

## ARTICLE 2. PROTECTED NEIGHBORHOODS

### Div. 2.1. District Intent Statements

The Protected Neighborhoods districts are intended to maintain the integrity of existing ~~single-family~~single-unit detached (detached) neighborhoods in Sandy Springs. By retaining the lot area of the former zoning of the City's residential areas, the Protected Neighborhoods districts help ensure that these ~~single-family~~single-unit areas retain their existing character. The corresponding Character Area Map categories for each zoning district are provided in Sec. 1.2.1.

#### Sec. 2.1.1. Residential Estate Districts (RE-)

The Residential Estate districts are intended for detached single unit residences on large lots. The districts also allow for limited civic, open space and park uses. The districts include:

A. **RE-2: Residential Estate**

2 acre minimum lot size-

B. **RE-1: Residential Estate**

1 acre minimum lot size-

#### Sec. 2.1.2. Residential Detached Districts (RD-)

The Residential Detached districts are intended for detached single unit residences on typical suburban lot sizes. The districts also allow for limited civic, open space and park uses. The districts include:

A. **RD-27: Residential Detached**

27,000 square foot minimum lot size-

B. **RD-18: Residential Detached**

18,000 square foot minimum lot size-

C. **RD-15: Residential Detached**

15,000 square foot minimum lot size-

No rezoning from another zoning district to RD-15 is allowed-

D. **RD-12: Residential Detached**

12,000 square foot minimum lot size-

E. **RD-9: Residential Detached**

9,000 square foot minimum lot size-

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F. **RD-7.54: Residential Detached**

7,500 square foot minimum lot size-

**Sec. 2.1.3. Parks District**

The Parks district is intended for publicly-accessible parks and active or passive recreational facilities. Government facilities are permitted.

**Sec. 2.1.4. Conservation District**

The Conservation district is intended for land designated as permanent conservation, passive park or other open space. Lands within the district are intended to be predominantly unoccupied by buildings or parking; however, government facilities are also permitted.

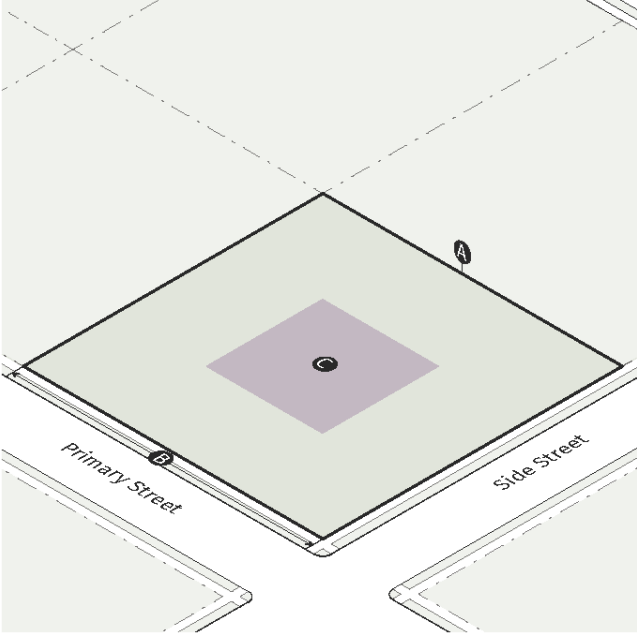


# ARTICLE 2. - PROTECTED NEIGHBORHOODS

## Div. 2.2. Residential Estate (RE-2, -1)

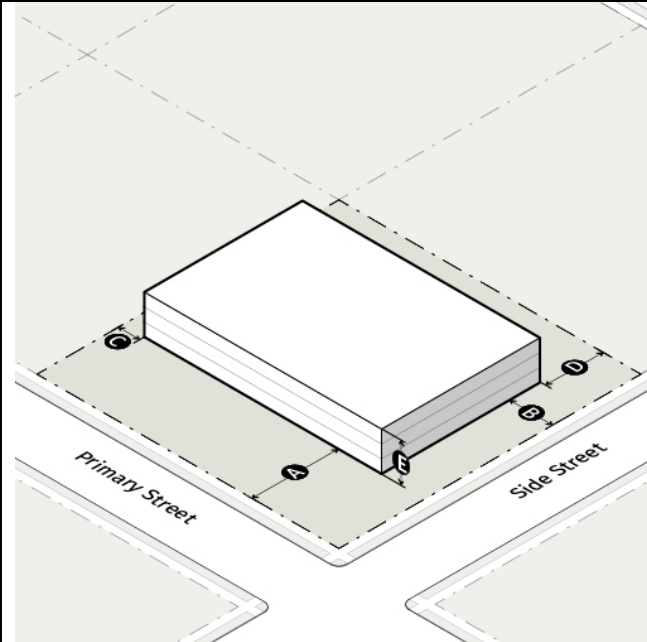
### Div. 2.2. Residential Estate (RE-2, -1)<sup>1</sup>

#### Sec. 2.2.1. RE-2 Lot Parameters

SEC. 2.2.1. RE-2 LOT PARAMETERS			
			
		RE-2	RE-1
Lot			
<b>A</b>	Area		
	Single unit detached	2 acre min	1 acre min
	All other allowed uses	10,000 SF min	10,000 SF min
<b>B</b>	Width		
	Single unit detached	200' min	150' min
	All other allowed uses	100' min	100' min
Coverage			
<b>C</b>	Lot coverage		
	Residential use	25% max	25% max
	All other principal uses	By use permit	
<b>D</b>	Canopy coverage		
	Residential use	35% min	35% min
	All other uses	40% min	40% min

## Sec. 2.2.2. RE-2 Placement and Height

### SEC. 2.2.2. RE-2 PLACEMENT AND HEIGHT



		RE-2	RE-1
<b>Building Setbacks</b>			
<b>A</b>	Primary street	60' min	60' min
<b>B</b>	Side street	40' min	30' min
<b>C</b>	Side: common lot line	25' min	15' min
<b>D</b>	Rear: common lot line	50' min	40' min
<b>Building Height</b>			
<b>E</b>	Single unit detached dwelling	3 stories/40' max	
	All other principal uses	By use permit	

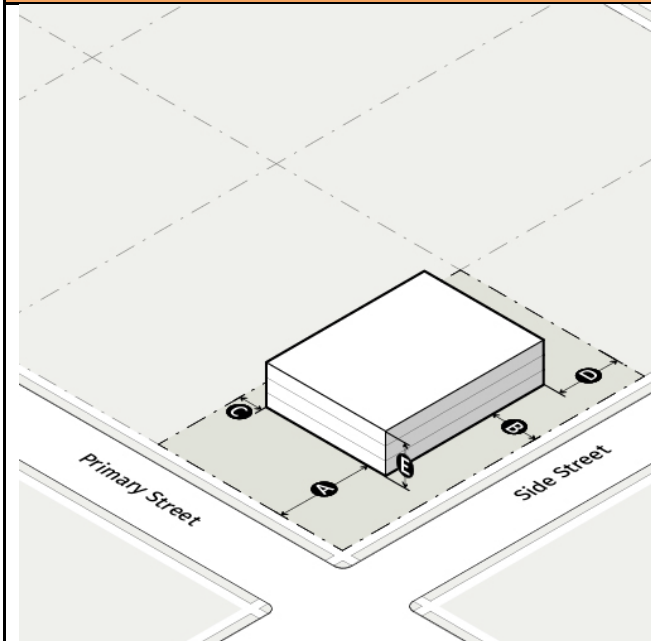
## Div. 2.3. Residential Detached (RD-27, -18, -15)

### Sec. 2.3.1. RD-\* Lot Parameters

SEC. 2.3.1. <u>RD-*</u> LOT PARAMETERS				
		RD-27	RD-18	RD-15
Lot				
A	Area			
	Single unit detached	27,000 SF min	18,000 SF min	15,000 SF min
	All other allowed uses	10,000 SF min	10,000 SF min	10,000 SF min
B	Width			
	Single unit detached	120' min	100' min	90' min
	All other allowed uses	100' min	100' min	100' min
Coverage				
C	Lot coverage			
	Residential use	30% max	35% max	38% max
	All other principal uses	By use permit		
	Canopy coverage			
	Residential use	35% min	35% min	35% min
	All other uses	40% min	40% min	40% min

### Sec. 2.3.2. ~~RD-X~~ Placement and Height

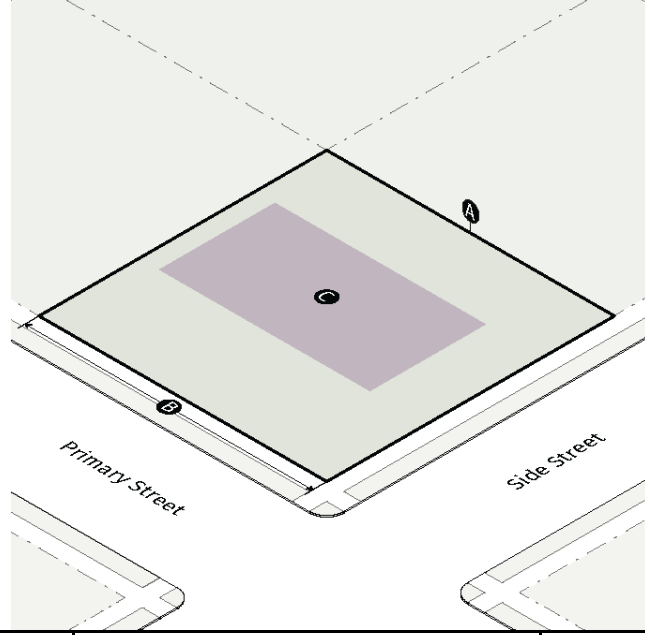

#### SEC. 2.3.2. ~~RD-X~~ PLACEMENT AND HEIGHT



		RD-27	RD-18	RD-15
Building Setbacks				
A	Primary street	60' min	50' min	Avg.*
B	Side street	30' min	20' min	20' min
C	Side: common lot line	15' min	10' min	10' min
D	Rear: common lot line	40' min	35' min	35' min
Building Height				
E	Single unit detached dwelling	3 stories/40' max		
	All other principal uses	By use permit		
*Average front setback. Measured using 2 lots to either side of proposed site. New building must be no closer to the front lot line than the shallowest setback and no further than the deepest setback of the adjacent lots.				

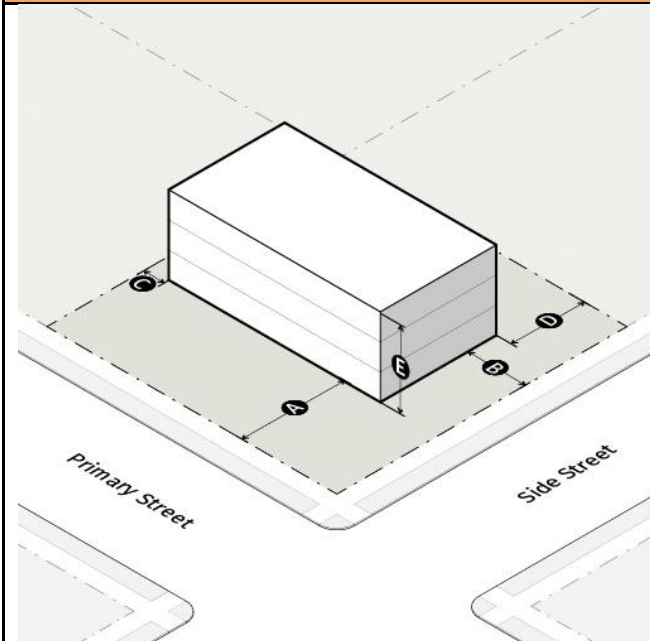
## Div. 2.4. Residential Detached (RD-12, -9, -7.5)

### Sec. 2.4.1. RD-y Lot Parameters

SEC. 2.4.1. <u>RD-y</u> LOT PARAMETERS				
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. A lot is shown with a dashed line indicating its boundary. Inside the lot, a shaded area is labeled 'C'. The lot is divided into two sections by a dashed line, with the top section labeled 'A' and the bottom section labeled 'B'. The lot is situated between the Primary Street and the Side Street.</p>				
		RD-12	RD-9	RD-7.5
<b>Lot</b>				
<b>A</b>	Area			
	Single unit detached	12,000 SF min	9,000 SF min	7,500 SF min
	All other allowed uses	10,000 SF min	10,000 SF min	10,000 SF min
<b>B</b>	Width			
	Single unit detached	85' min	70' min	60' min
	All other allowed uses	100' min	100' min	100' min
<b>Coverage</b>				
<b>C</b>	Lot coverage			
	Residential use	38% max	42% max	47% max
	All other principal uses	By use permit		
	Canopy coverage			
	Residential use	35% min	35% min	35% min
	All other uses	40% min	40% min	40% min

## Sec. 2.4.2. RD-y Placement and Height

### SEC. 2.4.2. RD-y PLACEMENT AND HEIGHT

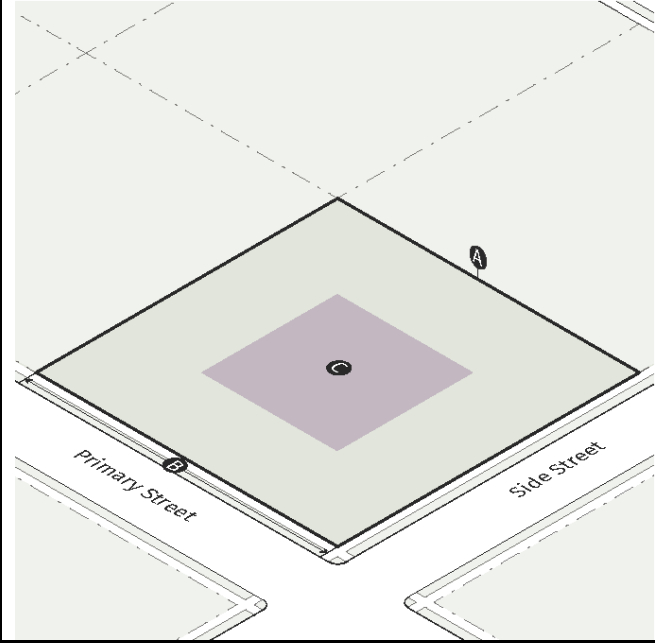


		RD-12	RD-9	RD-7.5
<b>Building Setbacks</b>				
<b>A</b>	Primary street	35' min	35' min	20' min
<b>B</b>	Side street	20' min	20' min	15' min
<b>C</b>	Side: common lot line	7' min	7' min	5' min
<b>D</b>	Rear: common lot line	25' min	25' min	20' min
<b>Building Height</b>				
<b>E</b>	Single unit detached dwelling	3 stories/40' max		
	All other principal uses	By use permit		



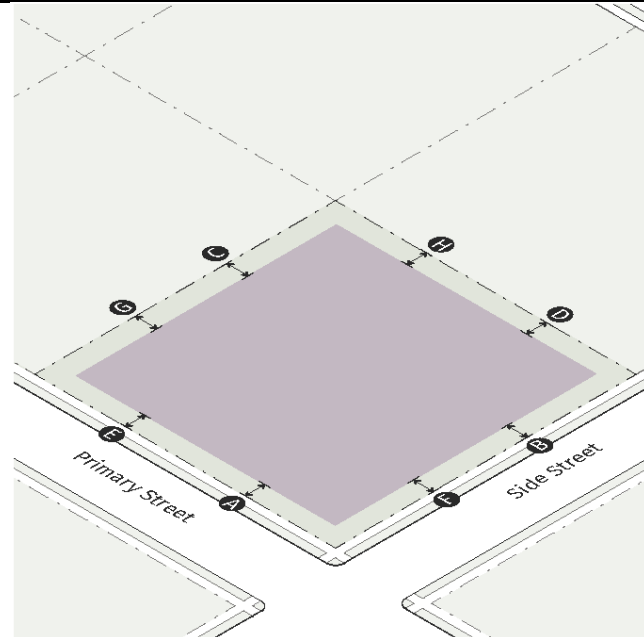
## Div. 2.5. Parks (PK)

### Sec. 2.5.1. [PK](#) Lot Parameters

SEC. 2.5.1. <a href="#">PK</a> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	1 acre min
<b>B</b>	Width	20' min
Coverage		
<b>C</b>	Lot coverage	25% max

## Sec. 2.5.2. [PK](#) Placement and Height

### SEC. 2.5.2. [PK](#) PLACEMENT AND HEIGHT



#### Building Setbacks

<b>A</b>	Primary street	10' min
<b>B</b>	Side street	10' min
<b>C</b>	Side: common lot line	10' min
<b>D</b>	Rear: common lot line	10' min

#### Parking Setbacks

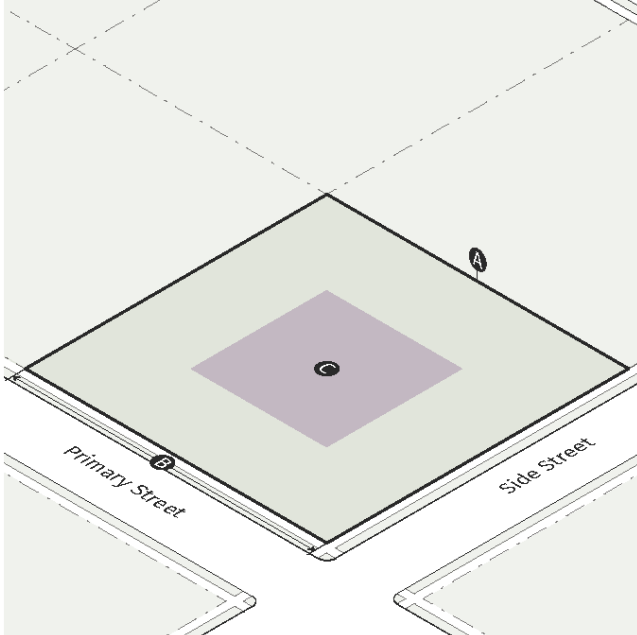
<b>E</b>	Primary street	10' min
<b>F</b>	Side street	10' min
<b>G</b>	Side: common lot line	10' min
<b>H</b>	Rear: common lot line	10' min

