parking lot landscaping requirements.* In addition to landscaping described above, parking lots shall have at least one tree at least three (3) inches in diameter per eight (8) parking spaces within a row. Each tree must be surrounded by no less than two hundred twenty (220) square feet of pervious ground area. This ground area must be prepared properly to meet the needs of the trees - eliminating heavy clays, providing organic matter and drainage. In parking lot design, every row of parking can have no more than ten (10) parking spaces between planting islands. In addition to trees, the islands must have shrubs and groundcover plant materials. In Tiers 2 and 4, parking lots that are behind a building

and fully screened from view are not required to meet these tree planting standards. All other landscaping requirements for parking lots shall be applicable per section 5.4.4.

7. *Underground utilities.* All new utilities in the district, except for major electric transmission lines and substations, are required to be placed underground except where the director of planning and sustainability determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.
  8. *Streetlights and street furnishings.* Streetlights and furnishings are required for all streets in the district and shall comply with district design guidelines:
    - a. Street and pedestrian lighting shall be provided along all roadways.
    - b. Street and pedestrian lighting shall be provided along a private drive or a private street if it services at least four (4) residences and/or businesses and is at least one hundred (100) feet in length.
    - c. Street lights along all public rights-of-way and new streets within the district shall be located within the landscape strip spaced at a maximum distance of eighty (80) feet on center.
    - d. Pedestrian lights along all public rights-of-way and new streets within the district shall be located within the landscape strip spaced at a maximum distance of forty (40) feet on center.
    - e. Benches, trash receptacles, and bike racks shall be placed within the sidewalk zone, the landscape strip or the landscape zone on all arterial streets.
  9. *Street and inter-parcel access.*
    - a. *Alleys.* New residential subdivisions with lots less than sixty (60) feet in width and all townhouse developments shall be accessed from the rear via a private alley or drive.
    - b. *Inter-parcel access.* Sidewalks and parking lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining uses, lots and streets, but this requirement shall not apply to lots zoned for single-family residential development. Where necessary, DeKalb County may require access easements be provided to ensure continuous access and egress routes connecting commercial, office and multifamily lots.
- D. *Multimodal access plans.* Multimodal access plans and parking requirements for all tiers are as follows:
1. *Multimodal access .* Each new application for a land development permit in the district shall be accompanied by a multimodal access plan prepared at a scale not greater than one (1) inch = one hundred (100) feet. The multimodal access plan shall cover the full extent of the proposed development along with public rights-of-way of adjoining streets and any other property lying between the subject property and the nearest public streets on all sides. The purpose of the multimodal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties. Connections to available transportation modes, such as driveways, sidewalks, and bike paths shall be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within one thousand two hundred fifty (1,250) feet along travel routes from any boundary of the subject property, the access plan shall show how pedestrians and bicycle access may safely travel from such station or stop to the subject property.
- E. *Parking requirements.* Parking requirements for all tiers are as follows:

1. *Parking requirements—Nonresidential.* Required parking may be provided through a combination of off-street, on street, or shared parking provided that all required parking is located within seven hundred (700) feet of the principal entrance of the building which it is intended to serve. The minimum number of required parking spaces shall be as required by the underlying zoning district classification regulations, except for the maximum number of spaces as follows:
  - a. Retail uses, personal service uses, and other commercial and general business uses including food stores require a maximum of 4.0 spaces per one thousand (1,000) square feet of gross floor area.
  - b. Office and clinic uses require a maximum of 3.0 spaces per one thousand (1,000) square feet of gross floor area.
  - c. Hotel and motel uses require maximum of 1.2 spaces per unit.
2. *Parking requirements—Residential.* Required residential parking shall be segregated from parking for all other uses with the exception of additional parking provided for live/work units, with the following requirements:
  - a. Multifamily residential uses require a minimum of 1.25 spaces per dwelling unit.
  - b. Single-family residential use requires minimum of four (4) spaces per single-family detached dwelling and minimum of two (2) spaces per single-family attached dwelling or units in a mixed-use development.
3. *Bicycle parking.* Each development which provides more than sixty (60) automobile parking spaces shall provide bicycle parking facilities in on-site parking structures, parking lots, or within a designated area of the landscape zones adjoining the sidewalk. Non-residential developments shall provide bicycle parking at a ratio of one (1) bicycle parking space for every twenty (20) vehicular spaces. Multifamily residential developments shall provide bicycle parking facilities at a minimum ratio of one (1) bicycle parking space for every ten (10) multifamily units. No non-residential or multifamily development shall have fewer than three (3) bicycle parking spaces nor exceed a maximum of fifty (50) bicycle parking spaces.
4. *Off-street parking.* Off-street parking requirements vary as follows:
  - a. Where off-street parking is allowed, landscaping, buildings, fences and/or landscaping shall be utilized in order to minimize and soften the visual impact of the parking from the right-of-way.
  - b. Off-street parking in front yards (i.e., space between any building and the right-of-way) and in side yards (i.e., space adjacent to front or side right-of-way) is not allowed, except in the following locations: Tier 1 along Bouldercrest Road; Tier 2 in all areas; Tier 3 along Bouldercrest Road, and Tier 4 in all areas. Where off-street parking is allowed, this parking is only permitted within eighty-five (85) feet of any required landscape strip or buffer.
5. *Parking decks.* Parking decks must meet the following standards:
  - a. Any portion of a parking deck, except those serving institutional uses, that is adjacent to a public street shall have the ground level developed with retail, office or other permitted uses and ground floor entrances oriented toward the street frontage.
  - b. Upper stories of a parking deck that face a public street and are adjacent to a residential use shall be finished to resemble office or residential buildings with fenestration compliant with materials permitted in this division.
  - c. The parking deck must be set back a minimum of fifty (50) feet from the public right-of-way. In addition, the area between the parking deck and the street must be landscaped as a publicly accessible open space with one (1) shade tree for each thirty (30) feet of frontage.



6. *Parking—Prohibited uses.* No parking or yard area may be used for the repair, dismantling, service, car wash or storage of any equipment or disabled vehicle, except in relation to a permitted accessory use.
7. *Shared parking.* Shared parking is encouraged and may be authorized by the director of planning and sustainability. Parking facilities within any parcel may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands when the remaining uses are not in operation, so that the off-street parking requirements for each use are met or exceeded during said use's operational hours. Shared parking shall be approved by the director of planning and sustainability.

( [Ord. No. 15-06](#), 8-25-2015)

#### Sec. 3.39.7. - Administration.

- A. *Application plans required.* Prior to the issuance of any land development permit, building permit, or sign permit, the applicant shall submit a conceptual design package to the director of planning and sustainability, as follows:
  1. *Conceptual design package requirements:* The requirements for content and format of the conceptual plan package are detailed in Exhibit B "Bouldercrest-Cedar Grove-Moreland Overlay District Application for Approval of Conceptual Plan Package" (Application for approval of conceptual plan package).
  2. *Final design package requirements:* The final design package must include architectural and landscape architectural plans and specifications per the requirements herein. The submittal must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed buildings, exterior materials and colors, plans and elevations of all hardscape, landscape and signage and any shared parking agreements, all of which shall demonstrate that the proposed design is in compliance with all requirements of this division and the underlying zoning classification. The final design package must be signed and sealed by a certified design professional. The final design package must contain all plans, elevations, sections and specifications necessary for obtaining development and building permits. The applicant may submit the final design package simultaneously with the submission for permitting.
- B. *Review and approval process.*
  1. *Final review and approval process:* The director of planning and sustainability shall review each application for compliance with all requirements of the district and the underlying zoning classification. Prior to approval by said director and issuance of any building permit, land development permit, the conceptual design package shall be submitted to and approved by said director after consultation with the district commissioner(s) and super district commissioner(s), consistent with the requirements of this division. Where the director of planning and sustainability determines that the plans do comply with the Code, the submitted plans shall be signed for approval. Where the director of the department of planning and sustainability determines that the plans do not comply with the Code, then said director shall provide the applicant with comments, redlined plans and drawings identifying where said application fails to comply.
  2. *Appeals.* Any appeal of the planning director of planning and sustainability's decision in this regard shall be to the zoning board of appeals pursuant to section 7.5.2.

( [Ord. No. 15-06](#), 8-25-2015)

## **BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT TABLE OF USES**

LEGEND: YES = Permitted Use NO = Prohibited Use SP = Allowed with Special Land Use Permit ("SLUP") Granted by the DeKalb County Board of Commissioners SA = Allowed With Special Administrative Permit from the Director of the Department of Planning and Sustainability MX = Mixed Use Development					
DESCRIPTION OF USES:	TIER 1 GATEWAY 1	TIER 2	TIER 3	TIERS 4 & 4A. GATEWAY 2 CORRIDOR 2	TIER 5 CORRIDOR 1
MIXED USE DEVELOPMENT					
Mixed use development (MX) shall include two or more different uses that include both permitted primary residential and nonresidential uses with residential not to exceed seventy percent (70%) of the total development floor area in a single structure.	YES	NO	YES	NO	NO
AGRICULTURAL					
AGRICULTURE & FORESTRY:					
Agricultural produce stand, off-site	SA	SA	SA	YES	NO
Agricultural produce stand, on-site	NO	NO	NO	NO	NO
Agricultural crop production, processing and product storage	NO	NO	NO	NO	NO
Commercial greenhouse or plant nursery	NO	YES	NO	YES	NO
Community garden	SA	SA	SA	NO	SA

Temporary or portable sawmill	NO	NO	NO	NO	NO
ANIMAL ORIENTED AGRICULTURE:					
Dairy	NO	NO	NO	NO	NO
Grazing and pasture land	NO	NO	NO	NO	NO
Keeping of livestock	NO	NO	NO	NO	NO
Keeping of poultry/pigeons	NO	NO	NO	NO	NO
Kennels (Commercial)	NO	NO	NO	NO	NO
Kennels (Non-commercial)	NO	NO	NO	NO	NO
Livestock sales pavilion	NO	NO	NO	NO	NO
Riding academies and stables	NO	NO	NO	NO	NO
RESIDENTIAL					
DWELLINGS:					
Dwelling, cluster home	YES	NO	YES	NO	NO
Dwelling, mobile home	NO	NO	NO	NO	NO
Dwelling, multi-family	YES	NO	NO/unless MX	NO	NO
Dwelling, multi-family age restricted, 55 and over	YES	NO	YES	NO	NO
Dwelling, multi-family supportive living	YES	NO	YES	NO	NO
Dwelling, single-family (accessory, owner-occupied additional dwelling)	YES	NO	YES	NO	NO
Dwelling, single family (attached)	YES	NO	YES	NO	NO

Dwelling, single-family (detached)	NO	NO	NO	NO	YES
Dwelling, three family	NO	NO	NO	NO	NO
Dwelling, two-family	NO	NO	NO	NO	NO
High-rise apartment	NO	NO	NO	NO	NO
Home occupation (type I) - No customer contact	YES	NO	YES	NO	YES
Home occupation (type II) - Customer contact	YES	NO	YES	NO	SP
Live work unit	YES	NO	YES	NO	NO
Mobile home park	NO	NO	NO	NO	NO
<i>LODGING:</i>					
Bed & breakfast inn	YES	NO	YES	NO	SP
Boarding/rooming house	NO	NO	NO	NO	NO
Convents and monasteries	NO	NO	NO	NO	NO
Dormitory	NO	NO	NO	NO	NO
Extended stay hotel/motel	NO	NO	NO	NO	NO
Fraternity house or sorority house	NO	NO	NO	NO	NO
Home stay bed and breakfast	YES	NO	YES	NO	NO
Hotel/Motel with exterior access to rooms	NO	NO	NO	NO	NO
Hotel/Motel with only interior access to rooms	YES	YES	NO	YES	NO
Nursing or convalescent home/hospice	YES	NO	NO	NO	NO
Personal care home, community	NO	NO	NO	NO	NO

Personal care home, group	NO	NO	NO	NO	NO
Senior housing	YES	NO	YES	NO	NO
Shelter for homeless persons	NO	NO	NO	NO	NO
Shelter for homeless persons for no more than six (6) persons	NO	NO	NO	NO	NO
Transitional housing facility	NO	NO	NO	NO	NO
Transitional housing facility for no more than six (6) persons	NO	NO	NO	NO	NO
<b>INSTITUTIONAL/PUBLIC</b>					
<i>COMMUNITY FACILITIES:</i>					
Cemetery, columbarium, mausoleum	NO	NO	NO	NO	NO
Coliseum or stadium/gymnasium	NO	NO	NO	NO	NO
Fraternal club or lodge	YES	YES	NO	NO	NO
Funeral home, mortuary	YES	NO	NO	NO	NO
Golf course and clubhouse, public and private	NO	NO	NO	NO	NO
Hospital and accessory ambulance service	YES	YES	NO	NO	NO
Library	YES	NO	YES	NO	NO
Museums and cultural facilities	YES	NO	YES	NO	NO
Neighborhood recreation club (center-pool allowed)	YES	NO	YES	NO	NO
Non-commercial clubs or lodge (except fraternal club or lodge)	NO	NO	NO	NO	NO

Parks and open space	YES	YES	YES	YES	NO
Post Office	YES	YES	YES	NO	NO
Places of worship	SP	SP	SP	NO	NO
Recreation, outdoor	YES	NO	NO	NO	NO
Swimming pools	YES	NO	YES	NO	YES
Temporary art shows, carnival rides and special events of community	SA	SA	SA	SA	NO
Temporary outdoor social, religious, entertainment or recreation activity	SA	SA	SA	SA/4a-NO	NO
Temporary rodeos, horse shows, carnivals, athletic events and community fairs	SA	SA	NO	SA	NO
Tennis courts and other play and recreation areas, public	YES	NO	YES	NO	YES
EDUCATION:					
Colleges, universities (research and training facilities) and accessory dormitories	YES	YES	NO	NO	NO
Private kindergarten, elementary middle and high schools	YES	NO	YES	NO	NO
Specialized degree or non-degree school focusing on fine arts and culture, to include ballet, music, martial arts and sports	YES	NO	YES	NO	NO
Vocational and specialized schools	YES	YES	YES	YES	NO
COMMERCIAL					
AUTOMOBILE, BOAT AND TRAILER SALES AND SERVICE:					

Automobile and truck rental and leasing facilities	NO	YES	NO	#VALUEI	NO
Automobile/truck broker, office only	YES	YES	YES	YES	NO
Automobile/truck parking lots or parking garages, commercial	NO	YES	NO	YES	NO
Automobile/truck repair and maintenance (minor)	SP	SP	NO	YES/4a NO	NO
Automobile repair and paint (major)	NO	SP	NO	YES/4a NO	NO
Automobile sales and truck sales (new and used dealerships)	NO	YES	NO	YES/4a NO	NO
Automobile service stations, including gasoline sales	SP	SP	SP	YES	NO
Automobile upholstery shop	NO	YES	NO	YES	NO
Automobile wash/wax centers	YES	YES	NO	YES	NO
Boat sales	NO	YES	NO	YES	NO
Retail automobile parts and tire store	YES	YES	NO	YES	NO
Self-service car wash and detailing	NO	NO	NO	NO	NO
Tire store where the majority of the tires offered for sale are used tires	NO	NO	NO	NO	NO
Trailer salesroom and sales lot	NO	YES	NO	YES/4a NO	NO
Truck repair, major	NO	NO	NO	YES/4a NO	NO
Truck stop, service station including sales of gasoline	NO	SP	NO	YES/4a NO	NO
OFFICE:					

Accounting office	YES	YES	YES	YES	NO
Building and construction office, including offices for general, heavy and special trade contractors	YES	YES	YES	YES	NO
Engineering and architecture office	YES	YES	YES	YES	NO
Finance office	YES	YES	YES	YES	NO
Insurance office	YES	YES	YES	YES	NO
Legal office	YES	YES	YES	YES	NO
Medical office	YES	YES	YES	YES	NO
Real estate office	YES	YES	YES	YES	NO
<i>RECREATION AND ENTERTAINMENT:</i>					
Adult entertainment establishments	NO	NO	NO	NO	NO
Adult service facility	NO	NO	NO	NO	NO
Drive-in theater	NO	NO	NO	NO	NO
Fairground and amusement park	NO	NO	NO	NO	NO
Indoor recreation (bowling alleys, movie theaters & other activities wholly indoors)	YES	YES	YES	YES	NO
Nightclub and/or late night establishment	NO	NO	NO	NO	NO
Special events facility	YES	NO	SP	NO	NO
Theaters, assembly or concert halls, or similar entertainment within enclosed building	YES	NO	YES	NO	NO
<i>RETAIL:</i>					