#### Building Height

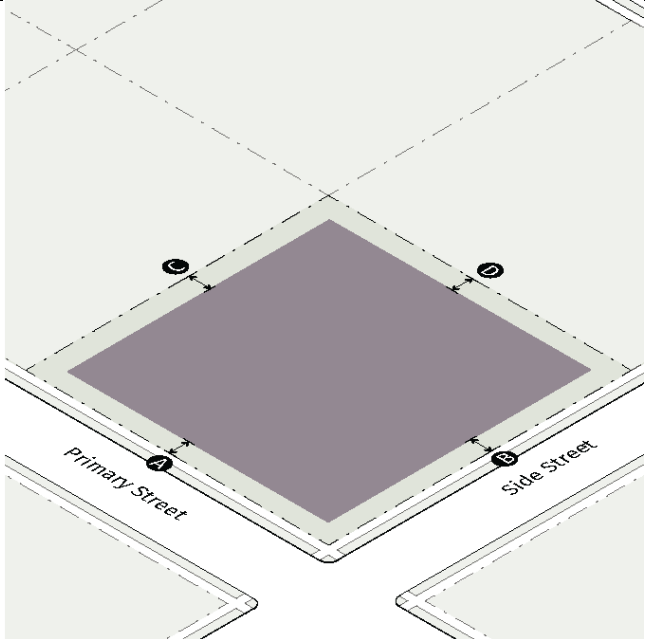
	Maximum height	35' max
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## Div. 2.6. Conservation (CON)

### Sec. 2.6.1. [CON](#) Lot Parameters

SEC. 2.6.1. <a href="#">CON</a> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	n/a
<b>B</b>	Width	n/a
Coverage		
<b>C</b>	Lot coverage	10% max

Sec. 2.6.2. [CON](#) Placement and Height

SEC. 2.6.2. <a href="#">CON</a> PLACEMENT AND HEIGHT		
		
Building Setbacks		
<b>A</b>	Primary street	<a href="#">n/a</a> <u>10'-min</u>
<b>B</b>	Side street	<a href="#">n/a</a> <u>10'-min</u>
<b>C</b>	Side: common lot line	<del>n/a</del> <u>10' min</u>
<b>D</b>	Rear: common lot line	<del>n/a</del> <u>10' min</u>
Building Height		
	Maximum height	15' max

## ARTICLE 3. URBAN NEIGHBORHOODS

### Div. 3.1. District Intent Statements

The Urban Neighborhoods districts are intended to allow enhancement of transitional urban neighborhoods. A variety of housing types, including urban ~~single-family~~single unit ownership options such as attached units and small lot detached units, are allowed as additional options to neighborhood unit and multi-unit living. The corresponding Character Area Map categories for each zoning district are provided in Sec. 1.2.1.

#### Sec. 3.1.1. Residential Urban (RU-)

The Residential Urban districts are intended for neighborhood-scale development including single unit detached residences on small urban lots. The districts also allow for limited civic, open space and park uses. The districts include:

- A. **RU-4: Residential Urban** 4,000 square foot minimum lot size-
- B. **RU-3: Residential Urban** 3,000 square foot minimum lot size-

#### Sec. 3.1.2. Residential Townhouse (RT-)

The Residential Townhouse district is intended for neighborhood-scale development including single unit attached and neighborhood unit residences on individual lots. The district also allows for limited civic, open space and park uses, as well as single unit-family residences on small urban lots.

- A. **RT-3: Residential Townhouse** 3 stories maximum height-

#### Sec. 3.1.3. Residential Multi-Unit (RM-)

The Residential Multi-Unit district is intended for neighborhood-scale development including residential living in multi-unit residences. The district also allows for limited commercial, civic, open space and park uses, as well as single unit-family detached and attached residences.

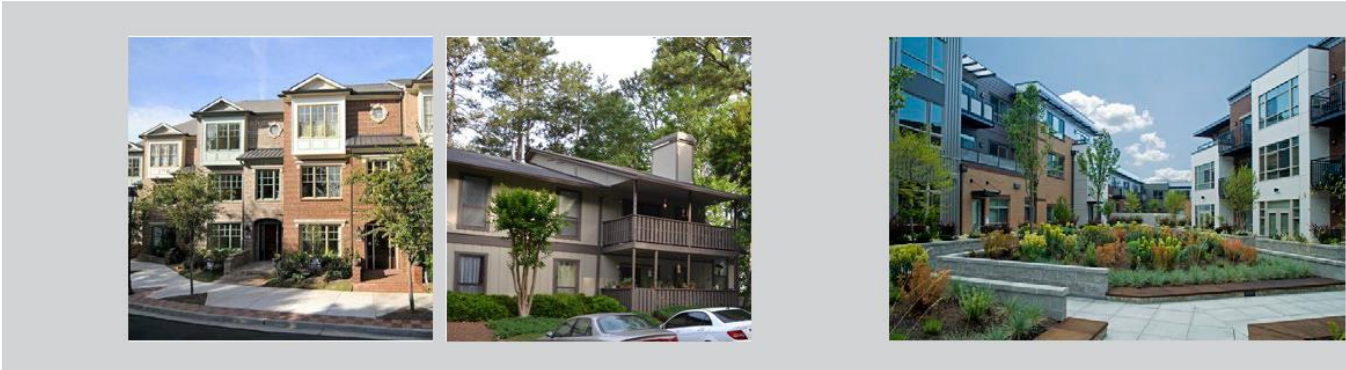
- A. **RM-3: Residential Multi-Unit** 3 stories maximum height-
- B. **RM-3/8: Residential Multi-Unit** 3 stories base height, up to 8 stories with bonus

#### Sec. 3.1.4. Residential Mixed Use (RX-)

The Residential Mixed Use districts are intended for neighborhood-scale development including residential living in multi-unit ~~attached~~ residences with access to neighborhood-serving commercial uses on no less than 2% of the development's ground floor. The districts ~~also allows~~ for limited commercial uses, as well as civic, open space and park uses, as well as townhouses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. **RX-3: Residential Mixed Use** 3 stories maximum height-
- B. **RX-3/6: Residential Mixed Use** 3 stories maximum base height, up to 6 stories with bonus

- BC. **RX-4: Residential Mixed Use** 4 stories maximum height.
- CD. **RX-5: Residential Mixed Use** 5 stories maximum height.



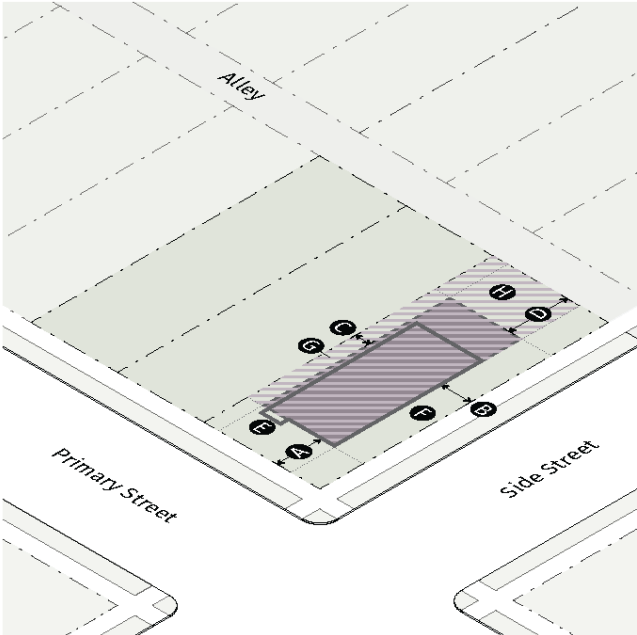
Div. 3.2. Residential Urban (RU-4,3)

Sec. 3.2.1. RU-4 Lot Parameters

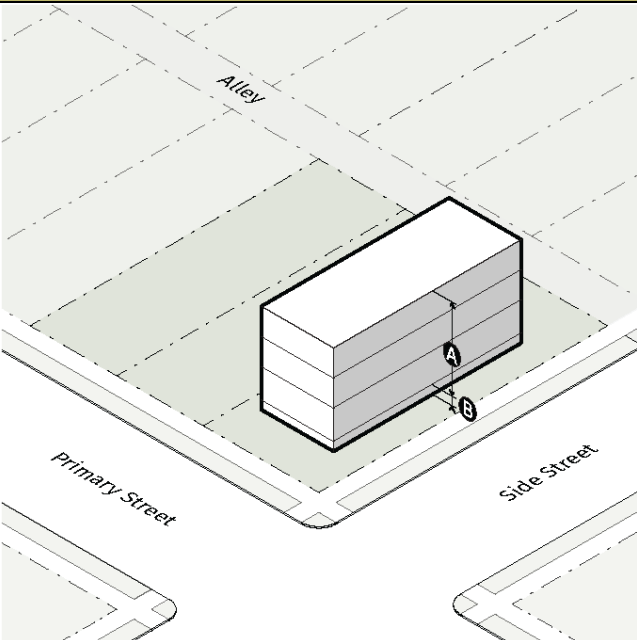
SEC. 3.2.1. RU-4,3 LOT PARAMETERS			
		RU-4	RU-3
Lot			
A	Area		
	Single-unit detached Residential use	4,000 SF min	3,000 SF min
	All other allowed uses	10,000 SF min	10,000 SF min

<b>B</b>	Width		
	<a href="#">Single-unit detached Residential use</a>	40' min	30' min
	All other allowed uses	100' min	100' min
<b>E</b>	<a href="#">Depth</a>	<a href="#">100' min</a>	<a href="#">100' min</a>
<b>Coverage</b>			
<b>D</b>	Lot coverage	80% max	80% max
<b>F</b>	Canopy coverage		
	Residential use	35% min	
	All other uses	40% min	

### Sec. 3.2.2. [RU- Building Placement](#)

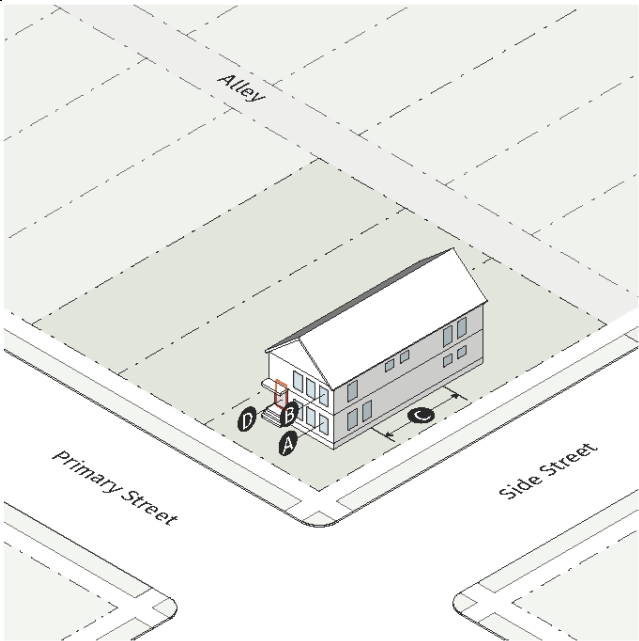
SEC. 3.2.2. <a href="#">RU- BUILDING PLACEMENT</a>			
			
		<b>RU-4</b>	<b>RU-3</b>
<b>Building Setbacks</b>			
<b>A</b>	Primary street	15' min	15' min
<b>B</b>	Side street	10' min	10' min
<b>C</b>	Side: common lot line	5' min	5' min
<b>D</b>	Rear: common lot line	20' min	20' min
<b>D</b>	Rear: alley	5' min	5' min
	Abutting a Protected Neighborhood		see <a href="#">Div. 6.4 Sec. 8.2.6.</a>
<b>Parking Location</b>			
<b>E</b>	Primary street yard	Not allowed	
<b>F</b>	Side street yard	Not allowed	
<b>G</b>	Side yard		Allowed
<b>H</b>	Rear yard		Allowed
	Abutting a Protected Neighborhood		see <a href="#">Sec. 8.2.6.Div. 6.4</a>

Sec. 3.2.3. [RU](#)- Height and Mass

SEC. 3.2.3. <a href="#">RU</a> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	3 stories/40' max
	Within a transition area	2 stories/24' max
Story Height		
<b>B</b>	Ground floor elevation	2' min/5' max



Sec. 3.2.4. [RU- Activation](#)

SEC. 3.2.4. <a href="#">RU- ACTIVATION</a>		
		
Transparency		
<b>A</b>	Ground story	20% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max
Pedestrian Access		
<b>D</b>	Entrance facing primary street	Required
<b>Development Patterns Allowed</b>		
	<b>Cottage Court</b>	<b>see Div. 6.3</b>

## Div. 3.3. Residential Townhouse (RT)

### Sec. 3.3.1. RT- Lot Parameters

SEC. 3.3.1. RT- LOT PARAMETERS		
Lot		
<b>A</b>	Area	
	Single unit detached	3,000 SF min
	Single unit attached	1,800 SF min
	Other residential uses	3,000 SF min
	All other allowed uses	10,000 SF min
<b>B</b>	Width	
	Single unit detached	30' min
	Single unit attached	24'-14' min
	Other residential uses	30' min
	All other allowed uses	100' min
Coverage		
<b>C</b>	Lot coverage	80% max
<b>D</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

### Sec. 3.3.2. [RT](#)- Building Placement

#### SEC. 3.3.2. [RT](#)- BUILDING PLACEMENT



#### Build-to Zone

<b>A</b>	Primary street	10' min/30' max
<b>B</b>	% of building facade in primary street build-to zone	60% min
<b>C</b>	Side street	10' min/30' max
<b>D</b>	% of building facade in side street build-to zone	30% min

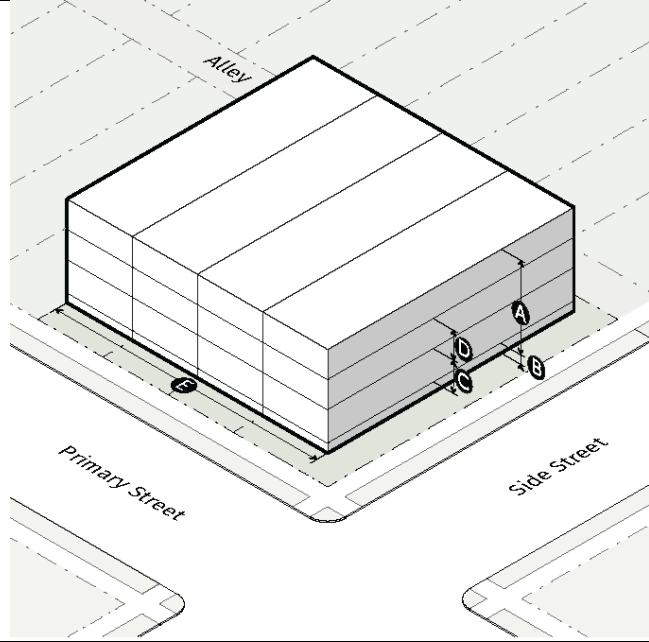
#### Side and Rear Building Setbacks

<b>E</b>	Side: common lot line/alley	5' min
<b>F</b>	Side: single unit attached, between abutting units	0' min
<b>G</b>	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

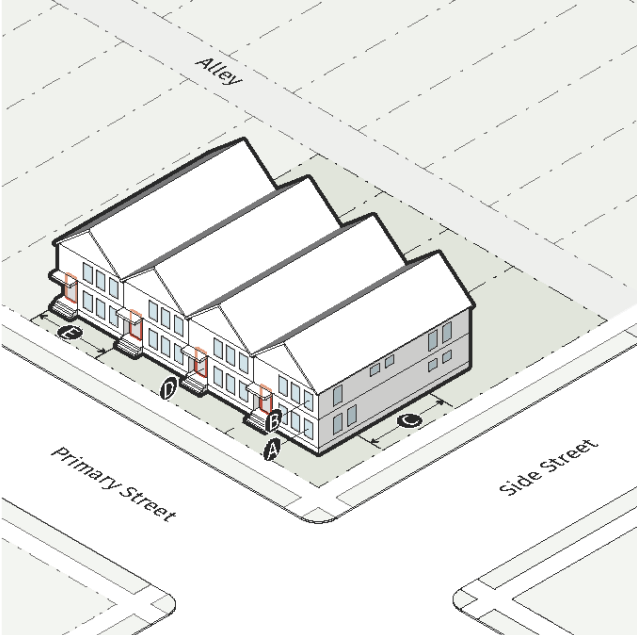
#### Parking Setbacks

<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

Sec. 3.3.3. RT- Height and Mass

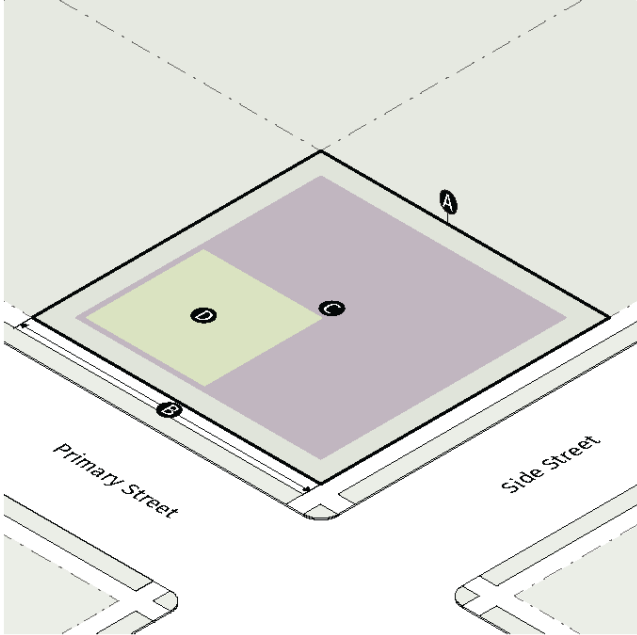
SEC. 3.3.3. RT- HEIGHT AND MASS		
		
Building Height		
A	Maximum height	3 stories/40' max
	Within a transition area	2 stories/24' max
Story Height		
B	Ground floor elevation	2' min/5' max
C	Ground story	11' min
D	Upper story	10' min
Building Mass		
E	Street-facing building length	200' max

Sec. 3.3.4. [RT- Activation](#)

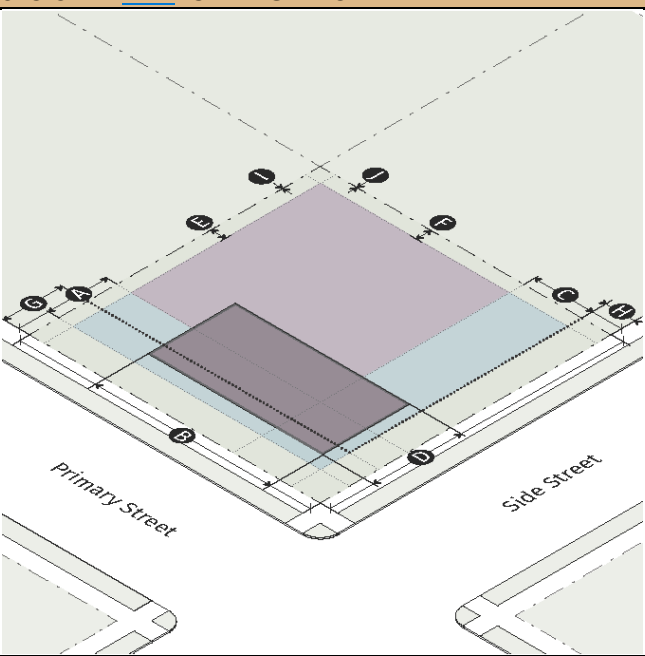
SEC. 3.3.4. <a href="#">RT- ACTIVATION</a>		
		
Transparency		
<b>A</b>	Ground story	20% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max
Pedestrian Access		
<b>D</b>	Entrance facing primary street	Required
<b>E</b>	Entrance spacing along primary street	50' max
<b>Development Patterns Allowed</b>		
	<b>Cottage Court</b>	<a href="#">see Div. 6.3</a>

## Div. 3.4. Residential Multi-Unit (RM-)

### Sec. 3.4.1. [RM-](#) Lot Parameters

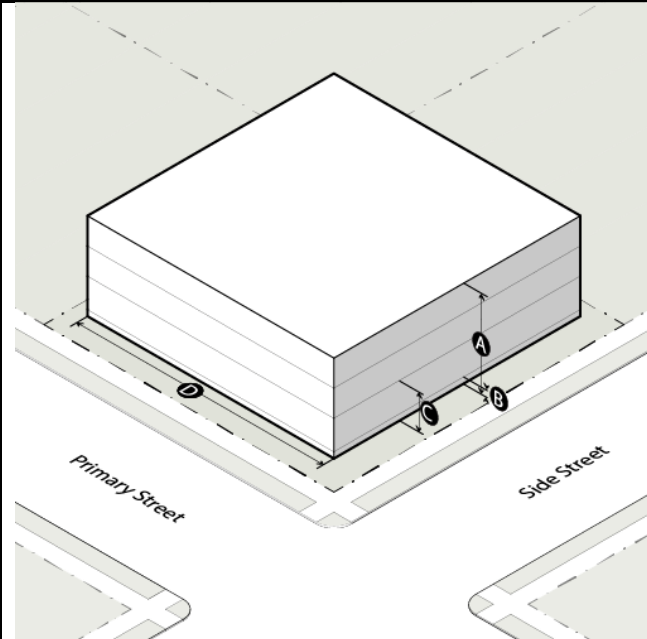
SEC. 3.4.1. <a href="#">RM-</a> LOT PARAMETERS		
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. The lot is a trapezoid. Label 'A' points to the lot area. Label 'B' points to the lot width. Label 'C' points to the lot depth. Label 'D' points to the outdoor amenity space. The lot is divided into a green area (D) and a purple area (C).</p>		
Lot		
<b>A</b>	Area	
	<a href="#">Single unit detached</a>	<a href="#">3,000 SF min</a>
	Single unit attached	<a href="#">1,250</a> 800 SF min
	Multi-unit	<a href="#">7,500</a> 5,000 SF min
	<a href="#">Other residential uses</a>	<a href="#">3,000 SF</a>
	All other allowed uses	10,000 SF min
<b>B</b>	Width	
	<a href="#">Single unit detached</a>	<a href="#">30' min</a>
	Single unit attached	<a href="#">16'-14'</a> min
	Multi-unit	75' min
	<a href="#">Other residential uses</a>	<a href="#">30' min</a>
	All other allowed uses	100' min
Coverage		
<b>C</b>	Lot coverage	70% max
<b>D</b>	Outdoor amenity space	Required
	Location	at grade
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

### Sec. 3.4.2. RM- Building Placement

SEC. 3.4.2. <u>RM</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	10' min/ <del>30'</del> <u>20'</u> max
<b>B</b>	% of building facade in primary street build-to zone	<del>60</del> <u>70</u> % min
<b>C</b>	Side street	10' min/ <del>30'</del> <u>20'</u> max
<b>D</b>	% of building facade in side street build-to zone	<del>30</del> <u>40</u> % min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
<b>F</b>	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <u>Sec. 8.2.6.Div. 6.4</u>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <u>Sec. 8.2.6.Div. 6.4</u>

### Sec. 3.4.3. [RM-](#) Height and Mass

#### SEC. 3.4.3. [RM-](#) HEIGHT AND MASS



#### Building Height

<b>A</b>	<b>Base: maximum height</b>	
	RM-3, <a href="#">RM-3/8</a>	3 stories / 44' max
	Adjacent to RE- or RD-	3 stories / 42' max
	Within a transition area	<a href="#">2 stories / 28' max</a>
	<b>Bonus: maximum height (see Div. 6.7.)<sup>±</sup></b>	
	<a href="#">RM-3</a>	<a href="#">No bonus allowed</a>
	RM-3/8	8 stories / 104' max
	Adjacent to RE- or RD-	8 stories / 112' max
	Within a transition area	<a href="#">2 stories / 28' max</a>
	<sup>±</sup> See Div. 6.7	

#### Story Height

<b>B</b>	Ground floor elevation	2' min/5' max
<b>C</b>	Ground story	12' min

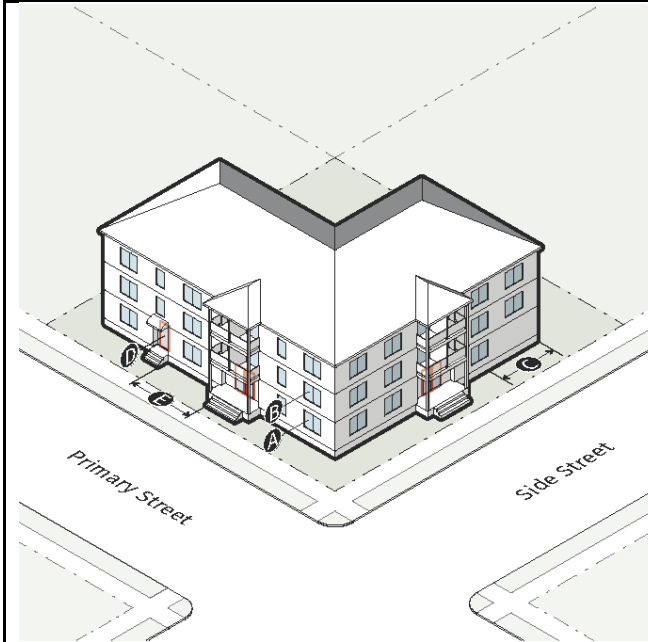
#### Building Mass

<b>D</b>	Street-facing building length	200' max
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### Sec. 3.4.4. [RM-](#) Activation

#### SEC. 3.4.4. [RM-](#) ACTIVATION



#### Transparency

<b>A</b>	Ground story	20% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max

#### Pedestrian Access

<b>D</b>	Entrance facing primary street	Required
<b>E</b>	Entrance spacing along primary street	100' max

#### Development Patterns Allowed

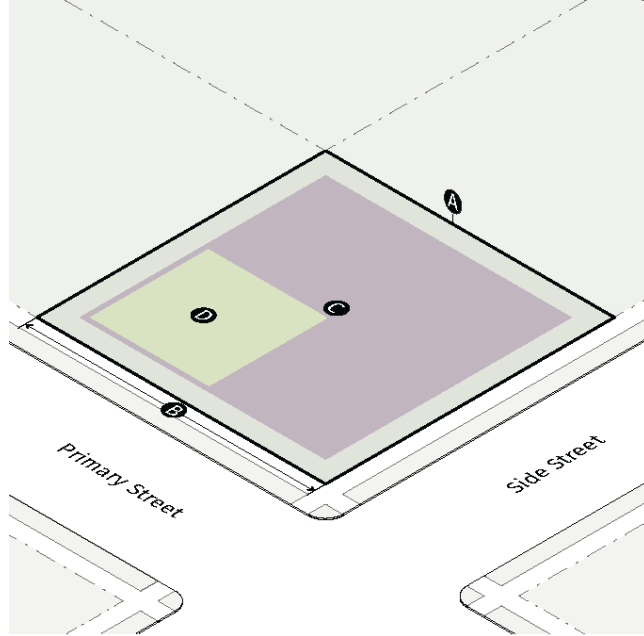

	<a href="#">Cottage Court</a>	<a href="#">see Div. 6.3</a>
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ARTICLE 3. - URBAN NEIGHBORHOODS  
Div. 3.5. Residential Mixed Use (RX-)

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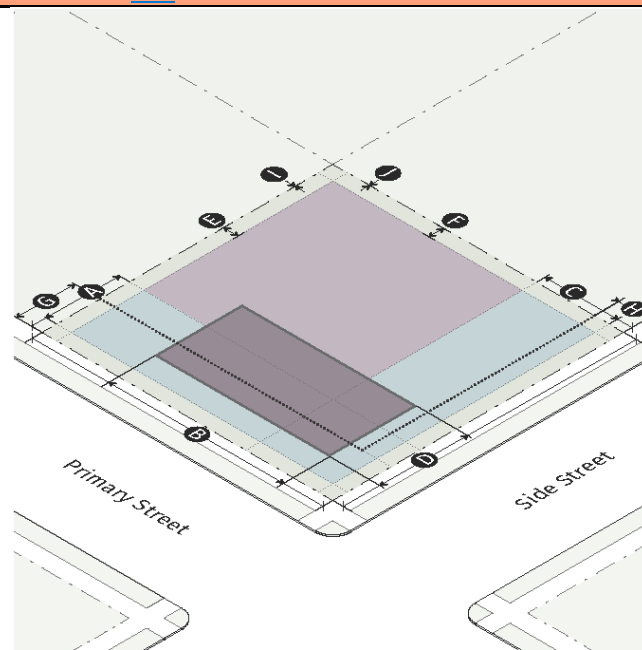
## Div. 3.5. Residential Mixed Use (RX-)

### Sec. 3.5.1. RX- Lot Parameters

SEC. 3.5.1. <u>RX-</u> LOT PARAMETERS		
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. The lot is a trapezoid with dimensions labeled: A (Area), B (Width), C (Depth), and D (Outdoor amenity space). The lot is divided into a green area (D) and a purple area (C). The Primary Street is on the left, and the Side Street is on the right.</p>		
Lot		
<b>A</b>	Area	
	Single unit attached	<a href="#">1,250</a> SF min
	Multi-unit	<a href="#">7,500</a> SF min
	<a href="#">Other residential uses</a>	<a href="#">3,000</a> SF min
	All other allowed uses	10,000 SF min
<b>B</b>	Width	
	Single unit attached	<a href="#">16'-14'</a> min
	Multi-unit	75' min
	<a href="#">Other residential uses</a>	<a href="#">30'</a> min
	All other allowed uses	100' min
Coverage		
<b>C</b>	Lot coverage	70% max
<b>D</b>	Outdoor amenity space	Required
	Location	at grade
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

### Sec. 3.5.2. RX- Building Placement

#### SEC. 3.5.2. RX- BUILDING PLACEMENT



#### Build-to Zone

<b>A</b>	Primary street	5' min/ <del>30'</del> <u>20'</u> max
<b>B</b>	% of building facade in primary street build-to zone	<del>60</del> <u>70</u> % min
<b>C</b>	Side street	5' min/ <del>30'</del> <u>20'</u> max
<b>D</b>	% of building facade in side street build-to zone	<del>30</del> <u>40</u> % min

#### Side and Rear Building Setbacks

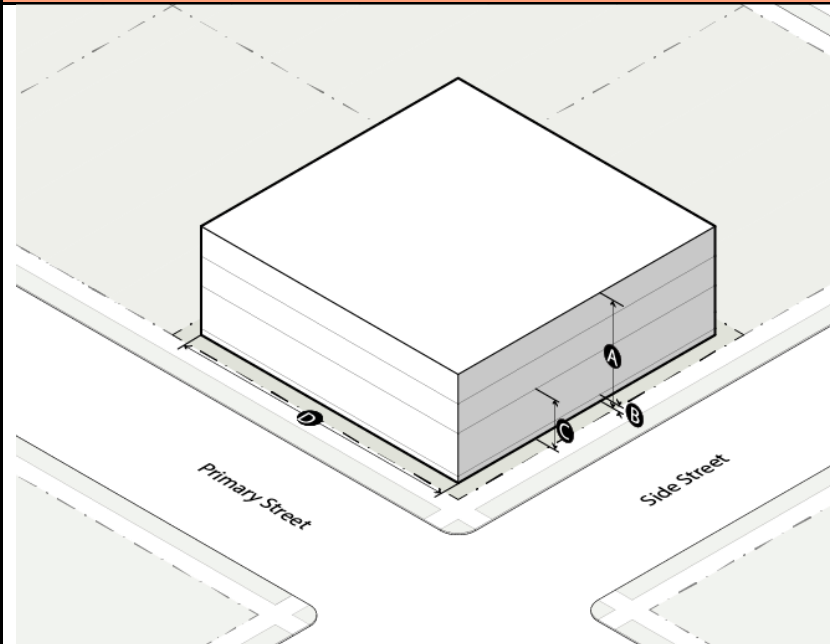
<b>E</b>	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
<b>F</b>	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <u>Sec. 8.2.6.Div. 6.4</u>

#### Parking Setbacks

<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <u>Sec. 8.2.6.Div. 6.4</u>

### Sec. 3.5.3. [RX](#)- Height and Mass

#### SEC. 3.5.3. [RX](#)- HEIGHT AND MASS



#### Building Height

<b>A</b>	<b>Base: Maximum height</b>	
	<a href="#">RX-3, RX-3/6</a>	3 stories / 44' max
	Adjacent to RE- or RD-	3 stories / 42' max
	<a href="#">RX-4</a>	4 stories / 56' max
	Adjacent to RE- or RD-	4 stories / 56' max
	<a href="#">RX-5</a>	5 stories / 68' max
	Adjacent to RE- or RD-	5 stories / 70' max
	Within a transition area	2 stories / 28' max
	<b>Bonus: maximum height (See Div. 6.7.)</b>	
	<a href="#">RX-3/6</a>	<a href="#">6 stories / 95' max</a>
	<a href="#">Adjacent to RE- or RD-</a>	<a href="#">6 stories / 84' max</a>
	<a href="#">Within a transition area</a>	<a href="#">2 stories / 28' max</a>

#### Story Height

<b>B</b>	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
<b>C</b>	Ground story, residential	12' min
	Ground story, nonresidential	<a href="#">14'-16'</a> min

#### Building Mass

<b>D</b>	Street-facing building length	200' max
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#### Sec. 3.5.4. [RX- Activation](#)

##### SEC. 3.5.4. [RX- ACTIVATION](#)



##### Transparency

<b>A</b>	Ground story, residential	30% min
	Ground story, nonresidential	50% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max

##### Pedestrian Access

<b>D</b>	Entrance facing primary street	Required
<b>E</b>	Entrance spacing along primary street	100' max

##### Development Patterns Allowed

	Cottage Court	see Div. 6.3
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#### Sec. 3.5.5. [District Standards](#)

##### Sec. 3.5.5. [District Standards](#)

1. ~~Each commercial tenant space must not exceed 4,000 square feet in gross floor area.~~
2. ~~The total commercial tenant space in each building must not exceed 25% of the ground floor.~~
3. ~~Hours of operation limited to 6AM-11PM, including all deliveries.~~
4. ~~Drive-thru or drive-in facilities are not permitted.~~

## ARTICLE 4. CORRIDORS & NODES

### Div. 4.1. District Intent Statements

The Corridors & Nodes districts are intended to allow enhancement of the City's major corridors and those mixed use nodes other than Perimeter Center. The corresponding Character Area Map categories for each zoning district are provided in Sec. 1.2.1.