Adult materials	NO	NO	NO	NO	NO
Apparel and accessories store	YES	YES	YES	NO	NO
Art gallery and art supply store and art theatre	YES	YES	YES	NO	NO
Book, greeting card, and stationery store	YES	YES	YES	NO	NO
Camera and photographic supply store	YES	YES	YES	NO	NO
Commercial greenhouse or plant nursery	YES	YES	NO	NO	NO
Computer and computer software store	YES	YES	YES	NO	NO
Convenience store	YES	YES	YES	NO	NO
Drive-through facilities	SP	SP	NO	NO	NO
Farm and garden supply store	YES	YES	YES	NO	NO
Farmer's market, permanent	YES	NO	NO	NO	NO
Farmer's market, temporary	SA	NO	SA	NO	NO
Florist	YES	YES	YES	NO	NO
Food stores, including bakeries	YES	YES	YES	NO	NO
Fuel dealers, manufacturers and wholesalers	NO	YES	NO	YES/NO 4a	NO
General merchandise store	YES	YES	YES	NO	NO
Gift, novelty and souvenir store	YES	YES	YES	NO	NO
Gold and precious metal buying establishments	NO	NO	NO	NO	NO
Grocery stores including bakery	YES	YES	YES	NO	NO
Hardware store and other building materials (larger = > 25,000 square feet of floor area)	YES	YES	NO	YES	NO

Hardware store and other building materials (neighborhood under 25,000 square feet of floor area)	YES	YES	YES	YES	NO
Hobby, toy and game store	YES	YES	YES	NO	NO
Jewelry store	YES	YES	YES	NO	NO
Music and music equipment store (retail)	YES	YES	YES	NO	NO
News dealer and newsstand	YES	YES	YES	NO	NO
Office supplies and equipment store	YES	YES	YES	NO	NO
Outdoor open sales and flea market	NO	NO	NO	NO/T4-YES	NO
Paint, glass and wall paper store	YES	YES	YES	YES	NO
Pawn shop, title loan	NO	SP	NO	NO/G2-SP	NO
Pet supply store	YES	YES	YES	NO	NO
Pharmacy and drug store	YES	YES	YES	NO	NO
Radio, television and consumer electronics store	YES	YES	YES	NO	NO
Retail automobile parts and tire store	YES	YES	YES	NO	NO
Retail, large scale at least 75,000 square feet (see also shopping center)	SP	NO	NO	NO/G2 YES	NO
Retail liquor store	SP	SP	NO	NO/G2-SP	NO
Retail warehouses/wholes providing sales of merchandise with no outdoor storage	NO	YES	NO	NO/G2, 4a YES	NO
Shopping center A223	YES	YES	YES	NO	NO
Specialty store	YES	YES	YES	NO	NO

Sporting goods and bicycle sale	YES	YES	YES	NO	NO
Telephone, retail and/or business office	YES	YES	YES	YES	NO
Temporary outdoor sales of merchandise as an accessory to on-site principal use	SA	SA	SA	SA	NO
Temporary outdoor sales of Christmas trees, pumpkins or other seasonal sales	SA	SA	SA	SA	NO
Thrift and consignment store, which is an establishment selling pre-owned	NO	NO	NO	NO	NO
Trade shops, including electrical, plumbing, heating/cooling, and roofing/siding, having no outside storage	YES	YES	NO	YES	NO
Variety store	YES	YES	YES	NO	NO
Video tape sales and rental store	NO	NO	NO	NO	NO
<i>RESTAURANTS/FOOD ESTABLISHMENTS:</i>					
Brewpub	YES	YES	YES	SP	NO
Catering establishments	YES	YES	NO	YES	NO
Restaurants (non-drive-through)	YES	YES	YES	YES	NO
Restaurants with a drive-through configuration	SP	SP	NO	SP	NO
<i>TRANSPORTATION AND STORAGE:</i>					
Bus and rail stations and terminals for passengers, publically owned and run	YES	YES	NO	YES	NO
Heliport	SP	SP	SP	SP	NO
Parking, commercial lot	NO	YES	NO	YES	NO

Parking, commercial garage	NO	NO	NO	NO	NO
Taxi stand and dispatching office with no permanent car storage	NO	YES	NO	YES	NO
Taxi stand and dispatching office with permanent car storage	NO	YES	NO	YES	NO
<i>SERVICES:</i>					
Adult day care center	NO	NO	NO	NO	NO
Adult day care facility	YES	NO	YES	NO	NO
Animal hospitals, veterinary clinic, boarding, with indoor runs only	YES	YES	YES	YES	NO
Animal shelter/rescue center	NO	NO	NO	NO	NO
Banks, credit unions and other similar financial institutions	YES	YES	YES	YES	NO
Barbers shop, beauty salon, nail salon and day spa	YES	YES	YES	YES	NO
Breeding kennel	NO	NO	NO	NO	NO
Check cashing establishment Primary	NO	SP	NO	NO	NO
Child caring institution, group	NO	NO	NO	NO	NO
Child day care center (Kindergarten)	YES	YES	YES	NO	NO
Child day care facility	YES	YES	YES	NO	NO
Child caring institution, community	NO	NO	NO	NO	NO
Coin laundry/self service laundry, only with hours 7:00 a.m.-10:00 p.m. & attendant on duty	SP	SP	NO	NO	NO

Dog day care, indoor runs only	YES	YES	YES	YES	NO
Dog grooming, indoor runs only	YES	YES	YES	YES	NO
Dry cleaning agencies, pressing establishments, and laundry pick-up service	YES	YES	YES	NO	NO
Fitness center	YES	YES	YES	NO	NO
Kennel (commercial)	NO	NO	NO	NO	NO
Landscape business	NO	YES	NO	YES	NO
Personal services establishment	NO	NO	NO	NO	NO
Photoengraving, typesetting, electrotyping	NO	YES	NO	YES	NO
Photographic studios	YES	YES	YES	NO	NO
Plumbing, heating and air-conditioning equipment establishments having no outdoor storage	YES	YES	NO	YES	NO
Production studio for movie, television and/or music	NO	YES	NO	YES	NO
Publishing and printing establishments	YES	YES	YES	YES	NO
Tattoo establishment	NO	NO	NO	NO	NO
Quick copy, printing store	YES	YES	YES	NO	NO
<i>SERVICES, MEDICAL AND HEALTH:</i>					
Ambulance service and emergency medical services, private	YES	YES	NO	YES	NO
Blood collection center, donation only	YES	NO	NO	NO	NO
Health services clinic	YES	YES	YES	YES	NO

Home healthcare service	YES	NO	YES	NO	NO
Kidney dialysis center	YES	NO	NO	NO	NO
Medical and dental laboratories	YES	YES	NO	YES	NO
<i>SERVICES, REPAIR:</i>					
Furniture upholstery and repair shop, home appliance repair and service, with no outdoor storage or display	YES	YES	NO	YES	NO
Personal service, repair (watch and jewelry), with no outdoor storage	YES	YES	YES	NO	NO
<b>INDUSTRIAL</b>					
Alcohol or alcoholic beverage manufacturing, providing noise and odors are restricted per zoning and environmental codes	NO	YES	NO	YES	NO
Automobile and truck manufacturing	NO	YES	NO	NO/T4-YES	NO
Biomedical waste disposal facility, disposal facility, landfill, materials recovery center, solid waste landfill, private industry solid waste disposal facility, recovered materials processing facility, solid waste handling facility, solid waste thermal treatment technology facility, and disposal facility for hazardous and/or toxic materials including radioactive materials	NO	NO	NO	NO	NO
Brick, clay, tile or concrete products, terra cotta manufacturing	NO	NO	NO	NO/T4-YES	NO
Building materials and lumber supply establishment	YES	YES	NO	YES	NO
Cement, lime, gypsum or plaster of Paris manufacturing	NO	NO	NO	NO	NO

Chemical manufacture, organic or inorganic	NO	NO	NO	NO	NO
Contractor, general	NO	YES	NO	YES	NO
Contractor, heavy construction	NO	NO	NO	NO/T4-YES	NO
Contractor, special trade	NO	NO	NO	YES	NO
Crematoriums	NO	NO	NO	NO/T4-YES	NO
Distillation of bones and glue manufacture	NO	NO	NO	NO	NO
Dry cleaning plant	NO	YES	NO	YES	NO
Dye works	NO	NO	NO	NO	NO
Explosive manufacture or storage	NO	NO	NO	NO	NO
Fabricated metal manufacture	NO	YES	NO	YES	NO
Fat rendering and fertilizer manufacture	NO	NO	NO	NO	NO
Fuel and ice dealers, manufacturers and wholesalers	NO	YES	NO	YES	NO
General aviation airport	NO	NO	NO	NO	NO
Heavy equipment repair service	NO	NO	NO	NO/T4-YES	NO
Ice manufacturing plant	NO	YES	NO	YES	NO
Incidental retail sales of goods produced and processed on the premises	YES	YES	YES	YES	NO
Incineration of garbage or refuse when conducted within an enclosed plant	NO	NO	NO	NO	NO
Industrial establishments engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembly of	NO	YES	NO	YES	NO

goods, merchandise or equipment, or the wholesale or distribution of said goods, merchandise or equipment					
Industrial or business service activities which utilize, manufacture or process radioactive materials which emit or could emit radioactive levels of one thousand (1,000) curies or more and are licensed by the radiological health division of the Georgia Department of Human Resources	NO	NO	NO	NO	NO
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal	NO	SP	NO	NO/4a-YES	NO
Leather manufacturing and processing	NO	NO	NO	NO	NO
Light malt beverage manufacturer	NO	YES	NO	YES	NO
Light manufacturing establishment	NO	YES	NO	YES	NO
Manufacturing operations not housed within a building	NO	NO	NO	NO/T4-YES	NO
Mines and mining operations, quarries, asphalt plants, gravel pits and sand pits	NO	NO	NO	NO	NO
Mini warehouse and storage buildings, with only inside access to storage units and only if climate controlled	YES	NO	NO	YES	NO
Paper and pulp manufacture	NO	NO	NO	NO	NO
Petroleum or Inflammable liquids production, refining	NO	NO	NO	NO	NO
Railroad car classification yards and team truck yards	NO	NO	NO	NO	NO
Recycling plant, indoor	NO	NO	NO	YES/G1-NO	NO



Recycling plant with any outdoor activities or outdoor storage	NO	NO	NO	NO/T4-SP	NO
Repair and manufacture of clocks, watches, toys, novelties, electrical appliances, electronic devices, light sheet metal products, mining equipment, machine tools, and machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer	NO	YES	NO	YES	NO
Research, experimental or testing laboratories	NO	SP	NO	YES	NO
Rubber and plastics manufacture	NO	NO	NO	NO	NO
Salvage yard (Junkyard)	NO	NO	NO	NO	NO
Smelting of copper, iron, zinc or ore	NO	NO	NO	NO	NO
Storage yard	NO	NO	NO	NO/T4-SP	NO
Storage yard for damaged or confiscated vehicles	NO	NO	NO	NO	NO
Sugar refineries	NO	NO	NO	NO	NO
Tire retreading & recapping establishment with NO outdoor storage	NO	YES	NO	NO/T4-YES	NO
Towing and wreckage service if wrecked/non-running vehicles are at rear of property, storage area is no greater than ½ acre, and wrecked/non-running vehicles must be screened from public view behind a fence	NO	SP	NO	SP	NO
Transportation equipment manufacture	NO	NO	NO	SP	NO
Transportation equipment storage and maintenance (vehicle) if wrecked/non-running vehicles are at rear of property, storage area is no greater than ½ acre in Tier 2, and wrecked/non-running vehicles must be screened	NO	SP	NO	YES	NO

from public view behind a fence					
Truck stop or terminal	NO	YES	NO	YES	NO
Waste oil transfer station, applicant must present a plan showing antipollution safe guards that satisfy the Commission	NO	NO	NO	NO/T4-SP	NO
Warehousing and storage	NO	YES	NO	YES	NO
<b>COMMUNICATION-UTILITY</b>					
Amateur radio service and antenna	YES	YES	NO	YES	NO
Communication equipment and temporary utility structures	SA	SA	SA	SA	NO
Electric transformer station, gas regulator station and telephone exchange	NO	NO	NO	NO/T4-YES	NO
Public utility facilities	NO	NO	NO	YES	NO
Radio and television broadcasting studio	YES	YES	NO	YES	NO
Radio and television broadcasting transmission	SP	SP	NO	SP	NO
Telecommunications facility/tower and alternative antenna	SP	SP	SP	SP/T4-YES	NO
Telecommunications antenna on existing tower	SA	SA	SA	SA	SA
Utility structures for the transmission or distribution of services	SA	SA	SP	SP/T4-YES	SP

**Table 1**

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT**  
**BUILDING AND SITE DEVELOPMENT STANDARDS TABLE FOR TIERS 1, 2, 3, AND 4**  
This "Building and Site Development Table" is cross-referenced in section 3.39.6

Section 3.39.6 Development Standards Applicable to Tiers 1, 2, 3 and 4	Tier 1	Tier 2	Tier 3	Tiers 4 and 4a
	Gateway			Gateway 2 and Corridor 2

Section 3.39.6.A. Building and Site Development Standards

(1) Canopies and awnings	Canopies and awnings over retail and commercial entrances and/or windows shall be mounted at a single consistent height for each building and shall comply with the district design guideline requirements for canopies and awnings. Temporary awnings are not allowed.
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(2) Entrances

a. Entrances - residential	For residential buildings, the entrance area between the building façade and the public sidewalk shall contain only steps (minimum 3 and maximum 8 steps), front porches or stoops (minimum 28 inches and maximum 4 feet above grade), balconies or landscaping, subject to district design guidelines. For mixed-use buildings with residential over commercial, entrances to the residences shall be clearly visible and accessible from the public sidewalk.	Not applicable	For residential buildings, the entrance area between the building façade and the public sidewalk shall contain only steps (minimum 3 and maximum 8 steps), front porches or stoops (minimum 18 inches and maximum 4 feet above grade), balconies or landscaping, subject to district design guidelines. For mixed-use buildings with residential over commercial, entrances to the residences shall be clearly visible and accessible from the public sidewalk.	Not applicable
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b. Entrances -	Non-residential ground-floor buildings shall have entrances at grade, clearly visible from the street, and opening directly onto a public sidewalk or publicly accessible open			
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non-residential	space adjacent to the public sidewalk.			
c. Entrances - additional requirements for live-work units	The front entrance to each unit shall be open directly onto the public sidewalk or a publicly accessible open space.	Not applicable	The front entrance to each unit shall be open directly onto the public sidewalk or a publicly accessible open space.	Not applicable
(3) Ground floor façades	A minimum of 75 percent of the ground-floor façade (facing the public right-of-way) of non-residential uses shall be windows with clear glass or with tinted glass that allows at least 70 percent of light to filter through the window. Exception: single tenant developments are not required to comply with this requirement but have other façade design requirements regarding fenestrations and variations as specified in the district design guidelines.			A minimum of 50 feet of the front façade of a building must be articulated as a commercial building to the standards of Tiers 1—3 as specified in the district design guidelines. The remainder of the façade is not required to have fenestrations but must use the required materials in a varied and interesting way.
(4) Loading and service areas	Loading and service areas shall be screened with solid fencing to a minimum height of 6 feet and evergreen shrubs with mature height of 12 feet minimum planted to screen the fencing.	Loading and service areas shall be screened from view from the street and residential uses with building, landscaping or decorative fencing which are in compliance with district design guidelines.		Loading and service areas shall be screened with solid fencing to a minimum height of 6 feet and evergreen shrubs with mature height of 12 feet minimum planted to screen the fencing.
(5) Lot frontage	Lot frontages shall be a required by the underlying zoning ordinance.			

minimum				
(6) Mechanical equipment and other building service items	Mechanical equipment and other building service items may not be located within the setback area between the public sidewalk and the building façade and may not be visible from the public right-of-way.			
(7) Orientation	Buildings along adjacent street frontage shall be oriented toward the front of each lot—the façades facing the street(s) shall be articulated as the building's "front door;" buildings on corner lots or facing two or more streets shall be oriented towards all streets.			
(8) Pedestrian access	Pedestrian access shall be provided from any parking area directly to a public sidewalk through the ground floor of the building or via sidewalks between buildings.	Pedestrian access shall be provided from all public parking areas directly to a public sidewalk.	Pedestrian access shall be provided from any parking area directly to a public sidewalk through the ground floor of the building or via sidewalks between buildings.	Pedestrian access shall be provided from all public parking areas directly to a public sidewalk.
(9) Sidewalks	Sidewalks along the fronts of buildings and internal to the property shall be connected to sidewalks on the right-of-way to encourage pedestrian use. They must form direct connections and have clear crosswalks across all drives and parking lots and must be clearly marked with pavement striping, staining or change in materials. Sidewalks must be continuous across driveway entrances.			
(10) Structured parking	Parking decks shall not exceed the height of the tallest adjacent building within the development and shall not be visible from surrounding properties unless constructed to blend with the design and materials of the adjacent buildings consistent with district design guidelines.	Parking decks are not allowed.		Parking decks shall not exceed the height of the tallest adjacent building within the development and shall not be visible from surrounding properties unless constructed to blend with the design and materials of the adjacent buildings consistent with

				district design guidelines.
(11) Surface parking	Except along Bouldercrest Road, parking must be behind buildings or parallel on-street parking. Along Bouldercrest, buildings may be set back 85 feet to accommodate one bay of parking, double loaded.	Parking is allowed in front of buildings (maximum 85-foot setback) and beside buildings with landscape buffering as required elsewhere in this ordinance.	Except along Bouldercrest Road, parking must be behind buildings or parallel on-street parking. Along Bouldercrest, buildings may be set back 85 feet to accommodate one bay of parking, double loaded.	Parking is allowed in front of buildings (maximum 85 foot setback) and beside buildings with landscape buffering as required elsewhere in this ordinance. Additional requirement for Tier 4A.: parking can be no closer than 15 feet from the western edge of the utility easement.