#### Sec. 4.1.1. Office Neighborhood (ON-)

The Office Neighborhood district is intended for office and related commercial uses. The district also allows for civic, open space and park uses, legacy office to residential multi-unit conversions, and age-restricted multi-unit. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. ON-3: Office Neighborhood, 3 stories maximum height

#### Sec. 4.1.2. Office Mixed Use (OX-)

The Office Mixed Use districts are intended for office, hotel and related commercial uses, as well as single unit attached residences, legacy office to residential multi-unit conversions, and age-restricted multi-unit. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition ~~area is~~ areas are required. The districts include:

- A. OX-3: Office Mixed Use, 3 stories maximum height
- B. OX-4: Office Mixed Use, 4 stories maximum height
- C. OX-5: Office Mixed Use, 5 stories maximum height
- D. OX-6: Office Mixed Use, 6 stories maximum height
- E. OX-8: Office Mixed Use, 8 stories maximum height

#### Sec. 4.1.3. Commercial Mixed Use (CX-)

The Commercial Mixed Use districts are intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. CX-3: Commercial Mixed Use, 3 stories maximum height
- B. CX-3/6: Commercial Mixed Use, 3 stories maximum base height, up to 6 stories with bonus
- CB. CX-6: Commercial Mixed Use, 6 stories maximum height
- D. CX-6/8: Commercial Mixed Use, 6 stories maximum base height, up to 8 stories with bonus

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#### **Sec. 4.1.4. Shopfront Mixed Use [\(SX-\)](#)**

The Shopfront Mixed Use districts are intended to provide for a variety of retail, service and commercial uses, as well as upper-story multi-unit residences. In the Shopfront districts, a high degree of interaction between shoppers and other pedestrians and shopfront uses is desirable. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. SX-3: Shopfront Mixed Use, 3 stories maximum height
- [B. SX-3/6: Shopfront Mixed Use, 3 stories maximum base height, up to 6 stories with bonus](#)
- [B.C. SX-4: Shopfront Mixed Use, 4 stories maximum height](#)
- [C.D. SX-6: Shopfront Mixed Use, 6 stories maximum height](#)
- [E. SX-6/10: Shopfront Mixed Use, 6 stories maximum base height, up to 10 stories with bonus](#)



#### **Sec. 4.1.5. Transit Mixed Use [\(TX-\)](#)**

The Transit Mixed Use district is intended to provide for a variety of mixed uses, as well as upper-story multi-unit residences in areas served by MARTA or other significant public transit. In the Transit Mixed Use district, a high degree pedestrian connection and a focus on transit access is desirable. The district also allows for civic, open space and park uses. Where this district abuts Protected Neighborhood districts, a transition area is required.

- A. TX-4: Transit Mixed Use, 4 stories maximum height
- B. TX-6: Transit Mixed Use, 6 stories maximum height

#### **Sec. 4.1.6. City Springs [\(CS-\)](#)**

The City Springs districts are intended to implement the Sandy Springs City Center Master Plan, which is formed around a nucleus of civic facilities. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. CS-3: City Springs, 3 stories maximum height
- B. CS-4: City Springs, 4 stories maximum height
- C. CS-5: City Springs, 5 stories maximum height
- D. CS-6: City Springs, 6 stories maximum height



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[E. CS-6/8: City Springs, 6 stories maximum base height, up to 8 stories with bonus](#)

#### **Sec. 4.1.7. Industrial Mixed Use [\(IX-\)](#)**

The Industrial Mixed Use districts are intended to provide for light industrial uses, limited commercial uses and multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. IX-3: Industrial Mixed Use, 3 stories maximum height

#### **Sec. 4.1.8. Commercial Corridor [\(CC-\)](#)**

The Commercial Corridor districts are intended to provide for a variety of retail, service and commercial uses, including auto-oriented uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts [zones](#) include:

- A. CC-3: Commercial Corridor, 3 stories maximum height

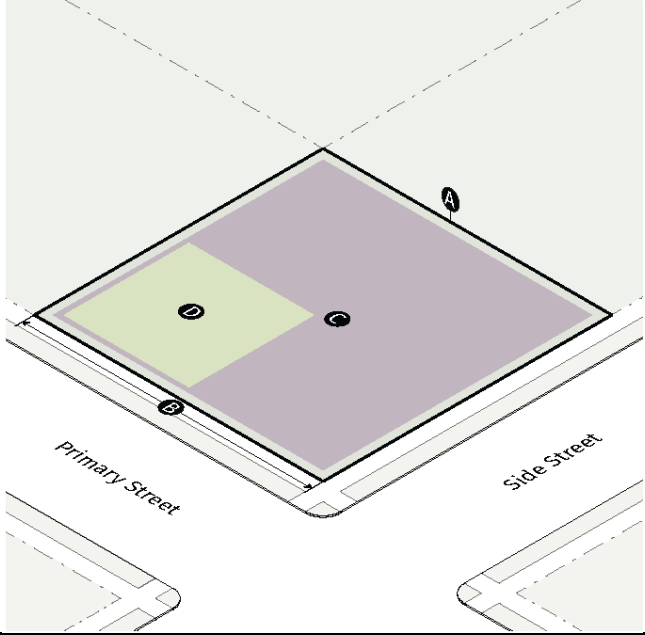
#### **Sec. 4.1.9. North End Mixed Use [\(NEX-\)](#)**

The North End Mixed Use districts are intended for residential living in multi-unit residences, balanced with a minimum of 25% of all units provided as single unit residential. In buildings where multi-unit residences are provided, neighborhood serving uses are allowed as an option on the ground floor. The NEX- Districts also allow for civic, open space and park uses. Where NEX- Districts abut Protected Neighborhood districts, a transition area is required. These districts have been crafted for sites of at least 8 acres in area that are located along Roswell Road north of Dalrymple, and are not intended to be applied in other portions of the City. The NEX- Districts include:

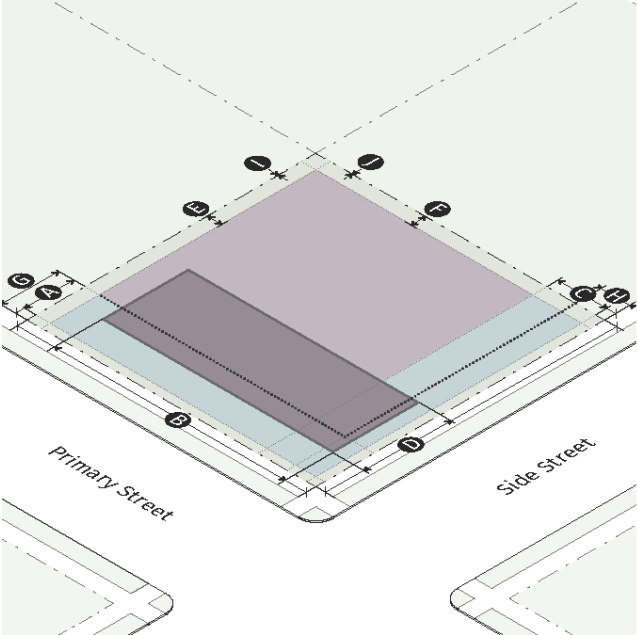
- A. **NEX-5/6: North End Mixed Use** 5 stories max height without bonus;  
6 stories max height with all residential, using affordable bonus; OR  
6 stories max height with retail ground floor, using retail bonus.
- B. **NEX-5/10/12: North End Mixed Use** 5 stories max height plus special allowance for 10 stories max height in rear of site without bonus;  
12 stories max height with all residential, in rear of site using affordability bonus; OR  
12 stories max height with retail ground floor, in rear of site using retail bonus.

## Div. 4.2. Office Neighborhood (ON-)

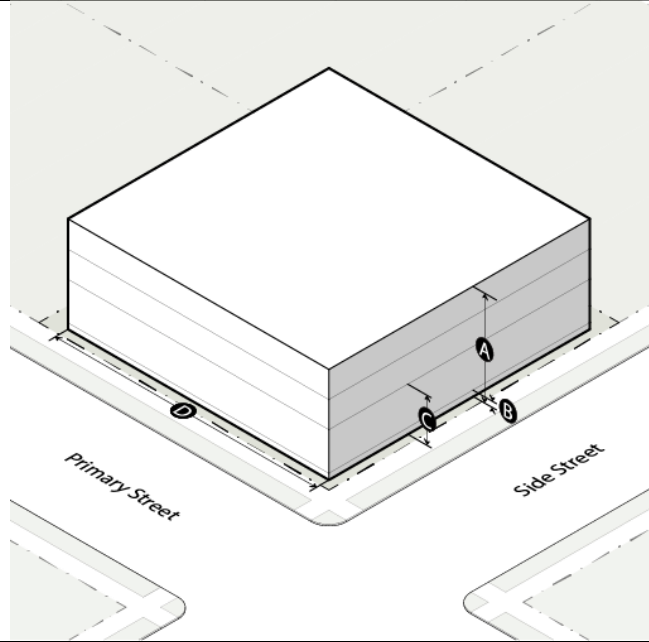
### Sec. 4.2.1. ON- Lot Parameters

SEC. 4.2.1. <u>ON</u> - LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	<a href="#">Single unit attached</a>	800 SF min
	<a href="#">Neighborhood unit</a>	3,000 SF min
	All <a href="#">other</a> allowed uses	7,500 SF min
<b>B</b>	Width	
	<a href="#">Single unit attached</a>	14' min
	<a href="#">Neighborhood unit</a>	30' min
	All <a href="#">other</a> allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	75% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

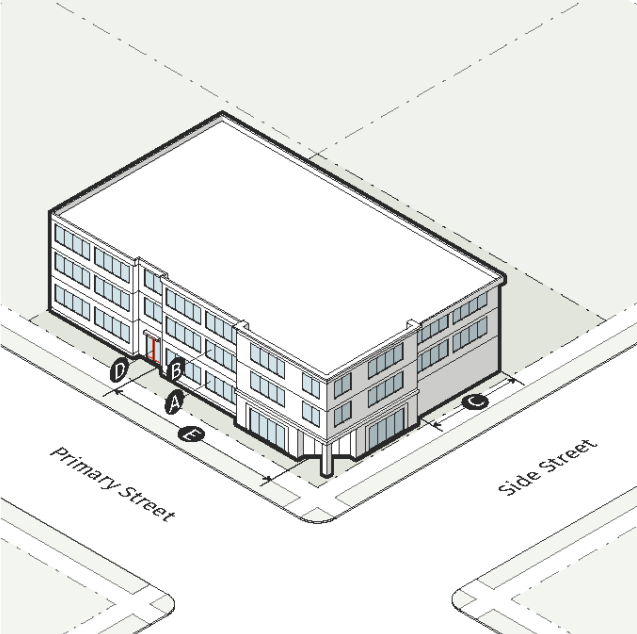
## Sec. 4.2.2. ON- Building Placement

SEC. 4.2.2. <u>ON</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	70% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	35% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
<b>F</b>	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	<a href="#">Sec. 8.2.6.see Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	<a href="#">Sec. 8.2.6.see Div. 6.4</a>

Sec. 4.2.3. [ON](#)- Height and Mass

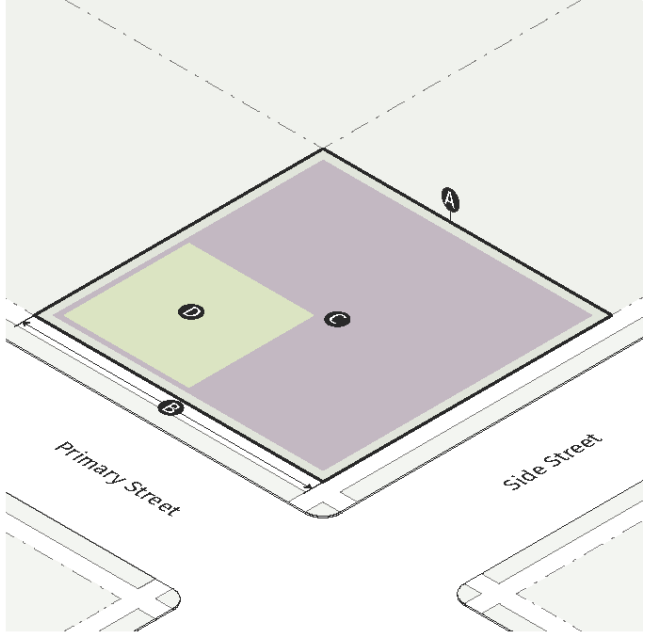
SEC. 4.2.3. <a href="#">ON</a> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	ON-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
<b>B</b>	Ground floor elevation	2' min/5' max
<b>C</b>	Ground story	14' min
Building Mass		
<b>D</b>	Street-facing building length	<del>300'</del> <u>200'</u> max

Sec. 4.2.4. [ON-](#) Activation

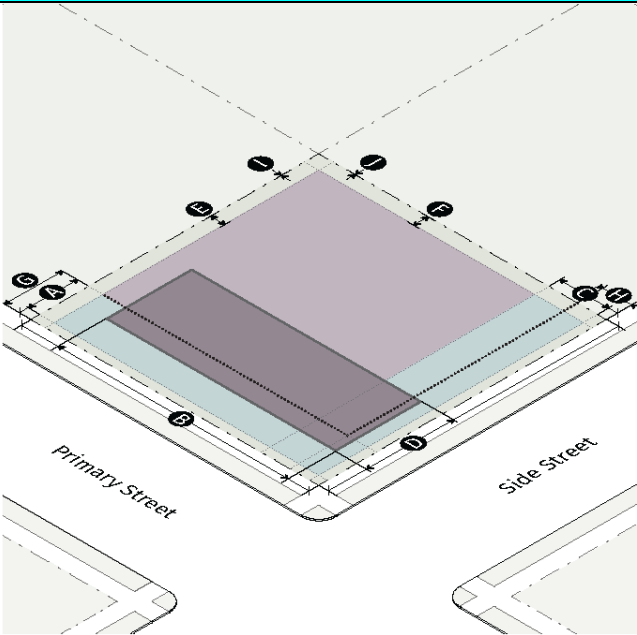
SEC. 4.2.4. <a href="#">ON-</a> ACTIVATION		
		
Transparency		
(A)	Ground story	50% min
(B)	Upper story	20% min
(C)	Blank wall length	30' max
Pedestrian Access		
(D)	Entrance facing primary street	Required
(E)	Entrance spacing along primary street	100' max

## Div. 4.3. Office Mixed Use (OX-)

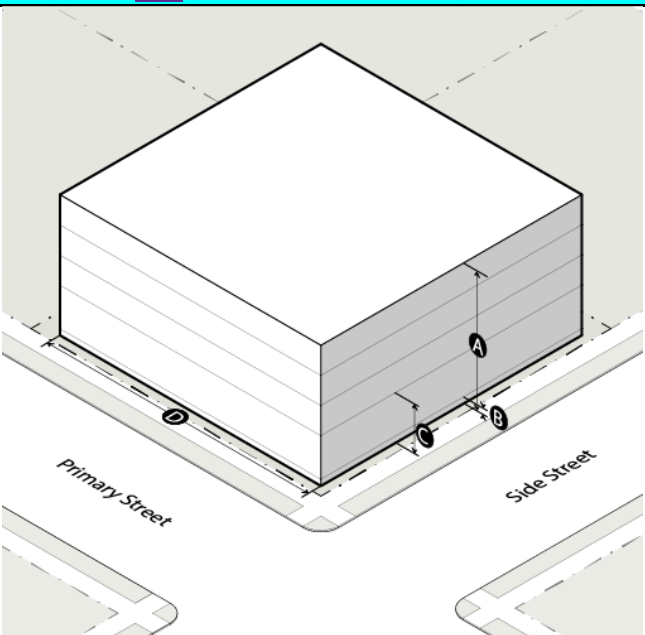
### Sec. 4.3.1. OX- Lot Parameters

SEC. 4.3.1. <u>OX</u> - LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	Single unit attached	1,380 SF min
	<u>Multi-unit</u>	5,000 SF min
	<u>Other residential uses</u>	3,000 SF min
	All other allowed uses	7,500 SF min
<b>B</b>	Width	
	Single unit attached	16'-14' min
	Multi-unit	75' min
	<u>Other residential uses</u>	30' min
	All other allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

## Sec. 4.3.2. OX- Lot Parameters Building Placement

SEC. 4.3.2. <u>OX- BUILDING PLACEMENT</u>		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	80% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
<b>F</b>	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

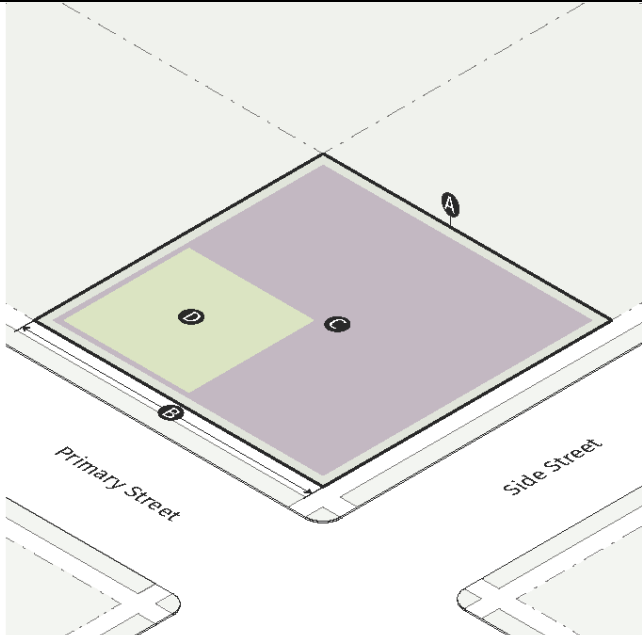
### Sec. 4.3.3. OX- Height and Mass

SEC. 4.3.3. <u>OX</u> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	OX-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	OX-4	4 stories max/67' max
	Adjacent to RE- or RD-	4 stories max/56' max
	OX-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	OX-6	6 stories max/95' max
	Adjacent to RE- or RD-	6 stories max/84' max