**Table 2**

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT  
BUILDING SETBACKS STANDARDS TABLE FOR TIERS 1, 2, 3, AND 4**

This "Building Setbacks Table" is cross-referenced in section 3.37.4

Section 3.37.4 Development Standards Applicable to Tiers 1, 2, 3 and 4	Tier 1	Tier 2	Tier 3	Tiers 4 and 4a
	Gateway			Gateway 2 and Corridor 2
Section 3.37.4.B. Building Setbacks				
(1) Corner lots setbacks	For corner lots, all setback requirements apply to both streets for both residential and non-residential.			
(2) Front setbacks along	Maximum setback shall be 85 feet from	Not applicable	Maximum setback shall be 85 feet from	Not applicable

Bouldercrest Road	the public right-of-way except in Gateway 1 where the maximum setback is 95 feet; such setbacks are to allow for a minimum 10-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.		the public right-of-way to allow for a minimum 10-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.	
(3) Front setbacks along Cedar Grove Road	Not applicable	Maximum setback shall be 85 feet from the public right-of-way to allow for a minimum 10-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.	Maximum setback shall be 15 feet from the public right-of-way, with zero (0) recommended; on-street parking shall be created.	Maximum setback shall be 85 feet from the public right-of-way to allow for a minimum 10-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.
(4) Front setbacks along Moreland Avenue	Not applicable	Maximum setback shall be 95 feet from the public right-of-way to allow for a minimum 20-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.	Not applicable	Maximum setback shall be 95 feet from the public right-of-way to allow for a minimum 20-foot landscape zone, maximum 60-foot parking, minimum 15-foot sidewalk/planting.
(5) Front setbacks along all other streets	Zero setback from the public right-of-way is recommended with 15-foot maximum setback required; for	Maximum setback shall be 85 feet from the public right-of-way to allow for a 10-foot landscape zone, 60-foot	Zero setback from the public right-of-way is recommended with 20-foot maximum setback required; for	Maximum setback shall be 85 feet from the public right-of-way to allow for a 10-foot landscape zone, 60-foot

	corner lots, setbacks shall apply to both streets.	parking, 15-foot sidewalk/planting.	corner lots, setbacks shall apply to both streets.	parking, 15-foot sidewalk/planting.
(6) Front setbacks exception for residential	Residential buildings shall be set back at a minimum of 5 feet and a maximum of 15 feet.	Not applicable	Residential buildings shall be set back at a maximum of 5 feet and a maximum of 15 feet.	Not applicable
(7) Rear-setbacks	Minimum rear setback is 10 feet. Additional requirement for Tier 4A.: all setbacks can be no closer than 15 feet from the western edge of the utility easement.			
(8) Setbacks for parking lots and other improvements	Minimum 10 feet outside of buffers unless shared parking or use agreements are in place			Minimum 10 feet outside of buffers. Additional requirement for Tier 4A.: all setbacks can be no closer than 15 feet from the western edge of the utility easement.
(9) Side setbacks - outside of required buffers	Minimum interior side setback from property line shall be zero (0) feet, unless the property is adjacent to an existing building with windows facing the property line, in which case the setback shall be a minimum of 20 feet.	Minimum interior side setback from property line shall be 10 feet, unless the property is adjacent to an existing building with windows facing the property line, in which case the setback shall be a minimum of 20 feet.	Minimum interior side setback from property line shall be zero (0) feet, unless the property is adjacent to an existing building with windows facing the property line, in which case the setback shall be a minimum of 20 feet.	Minimum interior side setback from property line shall be 10 feet, unless the property is adjacent to an existing building with windows facing the property line, in which case the setback shall be a minimum of 20 feet.
(10) Side-setbacks exception for mixed-use	In mixed-use developments there shall be a minimum of 10 feet between buildings less than 3 stories in height and a minimum of 15 feet between buildings when at least one of them is 3 stories or greater in height.			Not applicable



developments		
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**Table 3**

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT**

**TRANSITIONAL BUFFERS AND SCREENING STANDARDS TABLE FOR TIERS 1, 2, 3, AND 4**

This "Transitional Buffers and Screening Standards Table" is cross-referenced in section 3.39.6

Section 3.39.6 Development Standards Applicable to Tiers 1, 2, 3 and 4	Tier 1	Tier 2	Tier 3	Tiers 4 and 4a
	Gateway			Gateway 2 and Corridor 2
Section 3.39.6.C. Transitional Buffers, Screening and Heights				
(1) Fencing/walls visible from any public plaza, open space ground level or sidewalk level outdoor dining area, internal main private drive or public street or right-of-way.				
a. Fencing/walls materials	Materials allowed are brick, stone, hard-coat stucco, wrought iron or wood. Black, vinyl coated chain-link fencing may only be used where not visible from the public right-of-way and where used in conjunction with evergreen landscape screening to hide the fence within 5 years.			
b. Fencing/walls materials - prohibited	No barbed wire, razor wire or similar elements are allowed.	No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza, open	No barbed wire, razor wire or similar elements are allowed.	No barbed wire, razor wire, chain-link fence or similar elements shall be visible from any public plaza, open

		space, ground level or sidewalk level, outdoor dining area, internal main private drive or public street or right-of-way.		space, ground level or sidewalk level, outdoor dining area, internal main private drive or public street or right-of-way.
c. Fencing/walls materials - detention areas	Detention areas shall be designed as open space features with landscaping. Where fencing is required, it must be decorative and approved by the Director of the Department of Planning and Sustainability.	Detention areas shall be designed as open space features with landscaping and attractive fencing if visible to public or private view, and fencing materials for detention areas must be approved prior to installation by the Director of the Department of Planning and Sustainability.	Detention areas shall be designed as open space features with landscaping. Where fencing is required, it must be decorative and approved by the Director of the Department of Planning and Sustainability.	Detention areas shall be designed as open space features with landscaping and attractive fencing if visible to public or private view, and fencing materials for detention areas must be approved prior to installation by the Director of the Department of Planning and Sustainability.
d. Fencing/walls height	Allowed height for fences and walls is 3-foot maximum height along public right-of-way and 6-foot maximum height for fences/walls to the rear or side of a building or within 85 feet of public right-of-way.			Allowed height for fences and walls is 3-foot maximum height within 20 feet of a public right-of-way and 6-foot maximum height for fences/walls to the rear or side of a building
(2) Transitional buffers				
a. Paving or	Paving and/or impervious surfaces, parking, loading, storage or any other use is not			

impervious surfaces	allowed in the transitional buffer zones		
b. Special buffer requirements—adjacent to easement	Not applicable		A 15-foot wide evergreen buffer is required on the west side of the power easement in Tier 4A. and must be comprised of evergreen plants (minimum 15-foot maturity) installed to create a visual screen within 5 years.
c. Special buffer requirements—for nonresidential properties adjacent to property with an R zoning classification	Transitional buffer of not less than 30 feet in width shall be provided and maintained with vegetation that adequately screens buildings from adjacent R zoned properties	Not applicable	Transitional buffer of not less than 30 feet in width shall be provided and maintained with vegetation that adequately screens buildings viewed at eye level from adjacent properties in the R zoned area.
d. Special buffer requirements—buildings in excess of thirty-five (35) feet in height and adjacent to property with an R zoning classification	The width of the transitional buffer feet (not less than 30 feet) shall increase at a ratio of 1:1; specifically, one additional foot of buffer width is required for each foot by which building height exceeds 35 feet	Not applicable	The width of the transitional buffer shall increase at a ratio of 1:1; specifically, one additional foot of buffer width is required for each foot by which building height exceeds 35 feet

e. Utility installations	May be located in the buffer zone subject to replantings per 27-785[sic]	Not applicable	May be located in the buffer zone if adequate screening of both building and utilities is provided
f. Water detention ponds	Shall not be located within the transitional buffer zone	Not applicable	Shall not be located within the transitional buffer zone
g. Vegetation—existing	If existing vegetation provides adequate visual screen at eye level, it shall remain undisturbed	Not applicable	If existing vegetation provides adequate visual screen at eye level, it shall remain undisturbed.
h. Vegetation—additional	If existing vegetation does not provide adequate screening at eye level, existing vegetation shall be enhanced with native or naturalized trees, shrubs and groundcover adequate to provide an effective visual screen at eye level front adjacent properties. If there is no existing vegetation, the transitional buffer zone shall be planted with double staggered rows of approved evergreens and other plants to form a dense visual	Not applicable	If existing vegetation does not provide adequate screening at eye level, existing vegetation shall be enhanced with native or naturalized trees, shrubs and groundcover adequate to provide an effective visual screen at eye level from adjacent properties. If there is no existing vegetation, the transitional buffer zone shall be planted with double staggered rows of approved evergreens and other plants to form a dense visual screen

(3) Height standards in transitional buffers			
a. Building height plane when boundary is adjacent to R zoned property	A transitional height plane of 45 degrees shall apply.	Not applicable	A transitional height plane of 45 degrees shall apply.
b. Additional requirements at option of planning director	Director of the Department of Planning and Sustainability may, at his/her discretion, require the use of staggered heights, greater setbacks and enhanced buffers to protect existing residential properties	Not applicable	Director of the Department of Planning and Sustainability may, at his/her discretion, require the use of staggered heights, greater setbacks and enhanced buffers to protect existing residential properties

**Table 4**

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT**  
**HEIGHT AND DENSITY STANDARDS TABLE FOR TIERS 1, 2, 3, AND 4**  
This "Height and Density Standards Table" is cross-referenced in section 3.39.6

Section 3.39.6 Development Standards Applicable to Tiers 1, 2, 3	Tier 1	Tier 2	Tier 3	Tiers 4 and 4a
	Gateway			Gateway 2 and Corridor 2
Section 3.39.6.D. Height and density standards				
(1) Height standards	Height of buildings shall be limited to five (5) stories, not	Height of buildings shall be limited to eight (8) stories,	Height of buildings shall be limited to three (3) stories,	Height of buildings shall be limited to 4 stories, not to exceed

	to exceed sixty feet (60'). An increase in height shall be subject to a Special Land Use Permit (SLUP).	not to exceed one hundred feet (100'). An increase in height shall be subject to a Special Land Use Permit (SLUP).	not to exceed forty feet (40'). An increase in height shall be subject to a Special Land Use Permit (SLUP).	50 feet, except in Tier 4A. where height is limited to 2 stories not to exceed 40 feet. An increase in height shall be subject to a Special Land Use Permit (SLUP).
(2) Height standards—exception	Height limitations may be exceeded by obtaining a Special Land Use Permit from the Board of Commissioners			
(3) Density standards	Floor to area ratio (FAR) shall not exceed 1.5, except Density Bonus as allowed in section 3.37.4.C.	Floor to area ratio (FAR) for industrial use shall not exceed .5 other allowed uses shall not exceed 1.0, except Density Bonus as allowed in section 3.37.4.C.	Floor to area ratio (FAR) shall not exceed 1.0, except Density Bonus as allowed in section 3.37.4.C.	Floor to area ratio (FAR) shall not exceed .5, except Density Bonus as allowed in section 3.37.4.C.

**Table 5**

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT**  
**HEIGHT AND DENSITY STANDARDS TABLE FOR TIERS 1, 2, 3, AND 4**  
This "Height and Density Standards Table" is cross-referenced in section 3.39.6

Section 3.39.6 Development Standards Applicable to Tiers 1, 2, 3 and 4	Tier 1	Tier 2	Tier 3	Tiers 4 and 4a
	Gateway			Gateway 2 and Corridor 2
Section 3.39.6.E. Amenity Bonus				
ADDITIONAL AMENITY	DENSITY BONUS ALLOWED			

	Tier 1	Tier 2	Tier 3	Tier 4
Increase publicly available open space to twenty-five percent (25%) while providing connectivity	0.2	0.2	0.1	0.25
Increase publicly available open space to thirty-five percent (35%) while providing connectivity	0.25	0.25	0.25	0.5
Mixed Use Development with minimum of fifty percent (50%) and maximum of eighty percent (80%) residential FAR	0.25	0.25	0.25	N/A
Vertically mixed use buildings with minimum fifteen (15) dwellings per acre	0.5	0.5	0.2	N/A
Maximum Bonus	1	1	0.5	0.5
Base Density	1	1.5	0.5	1
Maximum Density with Bonuses	2	2.5	1	1.5
Maximum Height	5 stories not to exceed 60 feet	8 stories not to exceed 100 feet	3 stories not to exceed 40 feet	4 stories not to exceed 50 feet

## **Design Guidelines**

[for the]

### **Bouldercrest-Cedar Grove-Moreland Overlay District**

#### **A. Purpose and authority.**

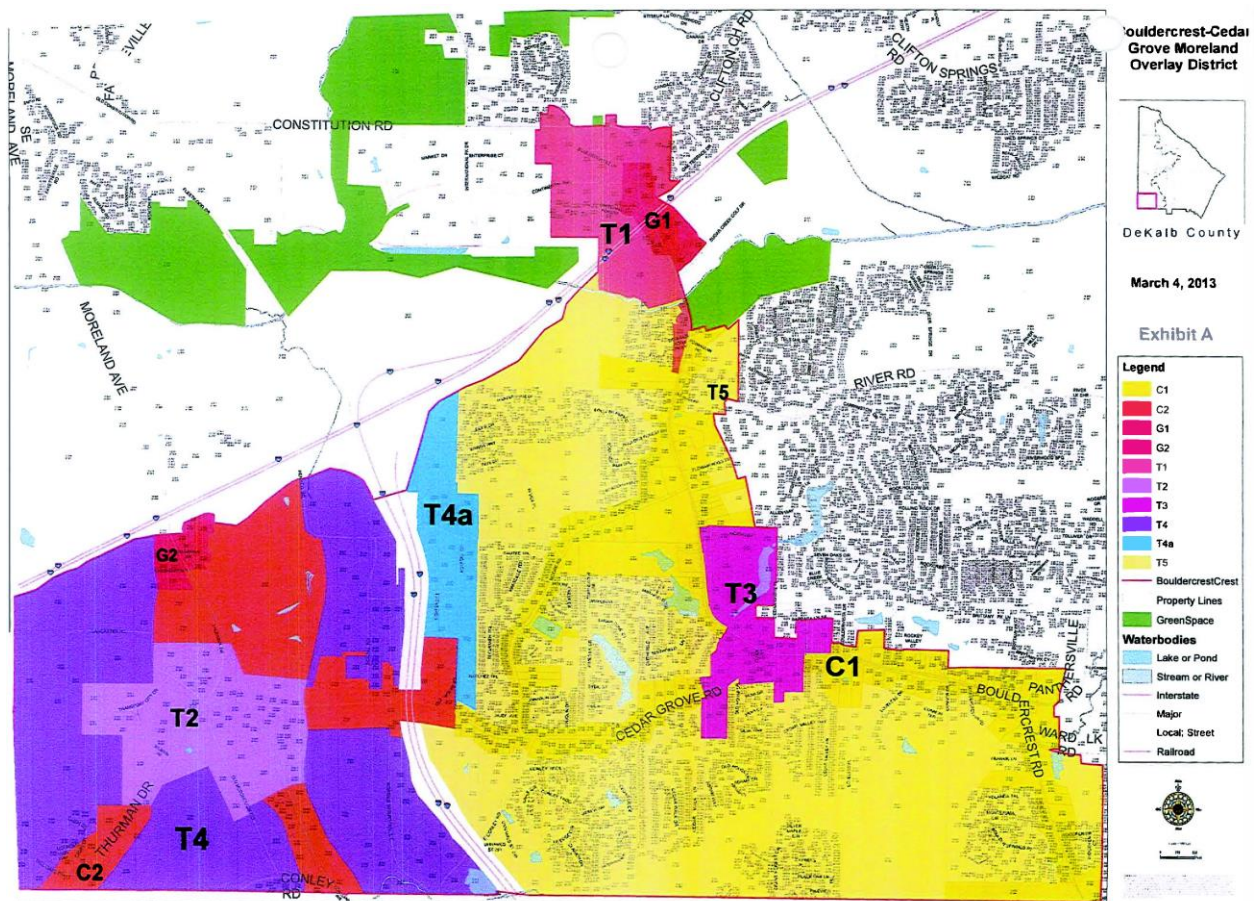
1. In order to protect the interests of property owners in the Bouldercrest-Cedar Grove-Moreland (BCGM) Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the BCGM Overlay District be of a consistently high design character. This goal is best fulfilled by the establishment of orderly and consistent guidelines for the design, construction and maintenance of public and private improvements. Following consistent design guidelines promotes the identity and integrity of this

important activity center and advances the public purpose of securing a high quality of life and promoting the economic health of DeKalb County

2. The Board of Commissioners of DeKalb County has established the BCGM Overlay District and adopted these design guidelines by reference as minimum guidelines to govern the overlay area. It is thereby declared to be a public purpose to administer and enforce the following minimum design guidelines for all new development within the BCGM Overlay District.
3. These design guidelines are intended to augment and enhance chapters 14, 27 and other guidelines of the DeKalb County Code of Ordinances, which shall remain in full force and effect within the BCGM Overlay District.
4. The goals of these guidelines include:
  - a. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel; and
  - b. To ensure a proportional relationship of surrounding buildings with respect to the general spacing of structures, building mass and scale, and street frontage by using techniques to achieve compatibility, such as:
  - c. Use of additional façade detail; proportion of façade elements, doorways, projections and insets; window scale and pattern; and creation of strong shadow lines as decorative elements;
  - d. Use of consistent setbacks from property lines;
  - e. Development of consistent sidewalks and a more active, interesting pedestrian environment;
  - f. Use of landscaping, lighting and street furniture to unify district buildings and define space; and
  - g. Use of compatible building materials to promote a design and building aesthetic consistent with Oglethorpe University and the desired urban village character.
5. These design guidelines shall be administered by the DeKalb County Planning and Sustainability Department. Applicants for development permits are encouraged to schedule a pre-application conference with the planning department in order to assure full understanding and compliance with these design guidelines. Interpretations, disputes, and appeals with respect to the interpretation and application of these design guidelines shall be resolved by the Director of the DeKalb County Planning and Sustainability Department.

**B. [District boundaries.]**

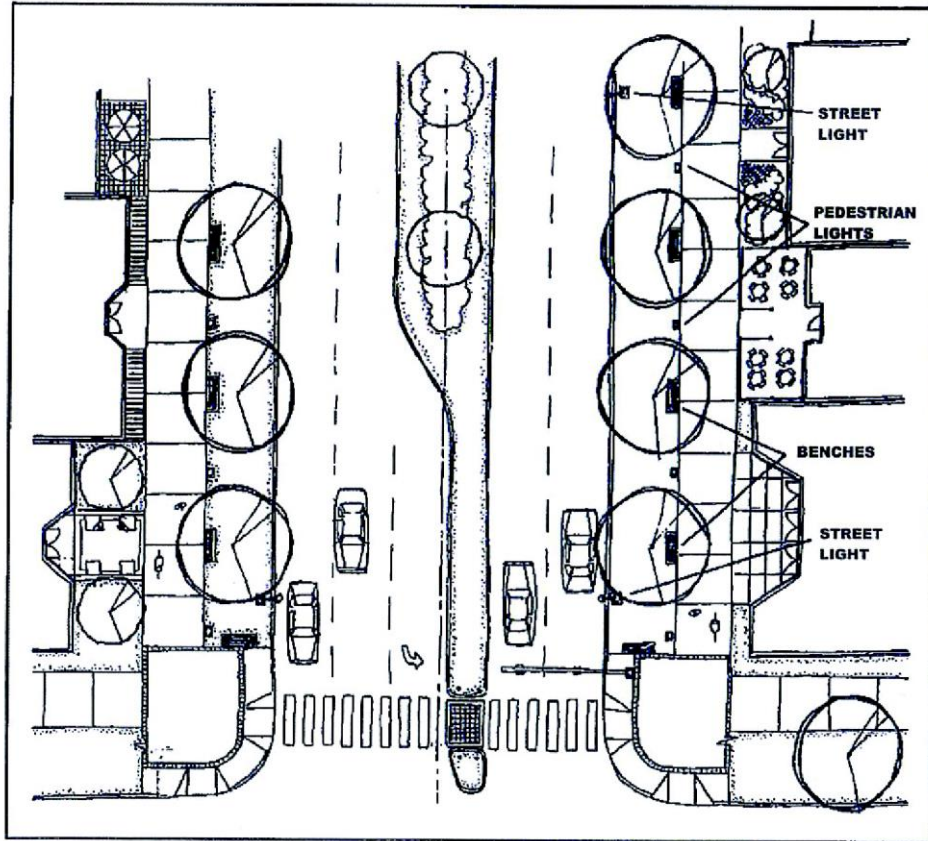




### C. Streets and sidewalks.

1. [Generally.] Public and private streets shall meet all the requirements for public streets in chapter 14 of the DeKalb County Code of Ordinances, Land Development, and the BCGM Overlay District with the following exceptions and enhancements unless otherwise indicated in the ordinance:
  - a. The design of streets within the BCGM Overlay District shall provide for the continuous and interconnected travel of automobiles, transit buses, bicycles, and pedestrians between points of origin and destination within the district, and shall provide for maximum continuity with streets, transit routes, sidewalks, bicycle lanes, trails, paths, and greenways that enter and leave the overlay district from surrounding areas.
  - b. Any new streets shall enhance connectivity within the BCGM Overlay District by connecting at least two (2) public streets. When blocks are subdivided by new streets, the maximum length of resulting new blocks shall be three hundred (300) linear feet, or six hundred (600) feet along Moreland Avenue.
  - c. Gates and security arms shall be prohibited from crossing any public street or sidewalk.
  - d. All utilities shall be located underground.
  - e. Plan below is to illustrate location of design elements-it is not drawn to scale.

### Exhibit 1



Refer to the table in section 3.39.6 of the ordinance for dimensions and specifics of street and sidewalk design.

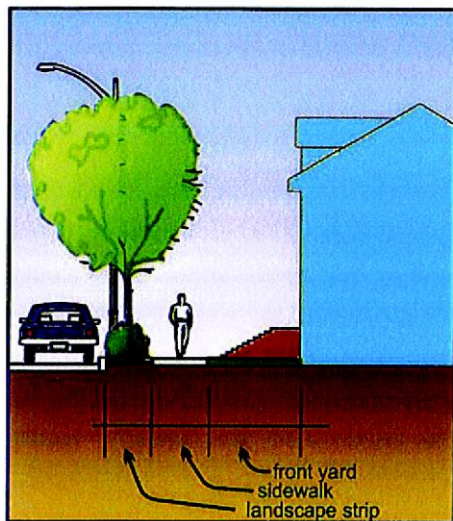
f. **All Streets in Tiers 2 and 4 must be designed to accommodate large trucks.**

2. *On-street parking.* On-street parking is an efficient manner to provide convenient store-front parking and residential parking on minor streets in order to reduce the need for large surface parking lots. On-street parking spaces along the street frontage of an adjacent parcel shall not be counted with off-street parking and shared parking to meet parking requirements of chapter 27. On-street parking spaces shall be safely accessed from the travel lanes of the adjoining street, paved to the specifications of public streets and demarcated with painted lines not less than three (3) inches in width. Parallel parking spaces shall be not less than nine (9) feet wide and not less than twenty (20) feet in length. DeKalb County shall have sole authority to determine time limits, metering and signage of on-street parking spaces on public streets within the overlay district. On-street parking shall be provided on street types as indicated in Table 1. On street parking stalls shall be demarcated with painted boundaries not less than three (3) inches in width and shall be a minimum of nine (9) feet in width and twenty (20) feet in length.
3. *Medians.* In roads with more than two (2) lanes, raised medians shall be designed and constructed to provide for safe and convenient crossings for persons with disabilities and shall provide refuge for pedestrians at crosswalks, as shown in Exhibit 1. Raised medians shall be landscaped with trees, shrubbery and other approved groundcover materials in the plant list contained in the appendix unless otherwise approved by the planning director. Shrubby and groundcover planted in the medians within 30 feet of the nose of the median shall not exceed eighteen (18) inches in height.
4. *Bicycle lanes and bicycle racks.* Paved bicycle lanes shall be provided along both sides of minor and major collector streets. Bicycle lanes shall be not less than five (5) feet in width with signs and pavement markings as required by the latest version of the Manual for Uniform Traffic

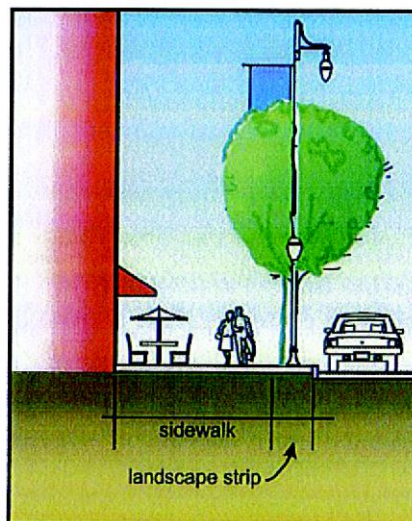


Control Devices. Off-street bicycle paths shall be paved not less than ten (10) feet in width and have cross-slopes not greater than two (2) percent. Properties that require more than one hundred (100) parking spaces shall provide bike racks with at least one (1) parking stall per one hundred (100) vehicular parking spaces. Bicycle racks shall be securely anchored to the ground or a permanent structure, and shall be located adjacent to outdoor lighting sources.

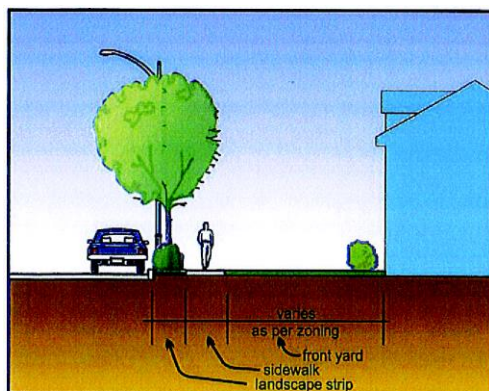
5. *Sidewalks and pedestrian ways.* The BCGM Overlay District shall be designed to minimize the need for vehicular transportation and to promote pedestrian and bicycle circulation throughout the overlay district. The construction of continuous sidewalks along all streets and off-street pedestrian ways between all building entrances, between adjacent parking lots and connecting streets with adjacent parking lots, transit stops and building entrances is required throughout the overlay district. See Exhibit 1, page 5, showing sidewalks along streets. See page 28, for an illustration of off-street pedestrian ways linking parking lots and building entrances. Sidewalks are also encouraged within greenways and other outdoor recreational areas.
  - a. Sidewalks in the overlay district shall be as listed in the table under section 3.39.6, and constructed of four-inch-thick poured in place concrete. Minimum side slope for all sidewalks shall be two (2) percent. Alternatively, sidewalks may be constructed with brick, stone, or similar durable paver materials to add aesthetic interest and visibility, especially at building entrances, in plazas, in pedestrian crosswalks and at other pedestrian intersections with vehicular routes. Asphalt is not an acceptable paving material for sidewalks or pedestrian ways.



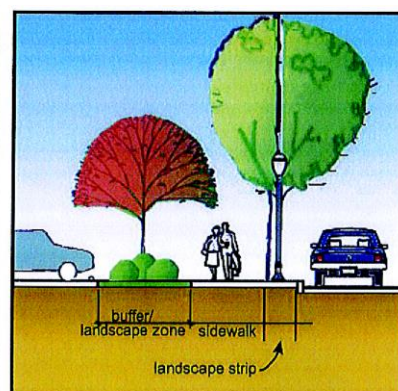
Residential cross-section Tiers 1 & 3



Commercial/mixed use cross-section  
in Tiers 1 & 3



Cross-section Tier 5

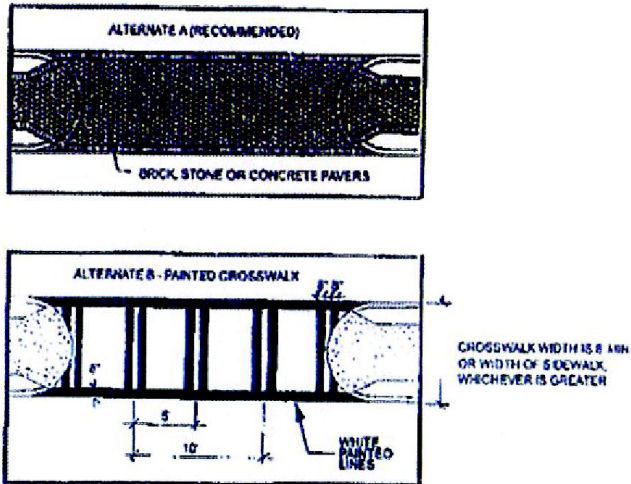


Cross-section Tier 1 (fronting Bouldercrest), and Tiers 2 & 4

- b. To the extent feasible, sidewalks and pedestrian ways shall be aligned vertically and horizontally to minimize the impact on existing topography and vegetation while forming a continuous pedestrian system. Sidewalks and pedestrian ways that join at property lines or with existing sidewalks shall match the elevation, alignment and cross slope of the abutting sidewalks to form a safe, smooth and continuous sidewalk system.
  - c. Landscape strips (the area between the sidewalk and the back of curb) shall be planted with grass, ground cover and flowering plants, or consist of brick pavers, concrete pavers or granite pavers where on-street parking is provided or pedestrian crossings and/or congregation is likely. Pedestrian zones shall be paved in concrete and kept clear and unobstructed for the safe and convenient use of pedestrians. Street trees shall be planted in the landscape strip, unless the strip is less than five (5) feet wide—in which case, the trees must be planted in the landscape zone outside the limits of the sidewalk. Trees shall be selected from the recommended plant list at the end of these guidelines from the first section labeled 'street trees.' Where overhead utilities exist, trees shall be selected from the second section, labeled 'small trees.'
  - d. Safe and convenient pedestrian pathways shall be provided from sidewalks along streets to each structure entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings within the same development. All walkways shall be concrete and a minimum width of five (5) feet.
  - e. Sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent pedestrian sidewalk area. Alternatively, approved striping and/or pavement markings may be used to connect pedestrian route across drives and parking lots.
  - f. Benches, trash receptacles, and bike racks shall be placed within the landscape strip at high pedestrian traffic areas.
6. *Crosswalks.* All crosswalks and other intersecting points between the pedestrian and vehicular traffic systems shall be clearly marked as shown in Exhibit 7. The use of approved brick, concrete or stone paving materials to identify crosswalk areas is encouraged. Crosswalks shall be designed to meet DeKalb County's guidelines of use for disabled persons. Crosswalks for median-divided streets shall provide for barrier-free passage and refuge areas as illustrated in Exhibit 1. Cross-walks shall be accompanied by pedestrian signals where required by DeKalb County and in conformity with the Manual for Uniform Traffic Control Devices.



**Exhibit 2: Crosswalk delineation.**



- a. Crosswalks must be clearly marked to meet DOT standards. All crosswalks must have ADA standard curb cuts. Bricks or concrete pavers delineating the walks are desirable. Pavers and planting in islands is required to create landing zones for pedestrians where free-flow turns are installed (see below).



- b. It is desirable to install pedestrian plazas at street intersections.





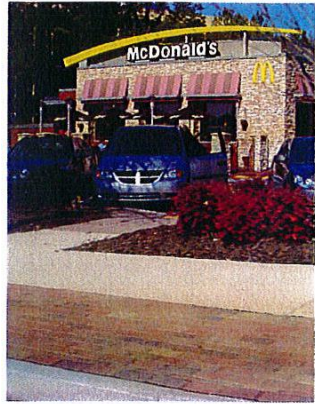
In Tier 3 and Tier 1 (not fronting on Bouldercrest), mixed-use buildings shall have no setback from the right of way. There shall be on-street parking, along with the above cross-section with a 5' minimum landscape strip and 15' minimum width sidewalk (above left).



- c. Decorative paving may be used in the landscape strip. Street lights are to be located in this strip, along with street trees (maximum forty (40) feet o.c.). Planting beds (min. fifteen (15) feet long) must occur in the landscape strip, no more than sixty (60) feet o.c.

Provide sidewalk access directly from sidewalks to businesses

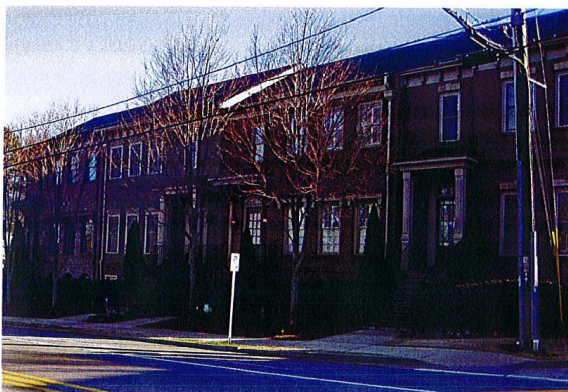
In Tiers 2 and 4, and also in Tier 1 (properties fronting on Bouldercrest Road only) buildings may be set back up to a maximum 85 feet from the right-of-way (maximum one double-loaded bay of parking plus sidewalk and landscape strip). Direct sidewalk access must be provided, and decorative paving is encouraged. Landscaping must soften/buffer parking and include trees at 40' maximum spacing. See cross-section in subsection III.E.1. 7.