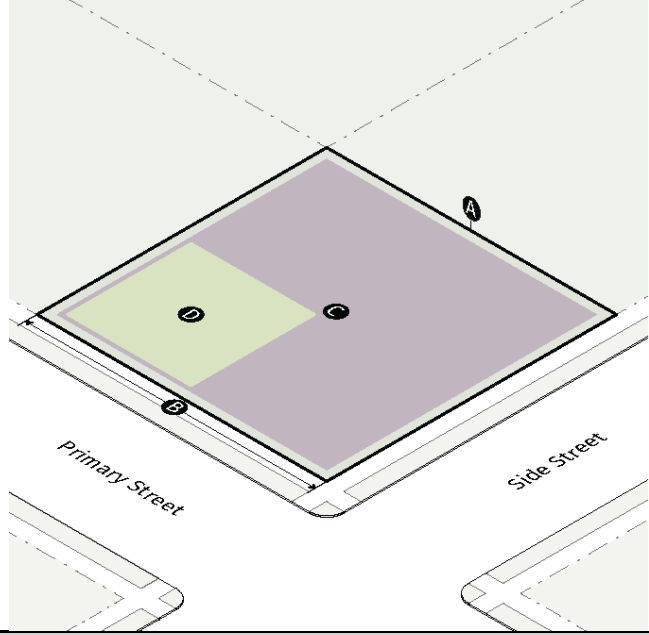
	OX-8	8 stories max/123' max
	Adjacent to RE- or RD-	8 stories max/112' max
	Within a transition area	2 stories/28' max
<b>Story Height</b>		
<b>B</b>	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
<b>C</b>	Ground story, residential	12' min
	Ground story, nonresidential	14' min
<b>Building Mass</b>		
<b>D</b>	Street-facing building length	<del>300'</del> <u>200'</u> max

#### Sec. 4.3.4. OX- Activation

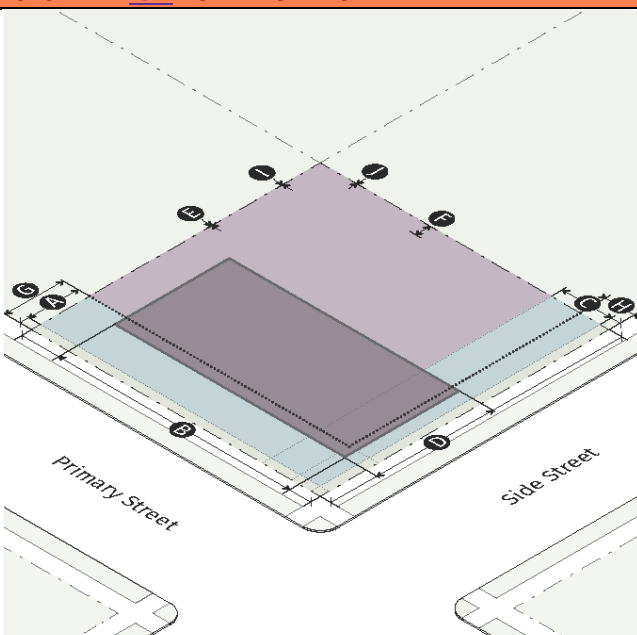
SEC. 4.3.4. <u>OX</u> - ACTIVATION		
		
Transparency		
<b>A</b>	Ground story, residential	20% min
	Ground story, nonresidential	50% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max
Pedestrian Access		
<b>D</b>	Entrance facing primary street	Required
	Entrance spacing along primary street	100' max

## Div. 4.4. Commercial Mixed Use (CX-)

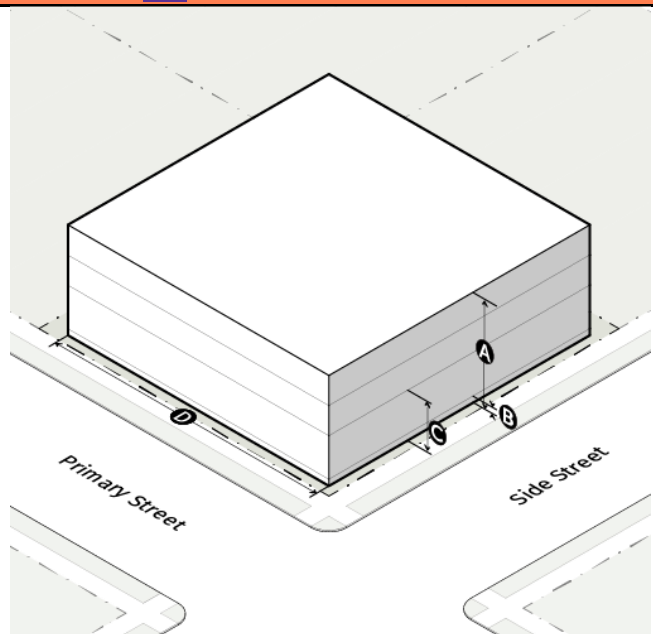
### Sec. 4.4.1. CX- Lot Parameters

SEC. 4.4.1. <u>CX</u> - LOT PARAMETERS		
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. The lot is a trapezoid with dimensions labeled: A (width at the side street), B (width at the primary street), C (depth from the primary street), and D (depth of an outdoor amenity space). The lot is divided into a green area (D) and a purple area (C).</p>		
Lot		
<b>A</b>	Area	
	Single unit attached	1,380 SF min
	Multi-unit	7,500 SF min
	<a href="#">Other residential uses</a>	3,000 SF min
	All other allowed uses	7,500 SF min
<b>B</b>	Width	
	Single unit attached	16'-14' min
	Multi-unit	75' min
	<a href="#">Other residential uses</a>	30'
	All other allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

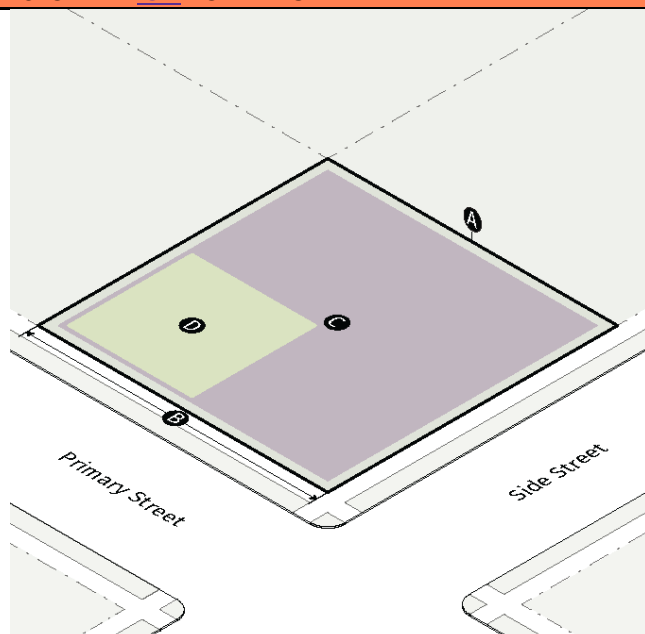
## Sec. 4.4.2. CX- Building Placement

SEC. 4.4.2. <u>CX</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	80% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line	0' min
	Side: alley	5' min
<b>F</b>	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

### Sec. 4.4.3. CX- Height and Mass

SEC. 4.4.3. <u>CX</u> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	<b>Base:</b> <u>maximum height</u>	
	CX-3, <u>CX-3/6</u>	3 stories / 53' max
	Adjacent to RE- or RD-	3 stories / 42' max
	CX-6, <u>CX-6/8</u>	6 stories / 95' max
	Adjacent to RE- or RD-	6 stories / 84' max
	Within a transition area	2 stories / 28' max
	<b>Bonus:</b> <u>maximum height (see Div. 6.7.)</u>	
	<u>CX-3/6</u>	<u>6 stories / 95' max</u>
	<u>Adjacent to RE- or RD-</u>	<u>6 stories / 84' max</u>
	<u>Within a transition area</u>	<u>2 stories / 28' max</u>
	<u>CX-6/8</u>	<u>8 stories / 123' max</u>
	<u>Adjacent to RE- or RD-</u>	<u>8 stories / 112' max</u>
	<u>Within a transition area</u>	<u>2 stories / 28' max</u>
Story Height		
<b>B</b>	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
<b>C</b>	Ground story, residential	12' min
	Ground story, nonresidential	<u>14'-16'</u> min
Building Mass		
<b>D</b>	Street-facing building length	<u>2300'</u> max

#### Sec. 4.4.4. CX- Activation

SEC. 4.4.4. <u>CX</u> - ACTIVATION		
		
Transparency		
<b>A</b>	Ground story, residential	20% min
	Ground story, nonresidential	50% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	30' max
<b>D</b>	Entrance facing primary street	Required
<b>E</b>	Entrance spacing along primary street	100' max

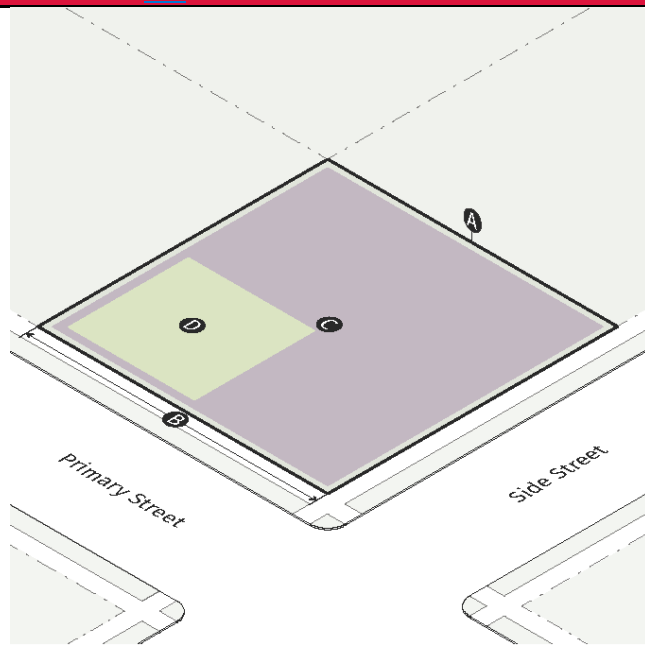
#### Sec. 4.4.5. CX- District Standards

Sec. 4.4.5. <u>CX</u> - District Standards
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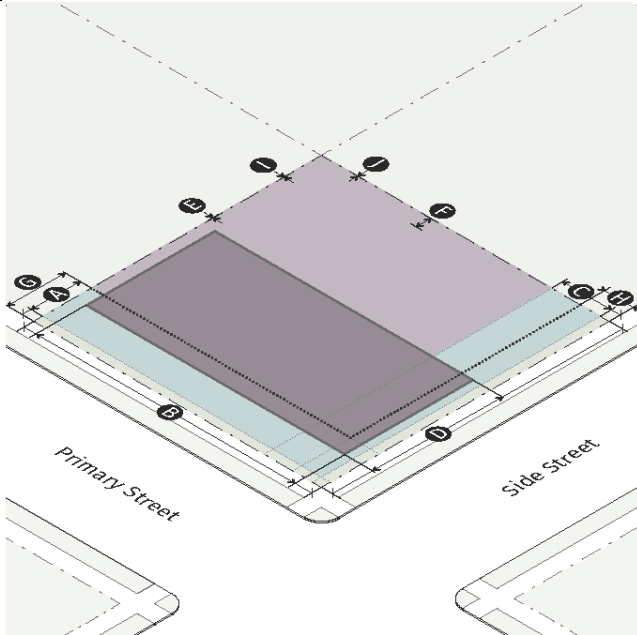
- A1.** In all CX Districts located between Abernathy Road and US 285, each commercial tenant space must not exceed 30,000 square feet in gross floor area.

## Div. 4.5 Shopfront Mixed Use (SX-)

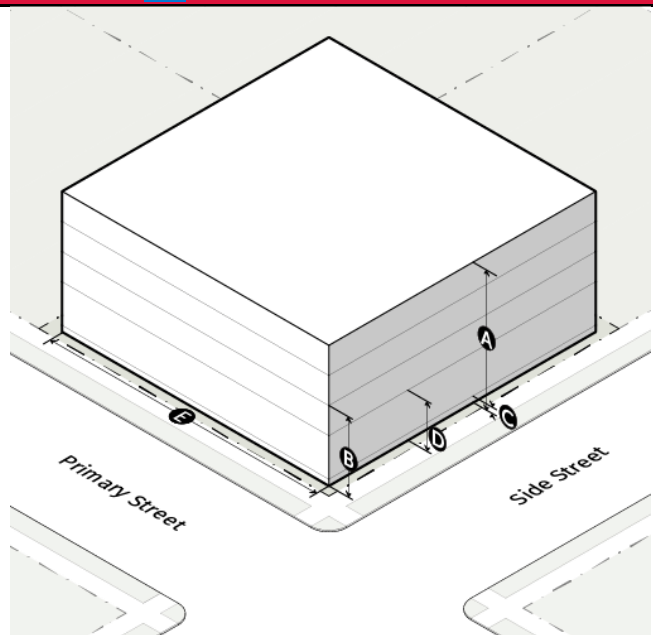
### Sec. 4.5.1. SX- Lot Parameters

SEC. 4.5.1. <u>SX-</u> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	<u>Single unit attached</u>	<u>800 SF min</u>
	All allowed uses	5,000 SF min
<b>B</b>	Width	
	<u>Single unit attached</u>	<u>14' min</u>
	All allowed uses	50' min
Coverage		
<b>C</b>	Lot coverage	90% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	40% min

## Sec. 4.5.2. SX- Building Placement

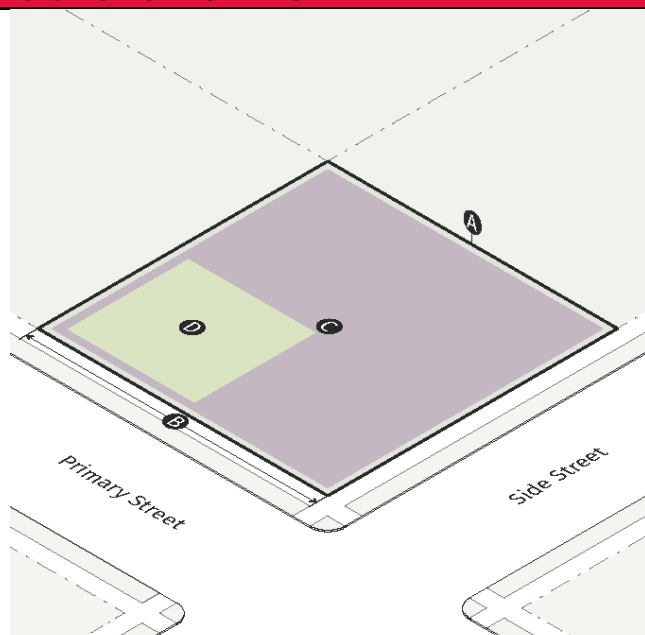
SEC. 4.5.2. <u>SX</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	90% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line	0' min
	Side: alley	5' min
<b>F</b>	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

### Sec. 4.5.3. [SX](#)- Height and Mass

SEC. 4.5.3. <a href="#">SX</a> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	<b>Base: Maximum height</b>	
	<a href="#">SX-3</a> , <a href="#">SX-3/6</a>	3 stories / 53' max
	Adjacent to RE- or RD-	3 stories / 42' max
	<a href="#">SX-4</a>	4 stories / 67' max
	Adjacent to RE- or RD-	4 stories / 56' max
	<a href="#">SX-6</a> , <a href="#">SX-6/10</a>	6 stories / 95' max
	Adjacent to RE- or RD-	6 stories / 84' max
	Within a transition area	2 stories / 28' max
	<b>Bonus: maximum height (see Div. 6.7.)</b>	
	<a href="#">SX-3/6</a>	<a href="#">6 stories / 95' max</a>
	<a href="#">Adjacent to RE- or RD-</a>	<a href="#">6 stories / 84' max</a>
	<a href="#">Within a transition area</a>	<a href="#">2 stories / 28' max</a>
	<a href="#">SX-6/10</a>	<a href="#">10 stories / 140' max</a>
	<a href="#">Adjacent to RE- or RD-</a>	<a href="#">10 stories / 129' max</a>
	<a href="#">Within a transition area</a>	<a href="#">2 stories / 28' max</a>
<b>B</b>	<b>Minimum height</b>	<b>2-stories min</b>
Story Height		
<b>C</b>	Ground floor elevation	0' min/2' max
<b>D</b>	Ground story	14' min
Building Mass		
<b>E</b>	Street-facing building length	<b>2300' max</b>



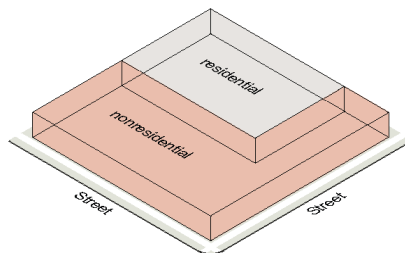
#### Sec. 4.5.4. SX- Activation

SEC. 4.5.4. SX- ACTIVATION		
		
Transparency		
<b>A</b>	Ground story	70% min
<b>B</b>	Upper story	20% min
<b>C</b>	Blank wall length	20' max
Pedestrian Access		
<b>D</b>	Entrance facing primary street	Required
<b>E</b>	Entrance spacing along primary street	50' max