**Not Allowed:**

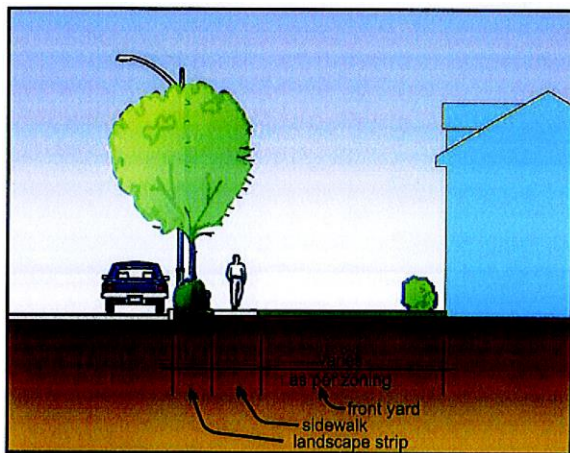
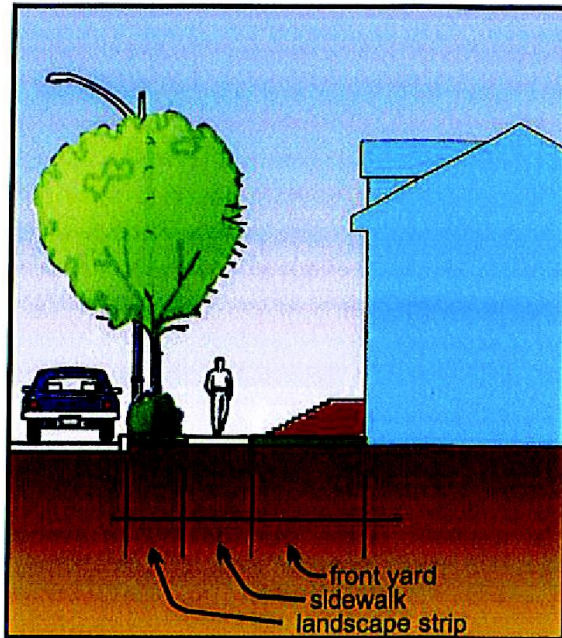
Sidewalks are not allowed next to curb.  
Deceleration lanes are discouraged and should be added only where necessary.

**D. Streets and sidewalks—Residential.**

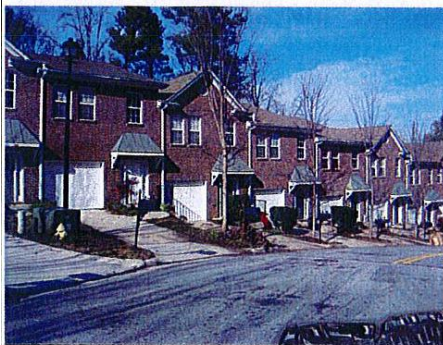


1. For multi-family and attached single-family housing in Tiers 1 and 3, there must be a minimum five-foot landscape strip behind the curb, a minimum eight-foot wide sidewalk, and a front yard of eight (8) feet minimum and fifteen (15) feet maximum. This front yard shall be for landscaping, porches and steps. Decorative fences are also allowed. Live/work units may have up to seventy (70) percent of this front yard paved.





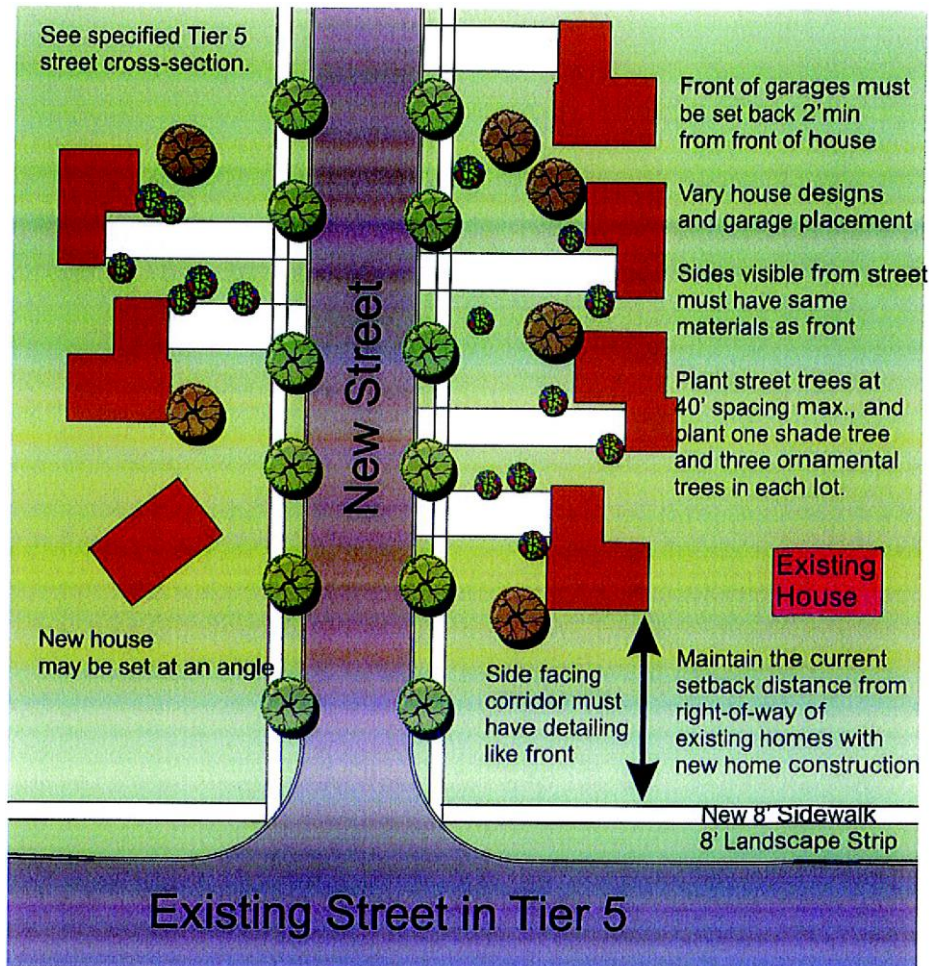
2. Six-foot-wide sidewalks are required on both sides of the streets in all new Tier 5 single-family residential development. A four-foot minimum landscape strip is required between the curb and sidewalk.



Not Acceptable

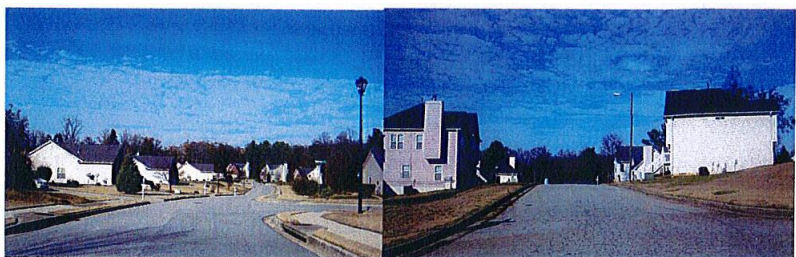
All new developments must include sidewalks.





3. New residential developments Tier 5 must not have any vertical improvements (buildings, walls over three (3) feet, etc.) within the setback from the current right-of-way for adjacent existing buildings. Buildings facing the existing road must be articulated like the building's front, including continuation of the same materials. All homes must carry the design and materials of the front to all sides visible from the street.
4. When new homes are built on infill lots in existing neighborhoods, these homes must maintain (or exceed) the standards of the existing homes—size, quality of materials, placement, design detailing, etc.

Sidewalks, trees and architectural variety are lacking in these photographs. Placement of buildings, colors, garage setback must all be considered to make the most attractive neighborhoods. Architectural features and materials must be continued on all visible

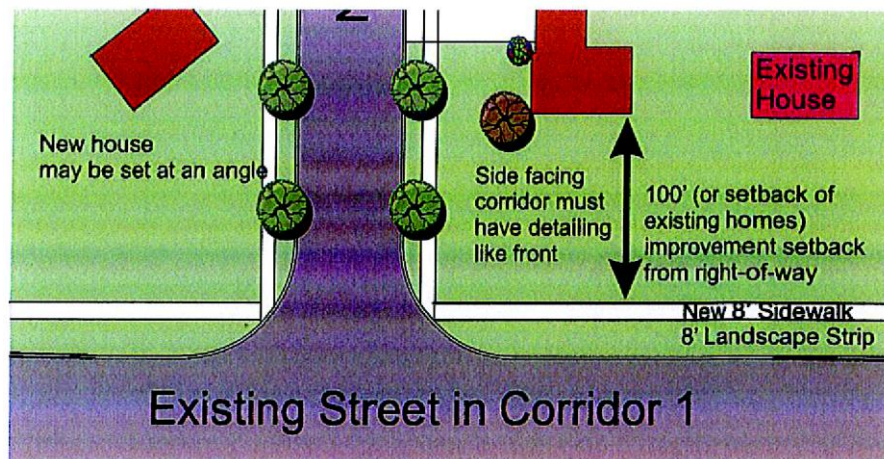


sides.	
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**E. Streets and sidewalks—Corridors 1 and 2.**

**1. Corridor 1.**

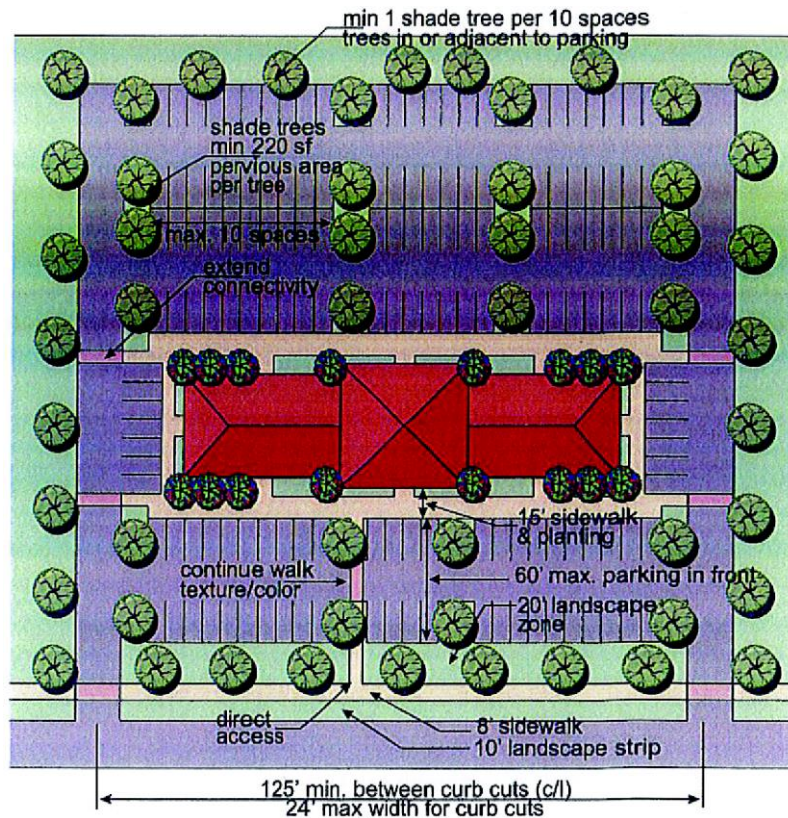
- a. New residential developments along Corridor 1 must not have any vertical improvements (buildings, walls over three (3) feet, etc.) within one hundred (100) feet of the corridor right-of-way or setbacks of existing adjacent homes—whichever is less. The building facing the corridor must be articulated like the building's front, including continuation of the same materials. All homes must carry the design and materials of the front to all sides visible from the street.
- b. Sidewalks (eight-foot width minimum) must be installed with an eight-foot wide landscape strip. Landscape strip must be planted with grass and groundcovers. Street trees must also be planted, but varieties and spacing must reflect existing conditions—use similar species and place trees to continue existing appearance (do not introduce formal structure into an informal area, etc.)
- c. Deceleration/acceleration lanes are discouraged—use only where required.



**2. Corridor 2.**

- a. New developments in Corridor 2 have a building setback maximum of ninety-five (95) feet. One double-loaded bay of parking is allowed in front, behind a twenty-foot wide landscape strip. Direct pedestrian access from the public sidewalk is required, with clear sidewalk connections across drives and parking delineated with changes in color, texture, striping or other materials. Connections with adjacent parcels are also required—both auto/parking and pedestrian.
- b. There must be no more than ten (10) parking spaces in a row between tree/landscape islands. These islands must have a minimum of two hundred twenty (220) square feet of pervious area for landscaping.
- c. Curb cuts must be at least one hundred twenty-five (125) feet apart, and shared entrances are recommended to minimize the number of curb cuts.

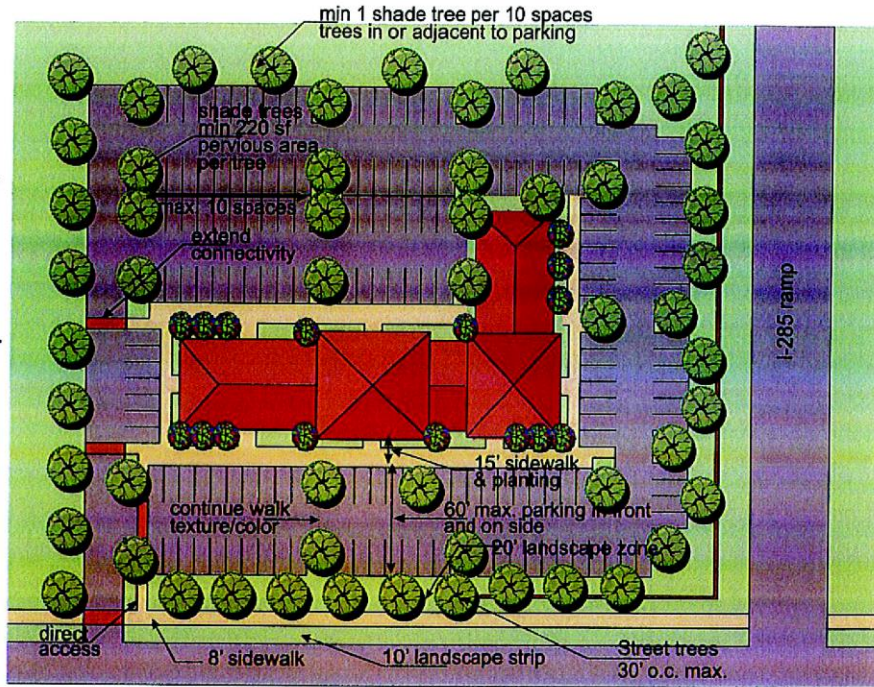




Site Concept Example for: Corridor 2

**F. Streets and sidewalks—Gateways 1 and 2.**

1. The Gateway areas represent the opportunity to create a positive first impression on all visitors. Developments in these areas must take advantage of this opportunity to represent the community in a positive way.
2. Because of the proximity to I-285, these buildings should be multi-story, with prominent architectural features. Only one (1) double loaded bay of parking is allowed between the building and any right-of-way. Landscape strips must buffer view of parking from the right-of-way.
3. No more than ten (10) parking spaces may be in a row before a tree/landscape island with at least two hundred twenty (220) square feet of pervious area. See landscaping section for tree requirements.



**G. Outdoor lighting and furnishings.**

1. *[Generally.]* Streetlights shall be provided where required by DeKalb County using fixtures specified in Table 2. In addition, all streets and parking lots shall have lighting designed to provide adequate lighting levels for pedestrians and bicyclists as well as for automobiles. Street lighting fixtures shall meet the specifications indicated in Table 2 and images below. Pedestrian lighting within the right-of-way shall be mounted on fourteen-foot poles. Light fixtures shall be LED luminaires.

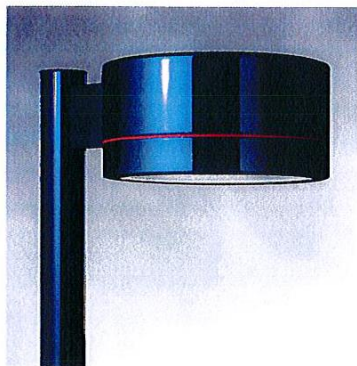
**Table 1: Outdoor Lighting Specifications—all fixtures and poles shall be permanent black.**

Location	Type (or equal) and Spacing
Street Light	Fixture type—Holophane Tear Drop LED
	Pole Type—fluted cast aluminum
	Spacing—75 ft
Pedestrian Light	Fixture type—Holophane GranVille II LED
	Pole Type—Fluted Cast Aluminum
	Spacing—30 ft



Parking Lot Light	Fixture Type—Gardco—CAL Form Ten Round LED
	Pole Type—Smooth Cast Aluminum—to meet spec.

- a. Light levels of 1.5 foot candles are recommended for parking areas and four (4) foot candles at vehicular drives, entrances and pedestrian and bicycle ways.
- b. All lighting other than street and pedestrian lighting shall have 'dark sky' design - there shall be no spillover from the fixture onto surrounding properties (including the street). All lights and poles shall have a permanent black finish.



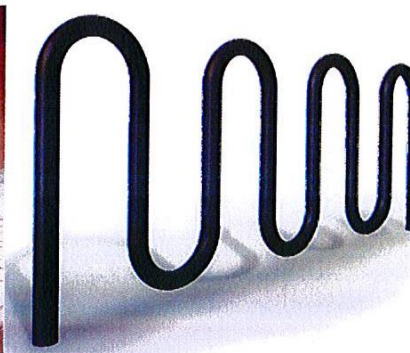
Parking Lot Lighting

- c. Ground mounted floodlights shall be screened with planting and shields so light source is not visible. The use of flashing, rotating or oscillating lighting is prohibited if visible from

outside the buildings. After hours security lighting shall equal at least twenty-five (25) percent of the normal parking lot lighting level.

2. *Street furniture.* Sidewalks, plazas, parks, trails and other public spaces may contain outdoor furniture such as benches, trash receptacles, bicycle racks and other similar appurtenances. Acceptable street furniture designs are illustrated below. Similar designs may be acceptable if approved by the director of planning and sustainability, provided they are similar in appearance, and meet the following specifications for construction:

Color	Black
Coating/Finishing	Steel shotblasted, etched, phosphatized, preheated and electrostatically powered
Metal Size	Cast ends; ½ × 1½" steel slats
Connections	Welds ground and polished to form continuous surface
Method of Attachment	Bolted to pavement



Benches, Bike Racks and Trash Receptacles shall be these designs.

3. *Transit stops .* MARTA bus service is provided on certain streets within the overlay district. Bus stops must be located within the public right-of-way as determined by MARTA with approval of the director of planning and sustainability. Transit stops shall provide adequate lighting and at least forty (40) square feet of concrete pavement accessed by ADA accessible sidewalks. Transit stops must be landscaped (a minimum of two (2) shade or ornamental trees and ten (10) shrubs) and have at least one (1) bench and one (1) trash receptacle. Shelters shall be as shown at right - without advertising panel where possible.

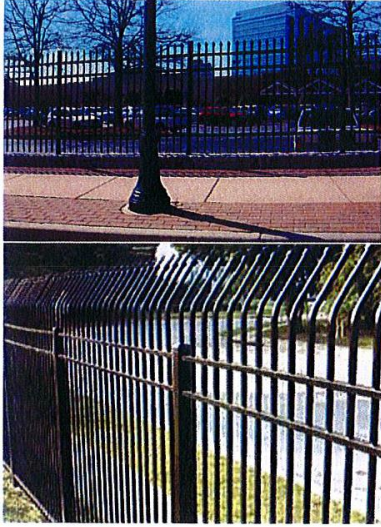




An example of a standard MARTA bus shelter.

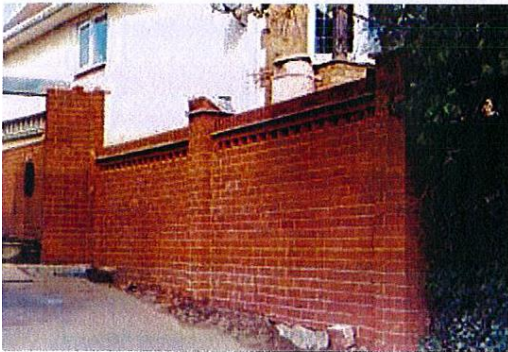


4. Wood fences shall be constructed with quality wood products. Both sides shall be equally attractive, they must be of #2 or better pressure treated pine, cedar or redwood. Posts must be firmly anchored. They must then be painted or stained and sealed.



5. Decorative fences (similar to designs shown) of coated metal or painted wood (with masonry posts) are allowed in all tiers, and recommended as architectural elements.





6. Masonry walls (or masonry combined with decorative metal inserts as shown) are allowed in all tiers. Walls may be decorative or used for screening purposes.

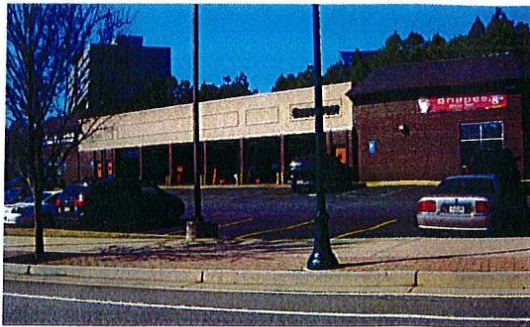


Chain-link fencing (with or without slat inserts) is not allowed in any tier where it is visible from the public right-of-way. In Tiers 2 and 4, black vinyl coated chain link is allowable, but landscaping must be installed that will screen the fence within 5 years.

#### H. Architectural design and massing.

1. *Building orientation.*

- a. Where development is on a primary or secondary street and also across the street from existing single-family homes which face the street, buildings along the primary or secondary street shall face the existing single-family development.



Service doors must not be visible from street.

- b. Service and delivery doors, loading docks, service areas, trash dumpsters, trash compaction and all other mechanical areas and equipment shall be screened from view from all streets and public rights-of-way. Screening shall include landscaping, or architectural treatment or color similar to the building to screen the equipment. Rear, unadorned walls shall not be visible from the public right-of-way.



This is not adequate screening or detailing

Tier	Min. Front Setback (from ROW)	Building Height	Misc	Parking
Tier 1	20'—80' on Bouldercrest; Zero on other streets	Min. 2 stories Max 5 stories/60' ht		Max 30% visible from street
Tier 2	20'—80'	Max 8 stories/100' ht		One double bay allowed in front
Tier 3	Zero w/on-street pkg	Max 3 stories/40' ht		Max 30% visible from street
Tier	20'—80'	Max 4		One double bay

4		stories/50' ht		allowed in front
Tier 4a	20'—80'	Max 2 stories/40' ht	15' rear buffer (screen) along power easement	One double bay allowed in front
Tier 5	As per zoning	Max 3 stories/40' ht	Infill homes must match size and quality of existing homes	N/A

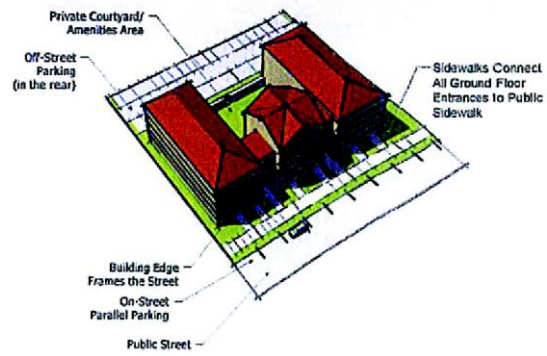
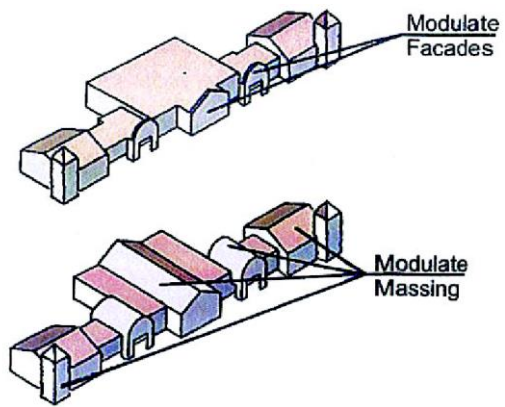
2. *Building setbacks, etc.*

- a. All building heights are to be measured from the finished sidewalk to the top of cornice for flat-roofed buildings or the bottom of the eave for sloped roofed buildings along the façade that faces the street with the highest volume of daily traffic. Levels measuring less than six (6) feet in height for the purposes of raising the first floor level above the street level, providing a consistent first floor level, or for the sole purpose of housing mechanical, plumbing or electrical equipment shall not be counted as stories for the purposes of maximum building heights.
- b. Where a non-single-family development on the external boundary of the BCGM Overlay District adjoins the boundary of any property outside the district, or where non-single-family developments back up to existing single-family uses, a transitional buffer of not less than thirty (30) feet in width shall be provided and maintained in a natural state (if it provides an effective buffer/screen) or planted to create an effective visual screen. No paving or impervious surface shall be allowed for parking, loading, storage or any other use. Portions of the buffer zone may be used for installation of utilities when necessary. Water detention ponds shall not be located within the transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone.
- c. All buildings within Tier 1 shall be a minimum of two (2) stories tall and twenty-eight (28) feet in height. The maximum building height for buildings in Tier 1 shall be four (4) stories or forty-eight (48) feet whichever is less, in Tier 2 shall be eight (8) stories or one hundred (100) feet, in Tiers 3 and 5 shall be three (3) stories or thirty-six (36) feet in height. In Tier 4 the maximum building height shall be three (3) stories or fifty (50) feet, and in sub-area 4a, the maximum height shall be two (2) stories or thirty (30) feet, whichever is less. Single-family attached townhomes or live/work units in Tiers 1 and 3 shall not exceed three (3) stories or thirty-five (35) feet, whichever is less.

3. *Building massing.*

- a. Street fronting building façades greater than one hundred thirty (130) feet in length shall be modulated with breaks in wall surfaces, materials and rooflines at intervals not to exceed one hundred (100) feet, measured parallel to the street.
- b. The size of leased commercial space shall vary within each development to allow for a diversity of tenants.
- c. The primary entrance for all upper story uses shall be clearly visible from the street and shall face the street. If a building fronts more than one (1) street, the primary entrance should face the street with the highest classification.







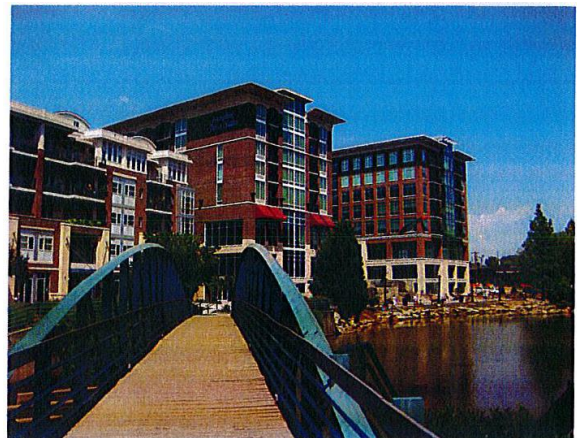
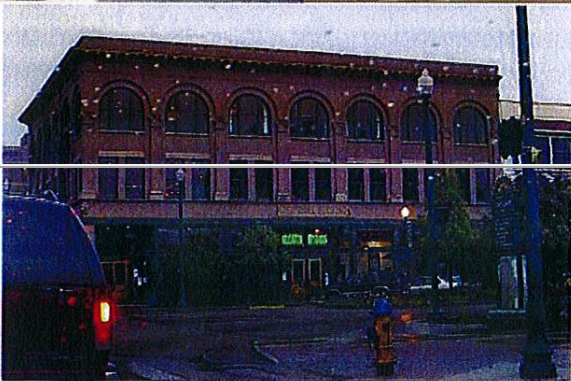
4. *Building façades and fenestration.*

- a. For the purposes of this document, fenestration includes all glazed surfaces, including (but not limited to) storefront windows, display windows and doors containing glazed panels at least four (4) feet in height. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.
- b. All fenestrations shall:
  - i. Begin at a point not more than three feet above the sidewalk, to a height no less than ten feet above the sidewalk, or
  - ii. Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk, or
  - iii. Begin at a point no more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.
- c. Building façades should promote architectural and visual interest. A minimum of thirty-five (35) percent of any façade facing a public street shall consist of openings including windows and doorways. For buildings that front two (2) or more streets, said minimum percentage is only required along one (1) such street frontage. On other street frontage sides, the requirement shall be thirty (30) percent. The length of façade without intervening fenestration or entryway shall not exceed thirty (30) feet.
- d. A minimum of seventy-five (75) percent of the ground floor façade of non-residential, multi-user buildings shall be glass that is clear or tinted only so that at least seventy (70) percent of light filters through the window.

These buildings do not meet the requirements for fenestrations, architectural interest, etc.



- e. Canopies over retail and commercial entrances and/or windows shall be mounted at a single consistent height for each building. Canvas awnings are not permitted.
- f. For buildings taller than two stories, floors shall be delineated above the first or second story and shall be executed through windows, belt courses, cornice lines, setback or similar architectural detailing.



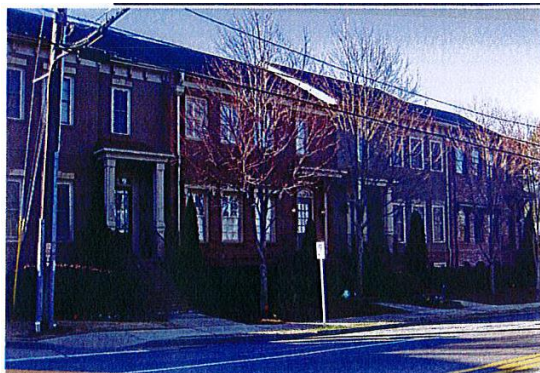




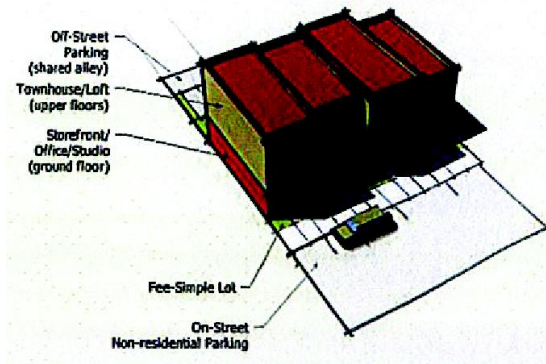
These buildings illustrate successful methods of delineation to create visual interest.

g. Townhomes and live/work units.

- i. Ground-floor residential units that face the street shall have individual entrances with a stoop or porch between the sidewalk and the building façade. A sidewalk shall connect all ground floor entrances to the public sidewalk.
- ii. All townhome parking shall be hidden behind or within individual units. Access to parking is permitted only via an alley or private drive located behind the units. Garages may not face the public street.

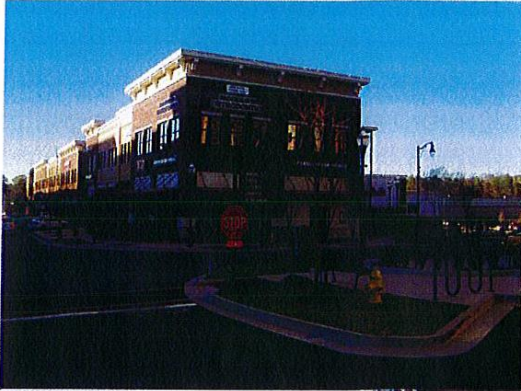


- iii. Townhomes shall be set back between five (5) and fifteen (15) feet from the back of the sidewalk. Setbacks for individual units may vary within a single block of townhomes to break up the façade and delineate individual units. This area between the sidewalk and the building façade shall contain only steps, front porches or stoops, balconies, or landscaping. The front entrance of each townhome unit shall be a maximum of four (4) feet above the grade of the fronting sidewalk.

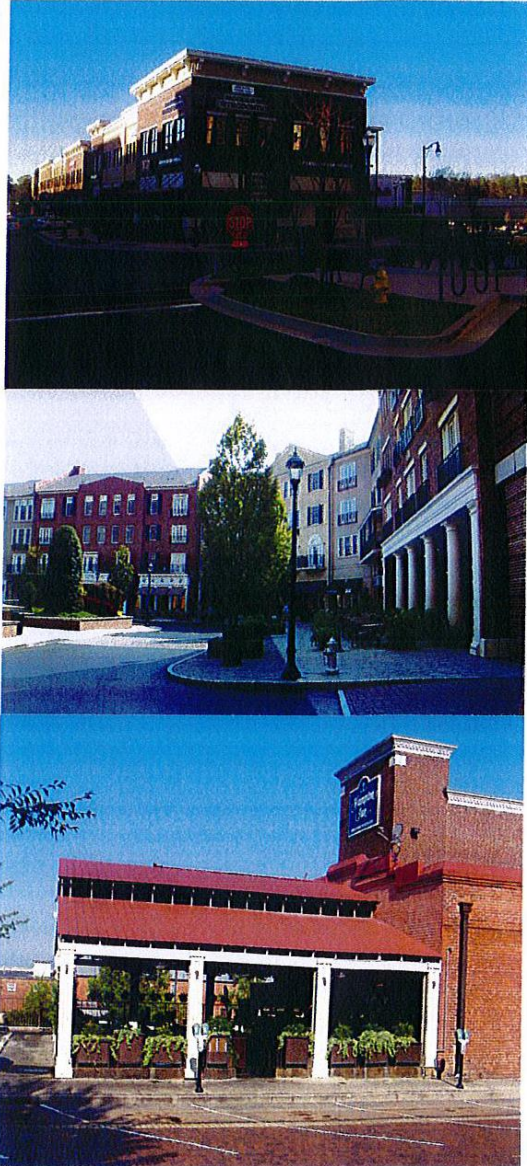


- iv. The front entrance to each live/work unit shall be at grade opening directly onto the public sidewalk or a public space adjacent to the public sidewalk. Entrances shall be at grade opening directly onto the public sidewalk or a public space adjacent to the public sidewalk.





Examples of successful roof treatments.



Examples of successful roof treatments.

## 5. *Roof design.*

- a. Gable roof designs (minimum 6/12 pitch) are preferred for all multi-family and single-family attached residential buildings with overhangs of at least twenty-four (24) inches on all sides. They shall not exceed one hundred (100) feet in length without a change in plane.
- b. Flat roofs shall have decorative and/or corbelled parapets on all sides visible from the public right-of-way and drain to internal roof drains and/or the rear of the structure, limiting downspouts on façades along primary and secondary streets. Simple barrel vaults or roofs are allowable. Mansard, gambrel, and shed roofs are prohibited.
- c. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the ground level. Screening shall be of a material and design that is compatible with the surrounding building materials and architectural design. Rooftop appurtenances shall be painted to be compatible with the colors of the roof.