#### Sec. 4.5.5. SX- District Standards

##### Sec. 4.5.5. SX- District Standards

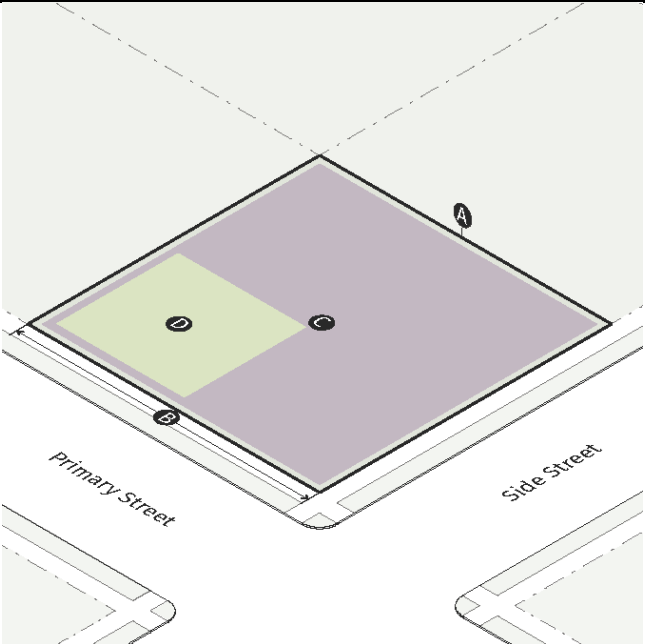
- ~~1. Ground floor residential must not be visible from a street and must be located behind space constructed for nonresidential occupancy. There are no restrictions on upper floors.~~



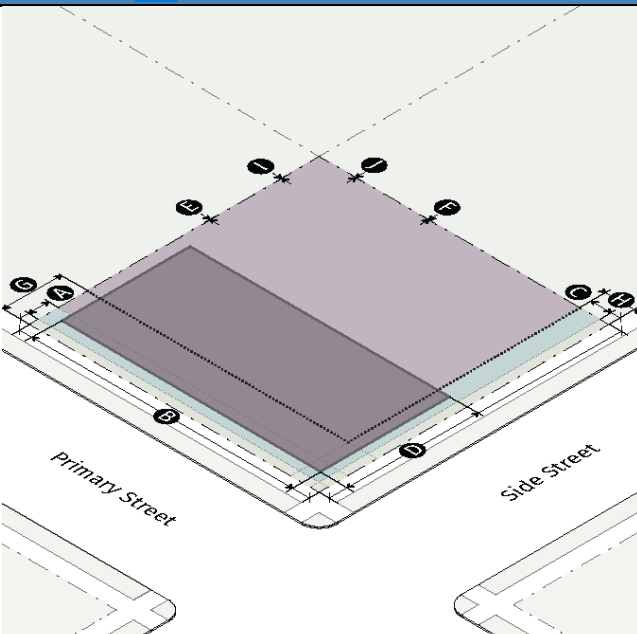
- A2. In all SX Districts located between Abernathy Road and US 285, each commercial tenant space must not exceed 30,000 square feet in gross floor area.

## Div. 4.6. Transit Mixed Use (TX-)

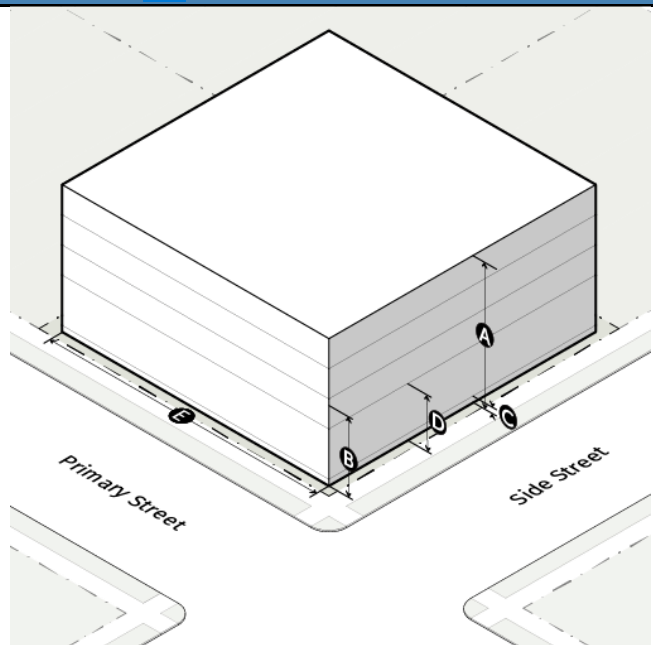
### Sec. 4.6.1. TX- Lot Parameters

SEC. 4.6.1. <u>TX-</u> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	<u>Single unit attached</u>	800 SF min
	All allowed uses	5,000 SF min
<b>B</b>	Width	
	<u>Single unit attached</u>	14' min
	All allowed uses	50' min
Coverage		
<b>C</b>	Lot coverage	90% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

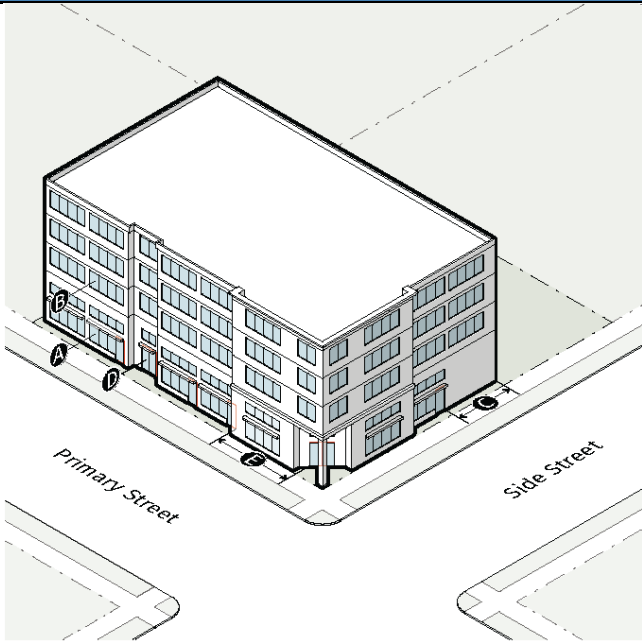
## Sec. 4.6.2. TX- Building Placement

SEC. 4.6.2. <u>TX</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/10' max
<b>B</b>	% of building facade in primary street build-to zone	90% min
<b>C</b>	Side street	3' min/10' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line	0' min
	Side: alley	5' min
<b>F</b>	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

### Sec. 4.6.3. TX- Height and Mass

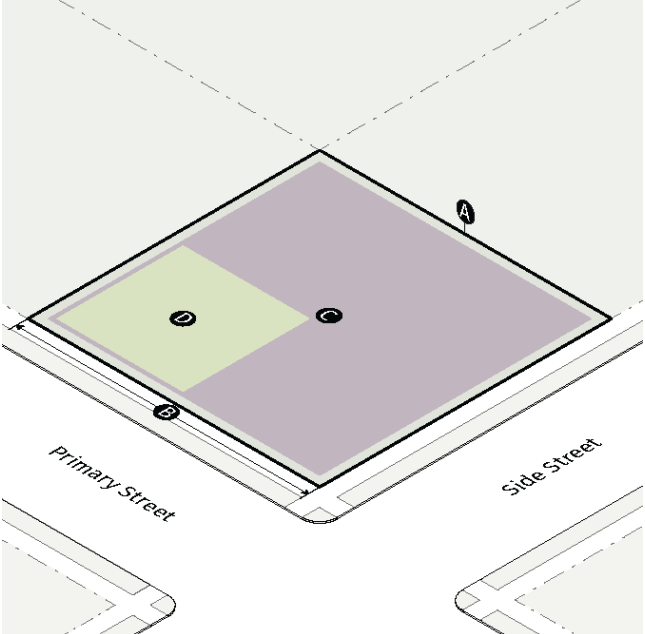
SEC. 4.6.3. TX- HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	TX-4	4 stories max/67' max
	Adjacent to RE- or RD-	4 stories max/56' max
	TX-6	6 stories max/95' max
	Adjacent to RE- or RD-	6 stories max/84' max
	Within a transition area	2 stories/28' max
<b>B</b>	Minimum height	2 stories min
Story Height		
<b>C</b>	Ground floor elevation	0' min/2' max
<b>D</b>	Ground story	14' min
Building Mass		
<b>E</b>	Street-facing building length	150'-300' max

Sec. 4.6.4. [TX](#)- Activation

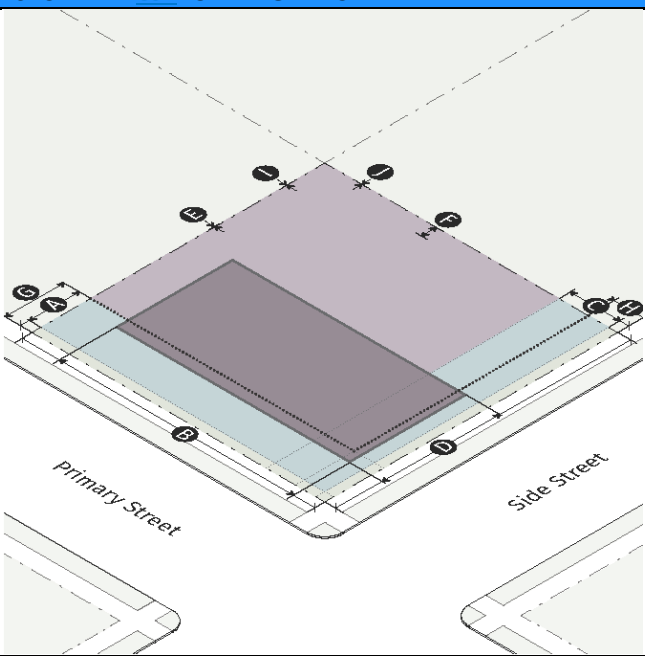
SEC. 4.6.4. TX- ACTIVATION		
		
Transparency		
A	Ground story	70% min
B	Upper story	20% min
C	Blank wall length	20' max
Pedestrian Access		
D	Entrance facing primary street	Required
E	Entrance spacing along primary street	50' max

## Div. 4.7. City Springs (CS-)

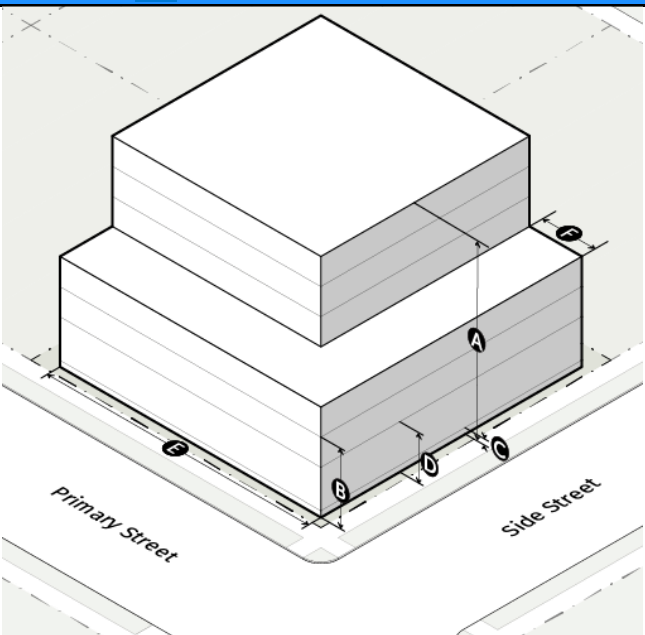
### Sec. 4.7.1. CS- Lot Parameters

SEC. 4.7.1. <u>CS-</u> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	Single unit attached	1,380 SF min
	Multi-unit	7,500 SF min
	<u>Other residential uses</u>	<u>3,000 SF min</u>
	All other allowed uses	7,500 SF min
<b>B</b>	Width	
	Single unit attached	146' min
	Multi-unit	750' min
	<u>Other residential uses</u>	<u>30' min</u>
	All other allowed uses	750' min
Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

## Sec. 4.7.2. CS- Building Placement

SEC. 4.7.2. <u>CS</u> - BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	70% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line	0' min
	Side: alley	5' min
<b>F</b>	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>






### Sec. 4.7.3. [CS](#)- Height and Mass

SEC. 4.7.3. <a href="#">CS</a> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Base: <a href="#">maximum</a> height	
	CS-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	CS-4	4 stories max/67' max
	Adjacent to RE- or RD-	4 stories max/56' max
	CS-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	CS-6, <a href="#">CS-6/8</a>	6 stories max/95' max
	Adjacent to RE- or RD-	6 stories max/84'
	Within a transition area	2 stories/28' max

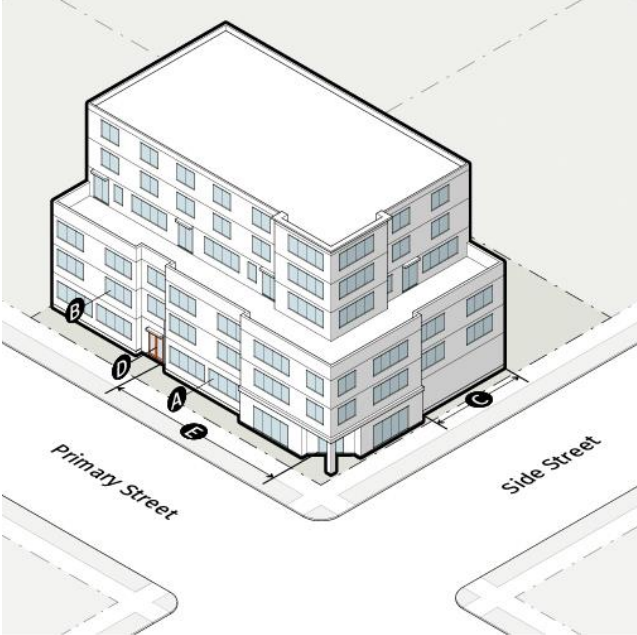





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	<a href="#">Bonus: maximum height (see Div. 6.7.)</a>	
	<a href="#">CS-6/8</a>	8 stories / 123' max
	<a href="#">Adjacent to RE- or RD-</a>	8 stories / 112' max
	<a href="#">Within a transition area</a>	2 stories / 28' max
	<a href="#">Minimum height</a>	2-stories min
<b>Story Height</b>		
	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
	Ground story, residential	12' min
	Ground story, nonresidential	14' min
<b>Building Mass</b>		
	Street-facing building length	200' max
	<del>Upper floors setback (4th, 5th and 6th)</del>	<del>20' min</del>

#### Sec. 4.7.4. [CS](#)- Activation

SEC. 4.7.4. <a href="#">CS</a> - ACTIVATION		
		
<b>Transparency</b>		
	Ground story, residential	20% min
	Ground story, nonresidential	50% min
	Upper story	20% min
	Blank wall length	30' max
<b>Pedestrian Access</b>		
	Entrance facing primary street	Required
	Entrance spacing along primary street	100' max

#### Development Patterns Allowed

Cottage Court All

see Div. 6.3

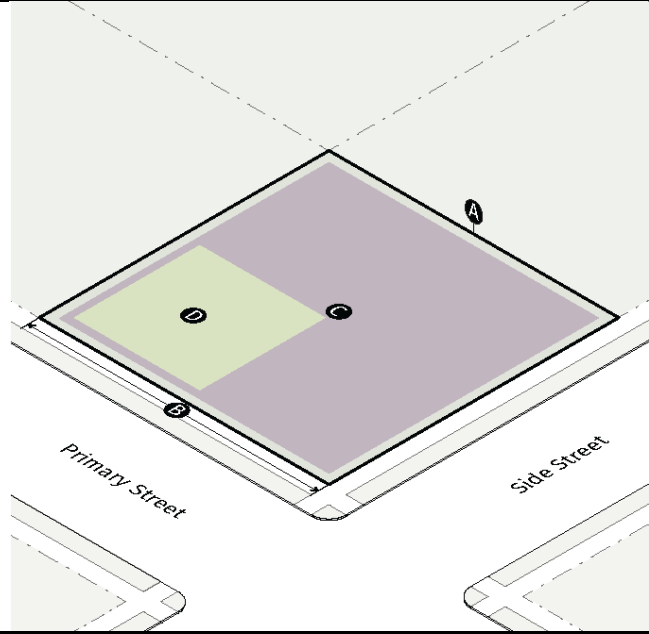
#### Sec. 4.7.5. CS- District Standards

##### Sec. 4.7.5. CS District Standards

- A. Each commercial tenant space must not exceed 30,000 square feet in gross floor area.