- d. Roof mounted radio, TV and telecommunications towers and antennae are prohibited, except when approved by the commission and located in Tiers 2 and 4. Satellite dishes twenty-four (24) inches or less in diameter are permitted provided they are located out of sight from the ground level or surrounding properties.
- e. The following roof materials are preferred: fiberglass architectural profile shingles; Solar shingles used with fiberglass or asphalt shingles; slate shingles; clay or concrete tile; standing seam metal (dark green or earth tone only - must be approved by planning director).
- f. Building materials - at least eighty (80) percent of the façades visible from the public right-of-way shall be brick, steel, glass, decorative concrete, masonry, hard-coat stucco or high quality finished metal panels (not corrugated).
- g. The following materials are prohibited for exterior walls and parapets:
  - i. Masonite or particle board; vinyl or plastic; basic concrete masonry units - ribbed, rusticated or custom fabricated units are allowed where pattern/texture is integral to the building design; corrugated metal;
  - ii. The images below represent the type of design that the BCGM community finds appropriate. The designs are examples of development that meet the objectives of improving the quality of life, stimulating economic investment and creating a positive business environment.



#### I. Architectural design and massing—Tiers 2 and 4.

- 1. Industrial buildings have needs different than typical commercial and mixed-use buildings. Requirements for massing, fenestrations and detailing described earlier are recommended for consideration, but may be treated as suggestions in Tiers 2 and 4. Building design will be determined by the industrial needs, but building materials specified elsewhere still apply here. Creative design and use of materials are encouraged to create a leading-edge environment and foster a new generation of high quality growth.

2. Building entrances must be visible from the street entrance, and visitor parking must be clearly marked. Service and parking must be screened from street view—only one (1) double loaded bay of parking is allowed in front of the building, behind a landscape zone, minimum ten (10) feet wide (see pg. 27).
3. These photographs are examples of how these standards can translate into future building design. Variation in textures and fenestration are encouraged.

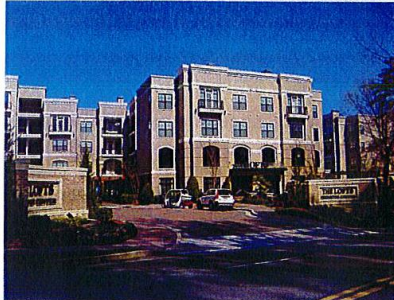
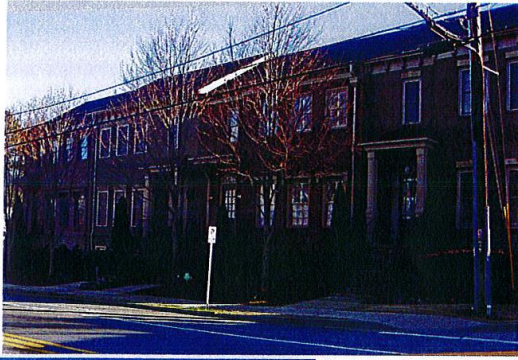


Loading docks, service doors, etc., cannot face directly onto the street. Either they must face the rear or adequate screening must be in place to prevent viewing from the public right of way.

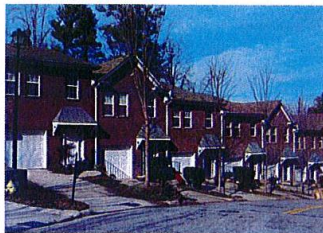


**J. Architectural design and massing—Residential.**



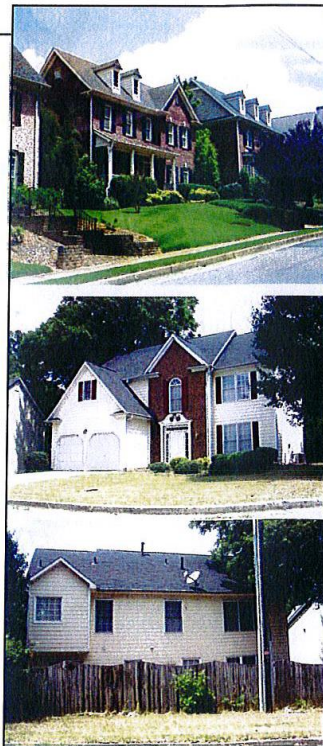
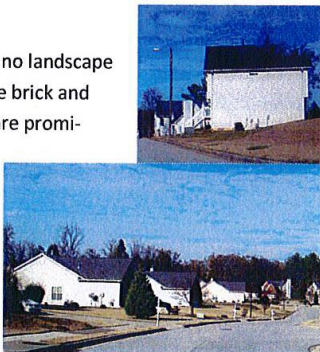


Gable roofs are preferred, but, with proper design detailing, flat roofs can be used (as illustrated at left). Variety, detailing, multiple fenestrations and creating human scale are all used effectively.



These townhomes above have no sidewalk, no landscape strip, no front yard and they are all the same brick and front elevations. Additionally, the garages are prominently on front. This approach is not acceptable in the BCGM Overlay district.

The photos at right illustrate a lack of variety and detailing—all facades visible from a public Right of way must have detailing to match the building front.



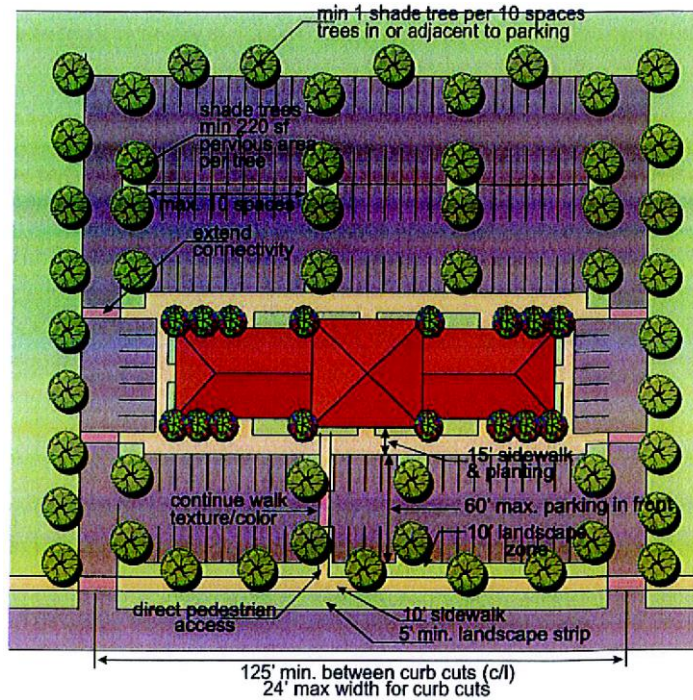
## K. Off-street parking and landscaping.

### 1. Off-street parking lots.

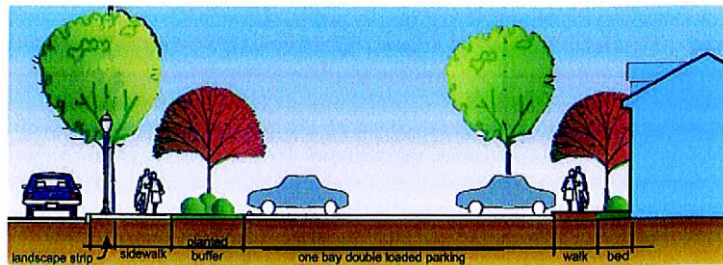
- a. Pedestrian access shall be provided from parking behind buildings to the public sidewalk through the ground floor of the building or via sidewalks between buildings.
- b. Off-street parking lots shall be provided to satisfy the minimum parking requirements of chapter 27 and the BCGM Overlay District. Off-street parking lots shall be designed with interconnecting driveways and parking areas to encourage shared use with adjacent parcels and minimize the number of curb cuts. Joint access driveways and continuous access drives behind or between multiple parcels is encouraged to provide continuous inter-parcel access and less the need to re-enter public streets to make short trips. The



satisfaction of minimum parking requirements with shared parking shall be subject to approval by the DeKalb County Planning Director based on a shared parking analysis performed to the Guidelines of the Institute for Transportation Engineers.



Site Concept Example for:  
Tiers 1 and 3: Bouldercrest Road Frontage  
Tier 2: all

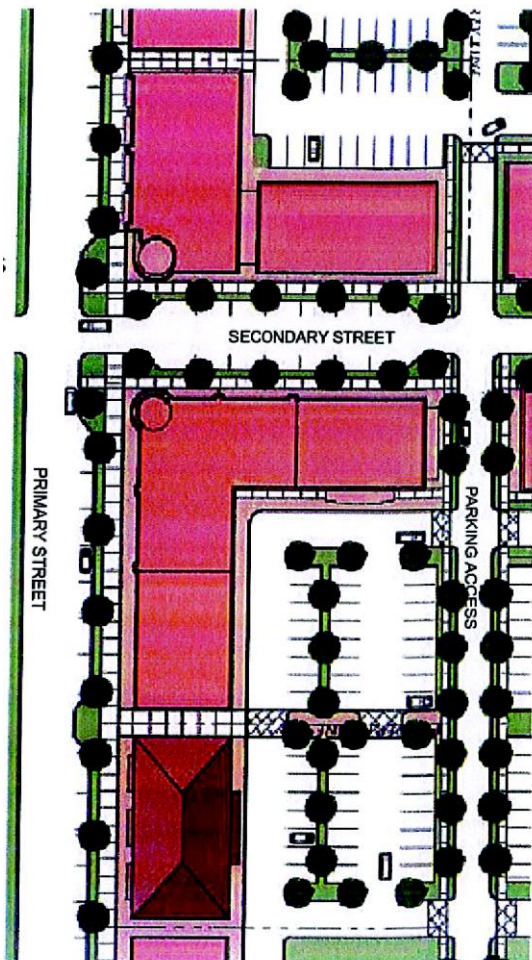


A single, double-loaded bay of parking may be in front of buildings in Tier 1 (along Bouldercrest Rd), and in Tiers 2,3 and 4 as noted.

- c. Shared parking is encouraged and may result in permitted reductions of off-street parking requirements. Parking facilities within the parcel may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking

demands primarily when the remaining uses are not in operation, so that the above stated off-street parking requirements for each use are met during said use's operational hours. Applicants shall make an application to the director of planning for authorization for shared parking. Applicants shall include proof of a written formal shared-parking agreement between all applicants. Required parking for residential units shall be prohibited from being shared. Required residential parking shall be segregated from parking for all other uses with the exception of additional parking provided for live/work single-family units.

- d. Off-street parking lots shall be designed to minimize the view of parking from adjacent streets and sidewalks. No more than thirty (30) percent of the required parking spaces for a parcel may be located in the front yards. Off-street parking lots shall be separated from abutting streets by landscape zones (minimum ten (10) feet wide) and sidewalks. Landscape zones may be broken by perpendicular access drives and pedestrian walkways or sidewalks. Plant materials shall be selected from the approved plant list in the appendix unless otherwise approved by the arborist.



Parking on-street and behind building are preferred arrangements. Pedestrian connectivity is imperative .





- e. Off-street parking lots shall be designed to provide for safe and continuous passage of pedestrians between parking bays and building entrances, and between adjacent parking areas and buildings. Landscape zones at the perimeter of off-street parking lots shall provide for safe and convenient crossing by vehicles and pedestrians. Pedestrian pathways in parking lots and pedestrian ways that cross vehicular aisles in parking lots shall be appropriately identified as crosswalks.
- f. Surface parking provided to the side of any building along a public street shall be designated for short-term (no longer than two (2) hours) parking and must be buffered from the public street and sidewalk with a landscape zone no less than ten (10) feet in width containing a minimum of ninety (90) percent living shrubs, groundcover, sod and/or annual or perennial color in the landscape strip surface area.



Above: acceptable design of a parking structure.

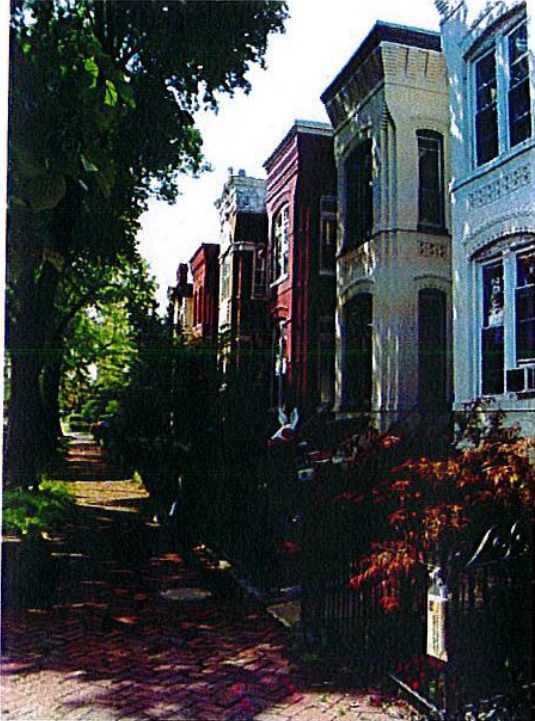
Below: not acceptable design of a parking structure.



- g. Wheel stops or bumpers shall be placed at the head of all parking spaces that abut a landscape strip or sidewalk.
- h. All surface parking lots of twenty (20) parking spaces or more must include landscaping in the form of shade trees within the confines of the surface parking lot. One (1) shade tree must be provided for every eight (8) parking spaces. No more than ten (10) parking spaces may be in a row without a landscape island with a shade tree. Shade trees must be a minimum of 3.5 inches in caliper measured twelve (12) inches above ground, shall be a minimum of sixteen (16) feet in height, shall have a minimum mature height of thirty (30) feet and shall be limbed up to a minimum height of eight (8) feet. Each tree must be surrounded by a minimum of two hundred twenty (220) square feet of pervious soil area.
- i. Any portion of a parking deck that is adjacent to a public street shall be screened with retail on the ground-floor. Any upper stories of a parking deck that are visible from a public street shall be clad with materials to resemble office or residential buildings with fenestration.

## 2. *Landscaping.*

- a. Planting design should reflect and enhance the natural surroundings of each site as well as the design objectives of the building. Existing trees and native groundcover should be preserved wherever possible and integrated into the overall landscape design. Existing plant materials that are to be retained shall be clearly designated on the landscape plans. The root zones and tree canopies of retained plant materials shall be adequately protected from damage or destruction during construction using suitable barricades or fencing using methods and locations specified in the DeKalb County Tree Ordinance or as approved by the DeKalb County Arborist. Newly planted trees, shrubs and ground-cover materials used in landscaped areas shall be selected from the approved plant list in the appendix unless otherwise approved by the arborist.
- b. Plant materials shall be of a size, species and variety specified in the approved plant list in the appendix unless otherwise approved by the arborist.
- c. Street trees must be a minimum of three and one-half-inch caliper and help articulate the pedestrian and vehicular circulation systems. Except for perpendicular crossings of driveways and utility easements, street trees shall be planted in the landscape zone or strip with a spacing as noted in [section] 3.39.6 of the chapter. Street trees shall not be placed closer than eight (8) feet from a building, driveway, light standard, sign standard, fire hydrant or other permanent structure.
- d. Street trees shall have a minimum pervious area of two hundred twenty (220) square feet. Tree planting areas must be at least one hundred (100) square feet, with the balance provided with structural soil under surrounding pavements for future root growth.

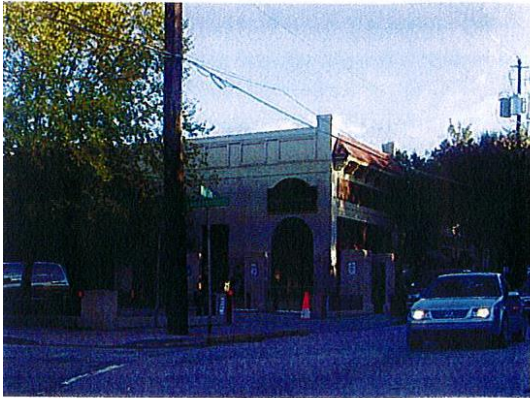
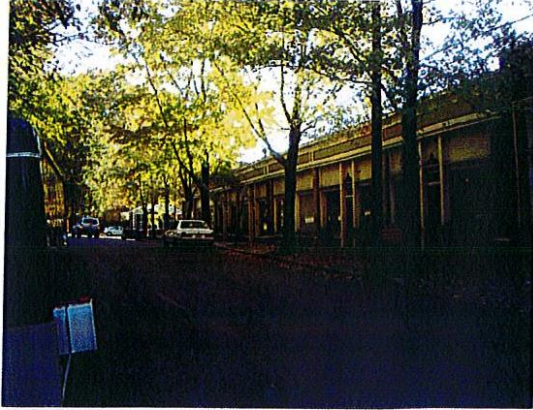


- e. Street tree species shall be consistent for an entire block length. Similar species shall be permitted to change on individual block faces only when approved by the director of planning.
- f. Evergreen groundcover planting shall be used on all slopes steeper than two (2) to one (1) to aid in erosion control. Landscape planting and irrigation plans must be prepared by a



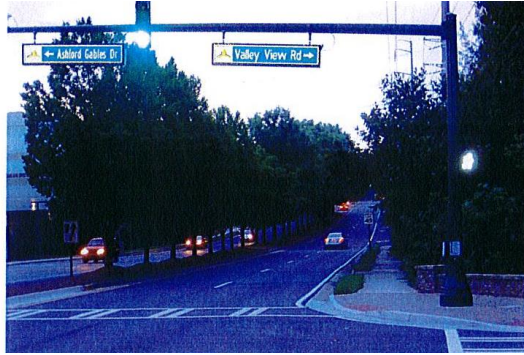
landscape architect registered in the State of Georgia for each application for a land disturbance permit.

- g. Transitional buffer zone - where the transitional buffer zone is well vegetated and provides an adequate visual screen at eye level, it shall be undisturbed. Otherwise, the transitional buffer zone shall be either planted with double staggered rows of approved evergreen trees and shrubbery to form a dense visual screen or the existing vegetation shall be enhanced with native and naturalized plant materials adequate to provide an effective visual screen at eye level from adjacent properties. However, transitional buffer zones may be interrupted where necessary for perpendicular crossings of streets, fences, driveways, utilities and trails, bikeways or pedestrian ways. All such interruptions must be approved by the planning director.
- h. Parking lot landscaping - the total length of all parking areas facing a street shall be separated from the street by a landscape zone (minimum ten (10) feet), including evergreen shrubbery eighteen (18) inches to thirty-six (36) inches high. Planting islands shall be located so that no more than ten (10) parking spaces are in a row before a landscaped island. Each landscaped island must be at least ten (10) feet (back of curb to back of curb), it must contain one (1) shade tree per single row of parking and there must be at least two hundred twenty (220) square feet of permeable area for each tree. Each tree must be at least three and one-half-inch caliper in size and meet #1 standards. The soil in these islands must be properly prepared to eliminate heavy clays, provide proper drainage and adequate topsoil for proper growth.
- i. Automated irrigation is recommended for all landscape areas. If irrigation is not to be installed, precautions must be taken to insure plant health:
  - i. Plant selection must include drought tolerant plants as approved by the DeKalb arborist.
  - ii. Additional organic matter and moisture holding materials shall be incorporated into the soil prior to planting.
  - iii. Tree and planting pits must be at least three (3) times the size of the root ball and be backfilled with topsoil and organic matter.
  - iv. Gator bags and/or other watering methods must be employed on all trees for at least twelve (12) months after planting to help survivability.
  - v. All trees not thriving after ten (10) months must be replaced and given another ten-month warranty for replacement.





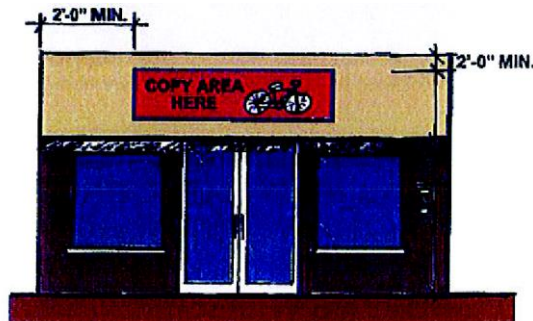




**L. Signs—Freestanding and building mounted.**

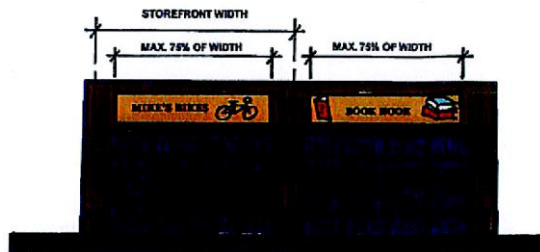
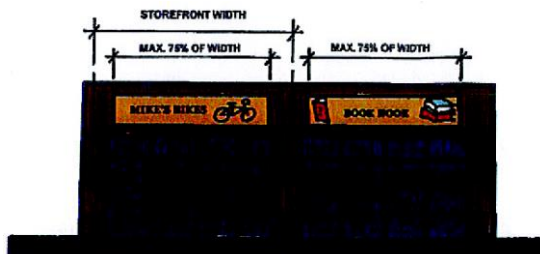
1. *Purpose.* The following guidelines are intended to advance the governmental purposes of the protecting public safety by minimizing distraction to motorists and improving aesthetics of the BCGM Overlay District by:
  - a. Providing a more consistent pattern and appearance for signs and street graphics than would otherwise result from existing sign guidelines;
  - b. Establishing signage as a design element that contributes a sense of place to the BCGM Overlay District;
  - c. Generating varied and creative tenant signage through application of distinctive design;
  - d. Reducing the prominence of signage and balancing commercial and aesthetic interests;
  - e. Providing the requirement for clear plans and drawings for signs in order to facilitate the review and approval process.
2. *Authority.* These guidelines apply only to the time, place and manner of sign display by guiding the elements of design, size number, height and compatibility of signs with an aesthetical appeal contributing to the sense of community within the overlay district. Nothing in these guidelines is intended to regulate the content of sign graphics or limit the free expression of speech guaranteed under the First Amendment of the Constitution of the United States of America. Except where otherwise lawful, it shall be unlawful for any person to post, display material change, or erect a sign in the county without first having obtained a sign permit from DeKalb County.
  - a. All signs shall be designed, erected, inspected, altered, reconstructed, illuminated, located, moved and/or maintained in accordance with these design guidelines and all other applicable codes and ordinances of DeKalb County, the State of Georgia and the United States of America.
  - b. No sign may be installed, reconstructed, illuminated or moved that varies from the BCGM Overlay District and underlying chapter 21, DeKalb County Sign Code without approval of a variance by the DeKalb County Board of Appeals.
3. *Sign characteristics.*
  - a. Freestanding identification ground signs shall be monument type constructed with a brick or stone base. No pole signs are allowed except low grade directional type signs not to exceed three (3) feet in height.
  - b. The base around the sign structure shall be landscaped with low level shrubs and flowering plants. Freestanding sign structures' base materials shall match the principle building materials. Architectural sign colors allowed shall apply to the sign structure, not sign face.
4. *Authorized signs.* The following signs are authorized within the Bouldercrest-Cedar Grove-Moreland Overlay District and shall be permitted upon the issuance of a valid sign permit issued by DeKalb County:

- a. Single-tenant development signs. The following sign standards apply to all parcels that have a single tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, financial, or multi-family uses.
- b. Monument sign. Each parcel or building with a single tenant or multi-family residential tenants shall be permitted to use one (1) monument sign per public street frontage, not to exceed a total of two (2). Signs shall be subject to the following:
  - i. Only one (1) sign placard is allowed per sign face - maximum seventy (70) percent of sign structure, which shall not exceed thirty-two (32) square feet or eight (8) feet in height.
  - ii. Sign may be single-faced or double-faced.
  - iii. In Tiers 3 and 5, monument signs shall be only externally illuminated with light fixtures directed downward and away from the street or driveway so as not to create glare for pedestrians or drivers.



- c. A single tenant building with more than fifty thousand (50,000) square feet of space or occupying a site larger than ten (10) acres may use a monument sign not to exceed eight (8) feet in height and forty-eight (48) square feet. Sign area may not exceed seventy (70) percent of the sign structure.

- d. Each separate business front façade with an external public entrance may have a maximum of one wall sign which shall not exceed an area of five (5) percent of the area of the façade of the ground floor of the building or seventy-five (75) square feet, whichever is less. Interior tenant space within a business of at least fifty thousand (50,000) square feet may have an additional wall sign area not to exceed a total of five (5) percent of the area of the façade of the ground floor of the building or sixty-four (64) square feet, whichever is less.
- e. Multiple-tenant buildings and parcels. The following sign standards apply to all parcels that have more than one (1) non-residential tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, or financial tenants:
  - i. *Monument sign.* Each parcel or development with more than one (1) non-residential tenant shall be permitted one (1) freestanding multi-tenant monument sign per public street frontage, not to exceed a total of three (3). Signs shall meet the following:
    - (a) No more than eight (8) sign placards shall be used per side of the monument sign.
    - (b) Sign may be single-faced or double-faced.



- (c) Each lot or development with multiple tenants shall be permitted one monument sign per public street frontage. For developments with less than one hundred fifty thousand (150,000) square feet of space for sale or lease, the sign shall not exceed forty-eight (48) square feet and the sign structure shall not exceed ten (10) feet in height.
- (d) Each lot or development with multiple tenants with more than 150,000 square feet of space for sale or lease shall be permitted two (2) monument signs. A primary monument sign shall not exceed sixty-four (64) square feet per side and the sign structure shall not exceed ten (10) feet in height. A secondary monument sign shall not exceed thirty-two (32) square feet per side and a maximum height of six (6) feet. The sign area shall not exceed seventy (70) percent of the total surface area of the monument sign structure.
- (e) A tenant that has over fifty thousand (50,000) square feet of gross floor space and has independent leased space within a shopping center shall be allowed wall signs not to exceed five (5) percent of the applicable wall area or three hundred (300) square feet, whichever is smaller.

f. Miscellaneous signs.

- i. *Menu sign.* One sign oriented toward the drive-thru lane, and not legible from the public right-of-way, such sign not to exceed six (6) feet in height.
- ii. *Banner.* Banners shall be allowed for a period not exceeding fourteen (14) days with no more than three (3) such fourteen-day periods being permitted per calendar year per lot. In the case of lots which contain multiple businesses, each business shall be allowed a banner. Banners shall not be more than thirty-two (32) square feet. No banner shall be mounted so as to extend above the horizontal plane of the roof where the building wall and roof meet, or shall not extend more than five (5) feet above grade when on the ground.
- iii. *Flags.* Each lot may display no more than three (3) flags and/or flagpoles. Flagpoles shall not exceed sixty (60) feet in height. Flag size shall not be more than fifty (50) square feet.
- iv. *Suspended signs.* In a multi-tenant commercial or office building, In addition to all other permitted signs, one (1) suspended non-illuminated sign per entrance used shall be allowed. Suspended signs shall adhere to the following: not exceed three (3) square feet in area; be uniform in size, material, color and shape and is placed in an equivalent location to other such signs located on the same building; be suspended from the eave or soffit of the building; and maintain a minimum of seven (7) feet clearance between the bottom of the sign and the walkway below.
- v. *Window signs.* Window signs are allowed without a permit and shall not occupy in the aggregate more than twenty-five (25) percent of the window area.
- vi. *Awning/canopy signs.* Awning/canopy signs may be displayed. A permit is required. The signs shall be deducted from allocated wall sign area. The area of the sign shall not exceed ten (10) percent of the area of the awning or canopy. The area of an awning/canopy sign shall be deducted from the allowable area of a wall sign.







g. Prohibited signs. The following types of signs are prohibited:

- i. *Motorist distractions.* Signs that incorporate flashing lights or beacons, highly reflective materials, rotating graphics, motion, smoke or visible matter, noise or changeable copy (copy that changes at intervals of more than once every six (6) seconds) are prohibited.
- ii. *Roof signs.* Signs that are placed on or above roofs, penthouses, mechanical equipment screens, and other like structures and any signs that extend above the building parapet or roof fascia line.

**M. Signs—Freestanding and building mounted—Prohibited.**

1. *Signs and buildings with intense colors or changeable letters are not allowed.* Multiple signs, temporary signs (as below) and signs with interchangeable letters are not allowed. Below are a few examples, but this is not an exhaustive list.





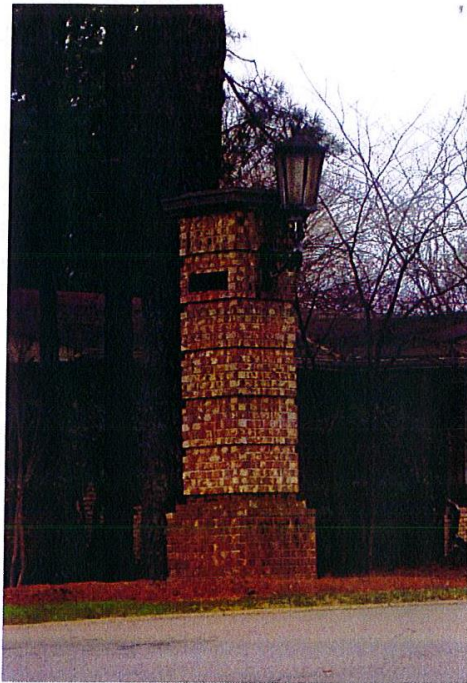




N. Signs—Neighborhood.



Low walls/planters may be part of the monument—as long as the maximum height is less than 36 inches above the elevation of the road. These walls can only be brick, stone or cast stone.



Neighborhood monuments are allowed in Corridor 1 within the 100 ft setback, providing they are similar to these examples. No such monument may be more than 42 inches square and 10 ft in height above the street. They can only be masonry (brick or stone with cast stone accents).



Large entry monument signs are not allowed in Corridor 1 (within 100 feet of right of way, or set-back of adjacent existing homes, whichever is greater).

A large, rectangular masonry entry monument sign with a decorative top, standing in a landscaped area. The sign is made of brick with cast stone accents and has a white, rounded top. It is surrounded by low-lying plants and flowers.

RECOMMENDED PLANT LIST

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3—3½" C	STD
LIRIODENDRON TULIPIFERA	TULP POPLAR	3—3½" C	STD
NYSSA SYLVATICA	BLACK GUM	3—3½" C	STD
QUERCUS NUTTALI	NUTTAL OAK	3—3½" C	STD

QUERCUS PHELLOS	WILLOW OAK	3—3½" C	STD
ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3—3½" C	STD
SMALL TREES			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ACER BUERGERANUM	TRIDENT MAPLE	2½" C	STD
ILEX ATTENUATA SAVANNAH	SAVANNAH HOLLY	8—10' HT	3—5 stems
ILEX VOMITORIA 'SHADOW'S FEMALE'	SHADOW'S YAUPON HOLLY	8—10' HT	3—5 stems
LAGERSTROEMIA X 'SARA'S FAVORITE'	SARA'S FAVORITE WHITE CRAPE MYRTLE	8—10' HT	3—5 stems
LAGERSTROEMIA FAUREI 'SIOUX'	SIOUX DARK PINK CRAPE MYRTLE	8—10' HT	3—5 stems
MAGNOLIA VIRGINIANA 'CULLY'	CULLY SWEETBAY MAGNOLIA	8—10' HT	3—5 stems
PRUNUS X YEDOENSIS	YOSHINO CHERRY	8—10' HT	STD
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CORTADERIA SELLOWIANA	PAMPAS GRASS	3 GAL	36" OC
CRYPTOMERIA JAPONICA "YOSHINO"	CRYPTOMERIA	4—6' HT	6' OC
CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	4—6' HT	6' OC

DAPHNIPHYLLUM MACROPODUM	DAPHNIPHYLLUM	3 GAL	36" OC
EUONYMUS ALATUS	BURNING BUSH	24"	36" OC
FOTHERGILLA MAJOR "MOUNT AIRY"	MOUNT AIRY FOTHERGILLA	3 GAL	36" OC
HYDRANGEA PANICULATA 'TARDIVA'	TARVIDA HYDRANGEA	5 GAL	36" OC
ILEX ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	4—6' HT	6' OC
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL	36" OC
ILEX CORNUTA CARISSA	CARISSA HOLLY	3 GAL	36" OC
ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	3 GAL	36" OC
ILEX VOMITORIA PENDULA	WEeping YAUPON HOLLY	4—6' HT	6' OC
ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GAL	36" OC
ILX X EMILY BRUNER	EMILY BRUNER HOLLY	7 GAL	6' OC
ILEX X 'MARY NELL'	MARY NELL HOLLY	7 GAL	6' OC
ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	7 GAL	6' OC
ILEX X NEEDLEPOINT	NEEDLEPOINT HOLLY	3 GAL	36" OC
ILICIAM PARVIFOLIUM	ANISE	3 GAL	36" OC
JUNIPERUS PFITZERIANA	PFITZER JUNIPER	3 GAL	36" OC
LIGUSTRUM JAPONICUM RECURVIFOLIUM	CURVE LEAF LIGUSTRUM	3 GAL	36" OC
AGARISTA POPULIFOLIA	DOGHOBLE	3 GAL	36" OC
LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY LOROPETALUM	5 GAL	36" OC
MAHONIA BEALEI	LEATHERLEAF MAHONIA	3 GAL	3—5 stems

MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDENGRASS	3 GAL	36" OC
ROSA X 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL	36" OC
RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3 GAL	36" OC
TERNSTROEMIA GYMNANTHERA 'PHYLLIS ANN'	PHYLLIS ANN CLEYERA	5 GAL	36" OC
VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	5 GAL	36" OC
VITEX AGNUS-CASTUS	CHASTE TREE	5 GAL	6' OC
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HEMEROCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAY LILY	1 GAL	18" OC
JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	2 GAL	30" OC
JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT'S JUNIPER	2 GAL	30" OC
LANTANA CAMARA 'MISS HUFF'	MISS HUFF LANTANA	QT	18" OC
LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	QT	18" OC
LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	4" POT	12" OC
LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILYTURF	4" POT	12" OC
OPHIPOGON JAPONICUM	MONDO GRASS	4" POT	12" OC

NOTE: Street trees may only be selected from this list - Genus, species and variety. Any variation from this must be approved by the DeKalb County Arborist. In order to substitute, it must be proven that these plants are not available.

( [Ord. No. 15-06](#), 8-25-2015)