### Div. 4.8. Industrial Mixed Use (IX-)

#### Sec. 4.8.1. IX- Lot Parameters

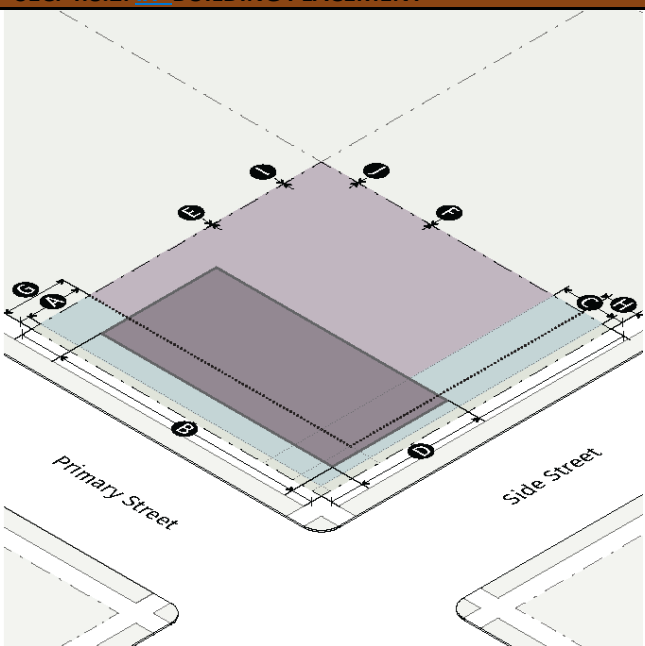
SEC. 4.8.1. <u>IX</u> - LOT PARAMETERS		
		
Lot		
A	Area	
	Single unit attached	<u>1,300</u> <u>800</u> SF min
	Multi-unit	<u>7,500</u> <u>5,000</u> SF min
	<u>Other residential uses</u>	<u>3,000</u> SF min
	All other allowed uses	7,500 SF min
B	Width	
	Single unit attached	<u>16'</u> <u>14'</u> min
	Multi-unit	75' min
	<u>Other residential uses</u>	<u>30'</u> min
	All other allowed uses	75' min
Coverage		

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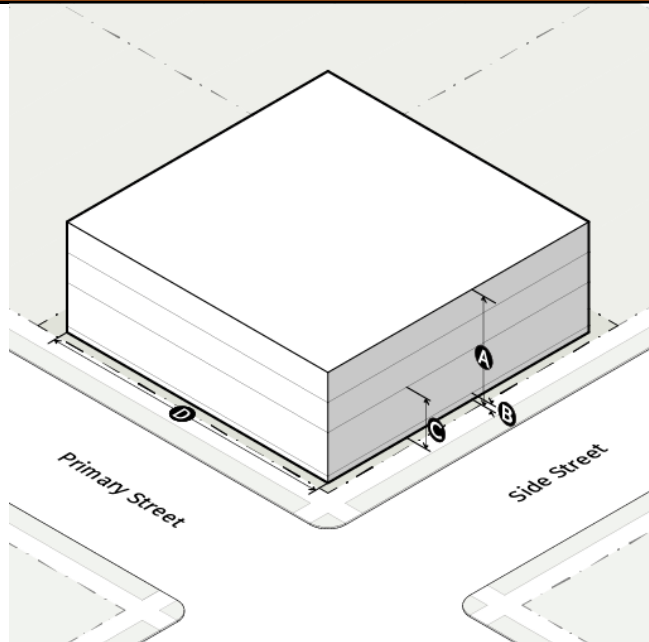
(Supp. No. 4)

<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
<b>E</b>	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

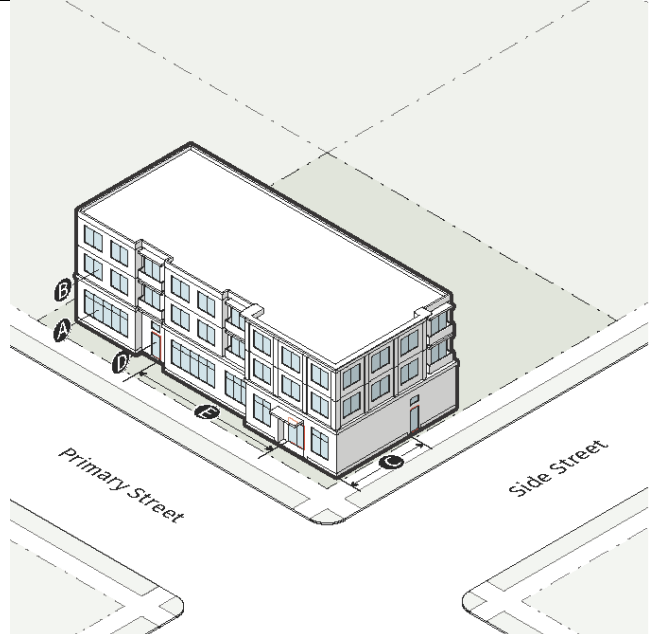
### Sec. 4.8.2. IX- Building Placement

SEC. 4.8.2. IX- BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/20' max
<b>B</b>	% of building facade in primary street build-to zone	80% min
<b>C</b>	Side street	3' min/20' max
<b>D</b>	% of building facade in side street build-to zone	45% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line	0' min
	Side: alley	5' min
<b>F</b>	Rear: common lot line	0' min
	Rear: alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

### Sec. 4.8.3. IX- Height and Mass

SEC. 4.8.3. IX- HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	IX-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
<b>B</b>	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
<b>C</b>	Ground story, residential	12' min
	Ground story, nonresidential	14' min
Building Mass		
<b>D</b>	Street-facing building length	300' max

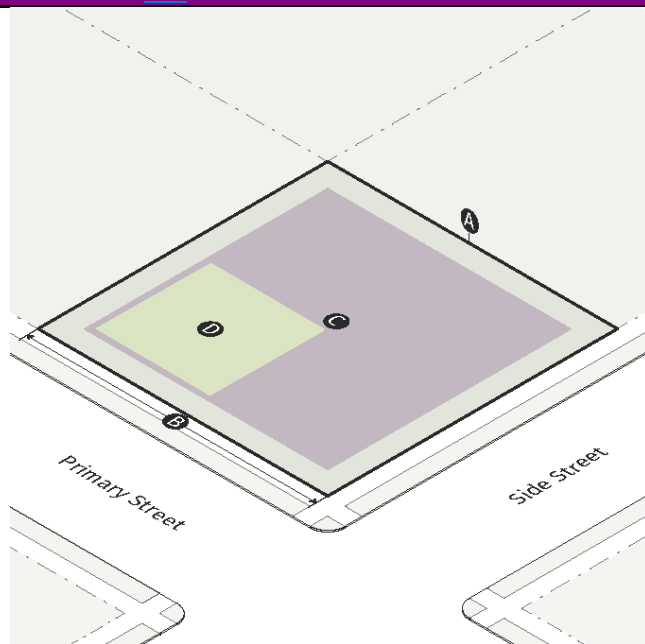

Sec. 4.8.4. IX- Activation

SEC. 4.8.4. IX- ACTIVATION		
		
Transparency		
A	Ground story, residential	20% min
	Ground story, nonresidential	50% min
B	Upper story	20% min
C	Blank wall length	30' max
Pedestrian Access		
D	Entrance facing primary street	Required
E	Entrance spacing along primary street	100' max

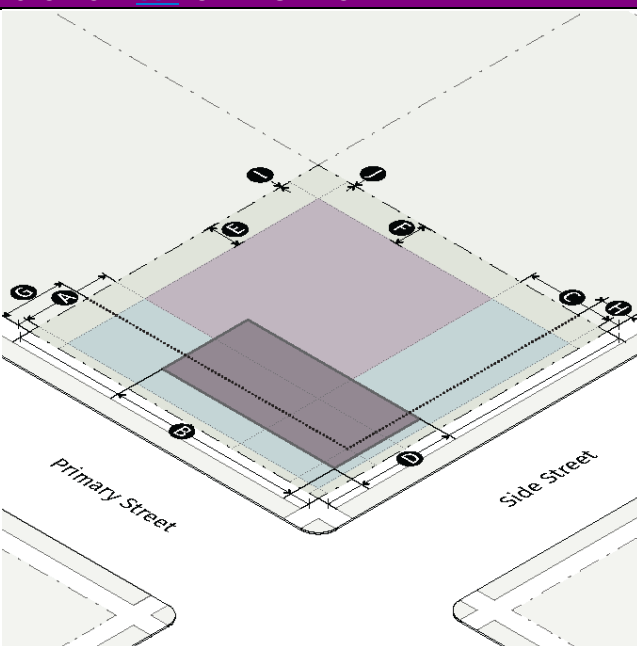


## Div. 4.9. Commercial Corridor (CC-)

### Sec. 4.9.1. [CC-](#) Lot Parameters

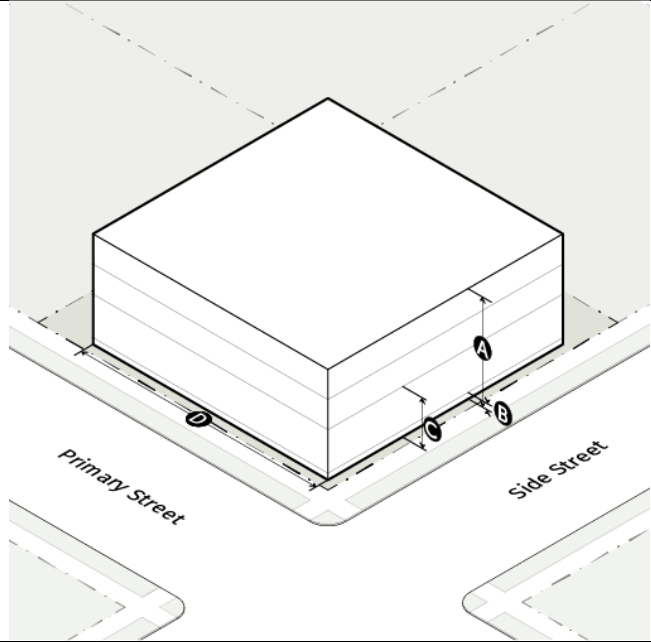
SEC. 4.9.1. <a href="#">CC-</a> LOT PARAMETERS		
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. The lot is divided into several areas: Area A is the front lot area; Area B is the lot width; Area C is the lot area; and Area D is the outdoor amenity space. The lot is shown with a dashed line indicating the lot boundary and a solid line indicating the lot area.</p>		
Lot		
<b>A</b>	Area	
	Single unit attached	12,000 SF min
	Multi-unit	7,500 SF min
	<a href="#">Other residential uses</a>	3,000 SF min
	All other allowed uses	7,500 SF min
<b>B</b>	Width	
	Single unit attached	204' min
	Multi-unit	75' min
	<a href="#">Other residential uses</a>	30' min
	All other allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	70% max
<b>D</b>	Outdoor amenity space	Required
	Location	at grade
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

## Sec. 4.9.2. CC- Building Placement

SEC. 4.9.2. CC- BUILDING PLACEMENT		
		
Build-to Zone		
<b>A</b>	Primary street	3' min/ <del>3</del> 20' max
<b>B</b>	% of building facade in primary street build-to zone	<del>6</del> 70% min
<b>C</b>	Side street	3' min/ <del>3</del> 20' max
<b>D</b>	% of building facade in side street build-to zone	<del>3</del> 50% min
Side and Rear Building Setbacks		
<b>E</b>	Side: common lot line/alley	10' min
	Side: single unit attached, between abutting units	0' min
<b>F</b>	Rear: common lot line/alley	10' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
<b>G</b>	Primary street	20' min
<b>H</b>	Side street	10' min
<b>I</b>	Side: common lot line/alley	0' min
<b>J</b>	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>



Sec. 4.9.3. CC- Height and Mass

SEC. 4.9.3. CC- HEIGHT AND MASS		
		
Building Height		
A	Maximum height	
	CC-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	Within a transition area	2 stories/28' max
Story Height		
B	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, nonresidential	0' min/2' max
C	Ground story, residential	12' min
	Ground story, nonresidential	14' max
Building Mass		
D	Street-facing building length	300' max

Sec. 4.9.4. CC- Activation

SEC. 4.9.4. CC- ACTIVATION

The diagram shows a three-story building at the corner of a 'Primary Street' and a 'Side Street'. Callout A points to the ground floor windows on the primary street side. Callout B points to the upper floor windows. Callout C points to a blank wall on the side street side. Callout D points to the entrance on the primary street side.

Transparency		
A	Ground story, residential	20% min
	Ground story, nonresidential	50% min
B	Upper story	20% min
C	Blank wall length	30' max
Pedestrian Access		
D	Entrance facing primary street	Required

## Div. 4.10. North End Mixed Use (NEX-5/6)

### Sec. 4.10.1. [NEX](#)- Lot Parameters

SEC. 4.10.1. <a href="#">NEX</a> - LOT PARAMETERS		
[Graphic not available]		
Lot		
	Area	
	Single unit attached	<del>1,258</del> 00 SF min
	Multi-unit	7,500 SF min
	<a href="#">Other residential uses</a>	<a href="#">3,000 SF min</a>
	All other allowed uses	10,000 SF min
	Width	
	Single unit attached	<del>46'-14'</del> min
	Multi-unit	75' min
	<a href="#">Other residential uses</a>	<a href="#">30' min</a>
	All other allowed uses	100' min
Coverage		
	Lot coverage	<del>78</del> 0% max
	Outdoor amenity space, total	15% min
	Location at grade	10% min

### Sec. 4.10.2. [NEX](#)- Building Placement

SEC. 4.10.2. <a href="#">NEX</a> - BUILDING PLACEMENT		
[Graphic not available]		

<b>Build-to Zone</b>		
	Primary or primary internal street	5' min/30' max
	% of building facade in primary internal street build-to zone	<del>67</del> 0% min
	Side street	5' min/30' max
	% of building facade in primary street or side street build-to zone	<del>35</del> 0% min
<b>Side and Rear Building Setbacks</b>		
	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
<b>Parking Setbacks</b>		
	Primary or primary internal street	20' min
	Side street	10' min
	Side: common lot line/alley	0' min
	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

### Sec. 4.10.3. [NEX](#)- Height and Mass

<b>SEC. 4.10.3. <a href="#">NEX</a>- HEIGHT AND MASS</b>		
[Graphic not available]		
<b>Building Height</b>		
	Single unit residential	3 stories/40' max
	All other uses without bonus	5 stories/65' max
	All other uses with bonus for retail ground floor; OR with bonus for affordable housing	6 stories/80' max
	All uses within a transition area	2 stories/24' max
	<del>Required minimum height</del>	<del>2-stories min</del>
<b>Story Height</b>		
	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, <del>retail</del> or <del>retail-ready</del> commercial-ready	0' min/2' max
	Ground story, residential	11' min
	Ground story, <del>retail</del> / <del>retail-ready</del> commercial-ready	14' min
	Upper story	10' min
<b>Building Mass</b>		

	Street-facing building length	200' max
--	-------------------------------	----------

#### Sec. 4.10.4. NEX- Activation

SEC. 4.10.4. <u>NEX</u> - ACTIVATION		
[Graphic not available]		
Transparency		
	Ground story, residential	30% min
	Ground story, <del>retail-ready</del> commercial-ready	50% min
	Upper story	20% min
	Blank wall length	30' max
Pedestrian Access		
	Entrance facing <del>primary or primary internal</del> street	Required
	Entrance spacing along primary or primary internal street	100' max
Development Patterns Allowed		
	<u>Cottage Court All</u>	<u>see Div. 6.3</u>
Residential Units Required		
	Single unit residential (% of total units)	25% min

#### Sec. 4.10.5. NEX- District Standards

##### A. Primary Internal Street

1. A continuous primary internal street must be established in any NEX- District. The street must connect to Roswell Road.
  - a. **C-Street** Where the development site faces only Roswell Road, the primary internal street must connect with Roswell Road at a minimum of two points, providing a loop road servicing the entire development. Additional, or side streets may be necessary depending on whether they meet the block face lengths found in Sec. 10.3.1.
  - b. **L/T-Street** Where the development site ~~is a corner lot facing Roswell Road at an intersection with a collector or higher designated street~~faces multiple streets including Roswell Road, the primary internal street must connect through the site from Roswell Road to the intersecting street or streets. At least one street connection to Roswell Road must be considered as a part of the primary internal street. Additional, or side streets may be necessary depending on whether they meet the block face lengths found in Sec. 10.3.1.

2. The ground floor of a multi-unit building facing a primary or internal primary street must be constructed to be ~~retail-ready~~commercial-ready ~~(built to meet or exceed the minimum requirements for ground floor elevation, ground story height, transparency, and entrance spacing required for a retail use).~~ ~~Retail-ready space is allowed to be occupied by any use allowed in the zoning district. (See Sec. 6.6.2.E.).~~

**B. Phasing of Residential Construction** Where construction occurs in phases, each phase that includes multi-unit residential development must meet the following standards.

1. Each phase must maintain or exceed the required percentage of single unit residential required for the amount of multi-unit residential proposed.
2. Certificates of occupancy for any multi-unit residential may only be issued after the issuance of certificates of occupancy of the required percentage of single unit residential associated with the multi-unit residential.
3. No additional height associated with an affordable housing bonus is allowed prior to the construction of the necessary affordable housing units required to receive the bonus.

**C. Structured Parking**

1. Structured parking must not be visible from ~~any the adjacent primary or primary internal~~ streets of the development.
2. No multi-unit building over 3 stories in height may be served by surface parking only. The Director may allow a split between surface and structured parking after consideration of the impact on stormwater management and availability of project open space.

## Div. 4.11. North End Mixed Use (NEX-5/10/12)

### Sec. 4.11.1. NEX- Lot Parameters

SEC. 4.11.1. <u>NEX</u> - LOT PARAMETERS		
[Graphic not available]		
Lot		
	Area	
	Single unit attached	<del>1,258</del> 0 SF min
	Multi-unit	7,500 SF min
	<u>Other residential uses</u>	<u>3,000 SF min</u>
	All other allowed uses	10,000 SF min
	Width	
	Single unit attached	<del>16'-14'</del> min
	Multi-unit	75' min

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	<a href="#">Other residential uses</a>	30' min
	All other allowed uses	100' min
<b>Coverage</b>		
	Lot coverage	<del>70</del> 80% max
	Outdoor amenity space	15% min
	Location at grade	10% min

#### Sec. 4.11.2. [NEX](#)- Building Placement

SEC. 4.11.2. <a href="#">NEX</a> - BUILDING PLACEMENT		
[Graphic not available]		
Build-to Zone		
	Primary or primary internal street	5' min/30' max
	% of building facade in primary or internal street build-to zone	<del>67</del> 0% min
	Side street	5' min/30' max
	% of building facade in side street build-to zone	<del>35</del> 0% min
Side and Rear Building Setbacks		
	Side: common lot line/alley	5' min
	Side: single unit attached, between abutting units	0' min
	Rear: common lot line/alley	5' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>
Parking Setbacks		
	Primary or internal street	20' min
	Side street	10' min
	Side: common lot line/alley	0' min
	Rear: common lot line/alley	0' min
	Abutting a Protected Neighborhood	see <a href="#">Sec. 8.2.6.Div. 6.4</a>

#### Sec. 4.11.3. [NEX](#)- Height and Mass

SEC. 4.11.3. <a href="#">NEX</a> - HEIGHT AND MASS		
[Graphic not available]		

<b>Building Height</b>		
	Single unit residential	3 stories/40' max
	<b>Within 400 feet of Roswell Road</b>	
	All other allowed uses	5 stories/65' max
	All other allowed uses with affordable housing bonus	6 stories/80' max
	<b>Beyond 400 feet from Roswell Road</b>	
	All other allowed uses	10 stories/ 140' max
	If adjacent to RE- or RD-	10 stories/ 129' max
	All other allowed uses with affordable housing bonus or retail bonus	12 stories/ 165' max
	If adjacent to RF- or RD-	12 stories/ 154' max
	All uses within a transition area	2 stories/24' max
	<del>Required minimum height</del>	<del>2 stories min</del>
<b>Story Height</b>		
	Ground floor elevation, residential	2' min/5' max
	Ground floor elevation, <del>retail</del> or <del>retail-ready</del> commercial-ready	0' min/2' max
	Ground story, residential	11' min
	Ground story, <del>retail</del> / <del>retail-ready</del> commercial-ready	14' min
	Upper story	10' min
<b>Building Mass</b>		
	Street-facing building length	200' max

#### Sec. 4.11.4. NEX- Activation

<b>SEC. 4.11.4. <u>NEX</u>- ACTIVATION</b>		
[Graphic not available]		
<b>Transparency</b>		
	Ground story, residential	30% min
	Ground story, <del>retail-ready</del> commercial-ready	50% min



	Upper story	20% min
	Blank wall length	30' max
<b>Pedestrian Access</b>		
	Entrance facing primary or internal street	Required
	Entrance spacing along primary or internal street	100' max
<b>Development Patterns Allowed</b>		
	<u>Cottage Court All</u>	<u>see Div. 6.3.</u>
<b>Residential Units Required</b>		
	Single unit residential (% of total units)	<u>20</u> 5% min

#### Sec. 4.11.5. NEX- District Standards

##### A. Primary Internal Street

1. A continuous primary internal street must be established in any NEX- District. The street must connect to Roswell Road.
  - a. C-Street Where the development site faces only Roswell Road, the primary internal street must connect with Roswell Road at a minimum of two points, providing a loop road servicing the entire development. Additional, or side streets may be necessary depending on whether they meet the block face lengths found in Sec. 10.3.1.
  - b. L/T-Street Where the development site faces multiple streets including Roswell Road, the primary internal street must connect through the site from Roswell Road to the intersecting street or streets. At least one street connection to Roswell Road must be considered as a part of the primary internal street. Additional, or side streets may be necessary depending on whether they meet the block face lengths found in Sec. 10.3.1.
2. The ground floor of a multi-unit building facing a primary or internal primary street must be constructed to be commercial-ready (See Sec. 6.6.2.E.).

##### B. Phasing of Residential Construction

Where construction occurs in phases, each phase that includes multi-unit residential development must meet the following standards.

1. Each phase must maintain or exceed the required percentage of single unit residential required for the amount of multi-unit residential proposed.
2. Certificates of occupancy for any multi-unit residential may only be issued after the issuance of certificates of occupancy of the required percentage of single unit residential associated with the multi-unit residential.
3. No additional height associated with an affordable housing bonus is allowed prior to the construction of the necessary affordable housing units required to receive the bonus.

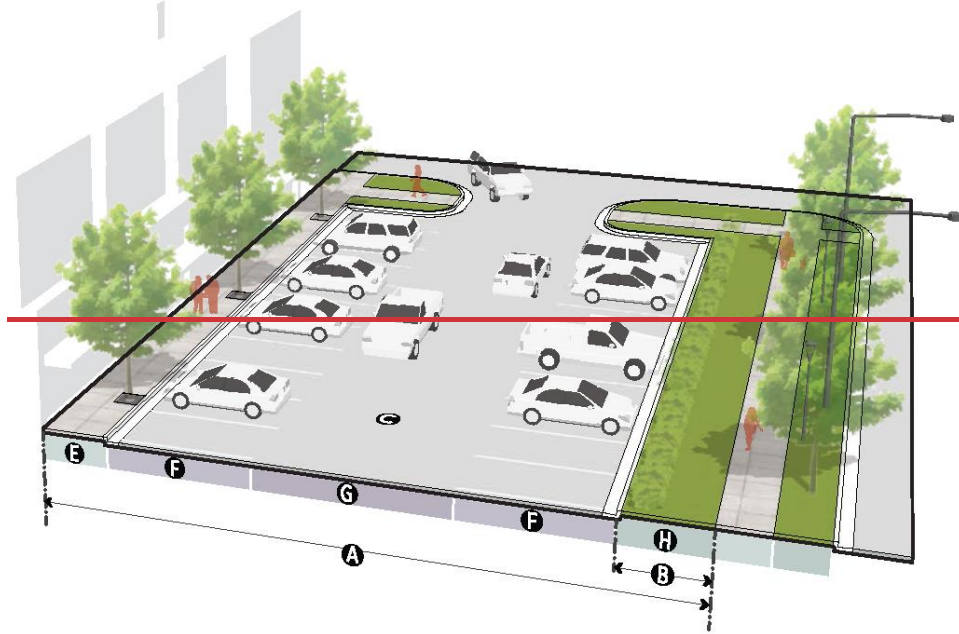
##### C. Structured Parking




1. Structured parking must not be visible from ~~the adjacent primary or primary internal~~any streets of the development.
2. No multi-unit building over 3 stories in height may be served by surface parking only. The Director may allow a split between surface and structured parking after consideration of the impact on stormwater management and availability of project open space.

## Div. 4.15. ~~Corridor & Node Frontages~~<sup>2</sup>Reserved

### Sec. 4.15.1. ~~Parking Limited (PL)~~

The ~~Parking Limited Frontage~~ acts like an overlay that modifies standards in the underlying zoning district. If any ~~Parking Limited Frontage~~ requirement is in conflict with the underlying zoning district, the ~~Parking Limited Frontage~~ requirements control.



Description		
Intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of two bays of on-site parking with a single drive aisle between the building and the street.		
Build-to-Zone		
	Primary Street	10' min/100' max
	Side-street	10' min/100' max
Parking Setbacks		
	Primary Street	10' min
	Side-street	10' min
Additional Parking Limitations		
	A maximum of two bays of on-site parking is allowed between the public sidewalk and the primary street-facing entrance of the building.	

**Pedestrian Access**

Direct pedestrian access is required from the public sidewalk to the primary entrance of the building.

**Front Yard\***

	Sidewalk	8' min
	Parking lot configuration	
	90° angle parking	18' min
	60° angle parking	20' min
	Parallel parking	8' min
	Access lane (2-way)	24' min
	Landscape strip	10' min

\* see Sec. 8.2.2 for parking lot landscaping requirements

## ARTICLE 5. PERIMETER CENTER

### Div. 5.1. District Intent Statements

The Perimeter Center districts are intended to allow enhancement of the Perimeter Center. The corresponding Character Area Map categories for each zoning district are provided in Sec. 1.2.1.

#### Sec. 5.1.1. Perimeter Residential

The Perimeter Residential district is intended for residential living in attached single unit and multi-unit residences. The district also allows for limited commercial, and for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. PR-3: Perimeter Residential, 3 stories maximum height
- B. PR-5: Perimeter Residential, 5 stories maximum height

#### Sec. 5.1.2. Perimeter Mixed Use

The Perimeter Center districts are intended to provide for an intense office neighborhood, supplemented by a variety of retail, service and commercial uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. PX-3: Perimeter Mixed Use, 3 stories maximum height
- B. PX-5: Perimeter Mixed Use, 5 stories maximum height
- C. PX-8: Perimeter Mixed Use, 8 stories maximum height
- D. PX-10/12: Perimeter Mixed Use, 10 stories maximum base height, up to 12 stories with bonus
- E. PX-20/35: Perimeter Mixed Use, 20 stories maximum base height, up to 35 stories with bonus

#### Sec. 5.1.3. Perimeter Medical

The Perimeter Medical districts are intended to provide for an intense hospital and medical office neighborhood, supplemented by a variety of retail, service and commercial uses, as well as multi-unit residences. The districts also allow for civic, open space and park uses. Where these districts abut Protected Neighborhood districts, a transition area is required. The districts include:

- A. PM-5: Perimeter Medical, 5 stories maximum height
- B. PM-8: Perimeter Medical, 8 stories maximum height
- C. PM-12/15: Perimeter Medical, 12 stories base maximum height, up to 15 stories with bonus
- D. PM-20/35: Perimeter Medical, 20 stories base maximum height, up to 35 stories with bonus




## Div. 5.2. Perimeter Residential (PR-)

### Sec. 5.2.1. [PR-](#) Lot Parameters

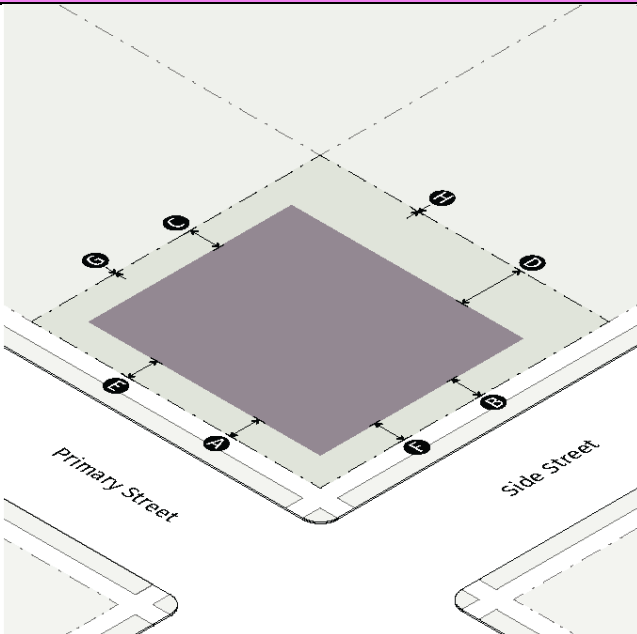
SEC. 5.2.1. <a href="#">PR-</a> LOT PARAMETERS		
Lot		
A	Area	
	Single unit attached	1,380 SF min
	<a href="#">Neighborhood unit</a>	<a href="#">3,000 SF min</a>
	All other allowed uses	7,500 SF min
B	Width	
	Single unit attached	146' min
	<a href="#">Neighborhood unit</a>	<a href="#">30' min</a>
	All other allowed uses	75' min

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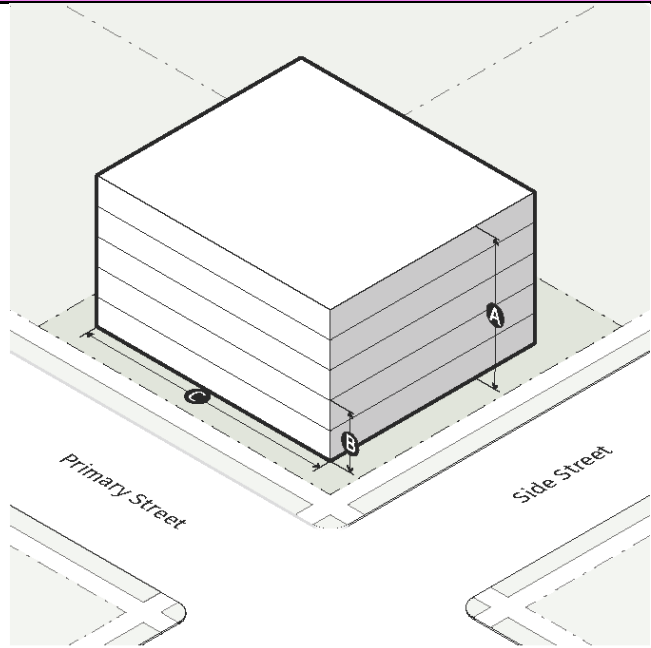
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Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

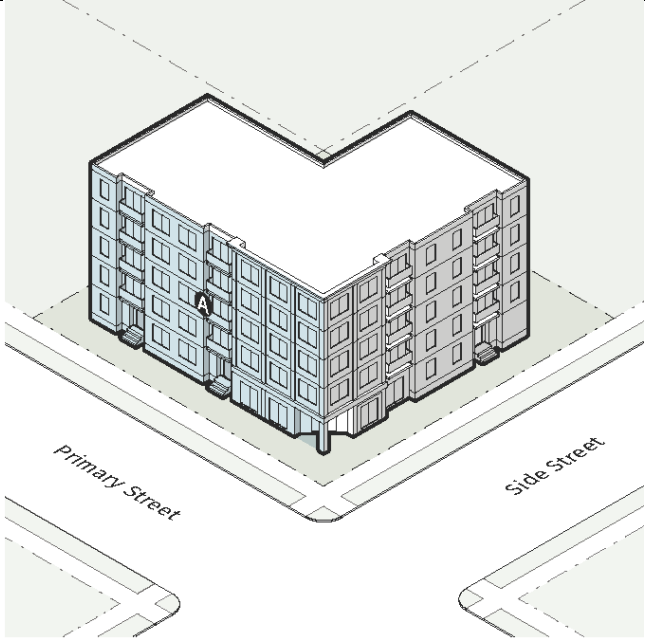
### Sec. 5.2.2. [PR](#)- Building Placement

SEC. 5.2.2. <a href="#">PR</a> - BUILDING PLACEMENT		
		
Building Setbacks		
<b>A</b>	Primary street, local	10' min
	Primary street, all other	20' min
<b>B</b>	Side street	10' min
<b>C</b>	Side: common lot line	10' min
	Side: single unit attached, between abutting units	0' min
<b>D</b>	Rear: common lot line	20' min
	Rear: single unit attached	5' min
Parking Setbacks		
<b>E</b>	Primary street	10' min
<b>F</b>	Side street	10' min
<b>G</b>	Side: common lot line	0' min
<b>H</b>	Rear: common lot line	0' min

Sec. 5.2.3. [PR-](#) Height and Mass

SEC. 5.2.3. <a href="#">PR-</a> HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	PR-3	3 stories/40' max
	PR-5	5 stories/70' max
<b>B</b>	Minimum height	2 stories min
Building Mass		
<b>C</b>	Street-facing building length	200' max

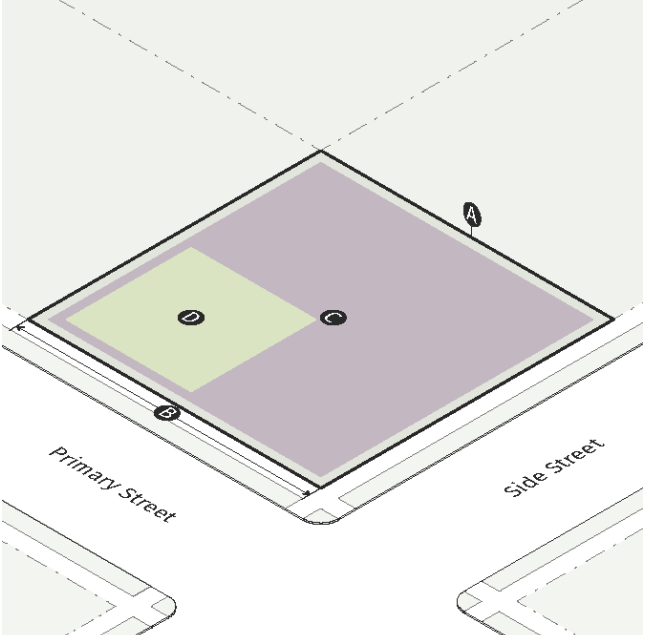
Sec. 5.2.4. [PR-](#) Activation

SEC. 5.2.4. <a href="#">PR-</a> ACTIVATION		
		
Frontages		
<b>A</b>	Applicability	All stories
	Frontage type	See Div. 5.6

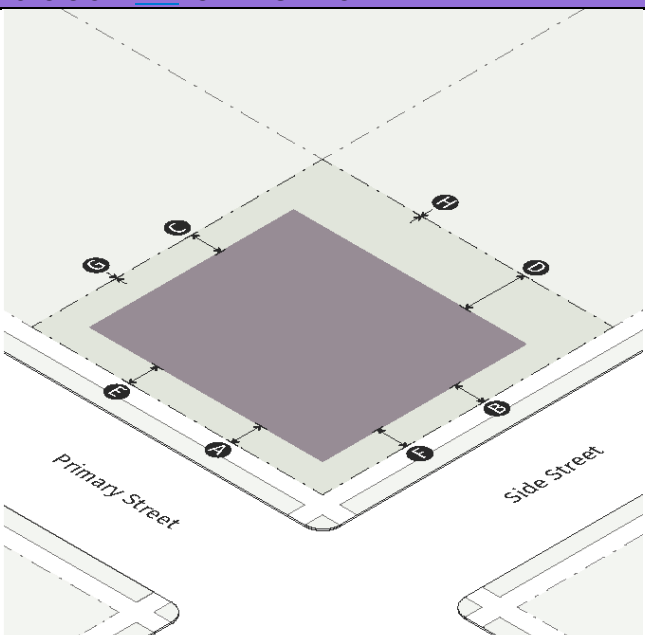


## Div. 5.3 Perimeter Mixed Use, Low/Mid-Rise (PX-)<sup>3</sup>

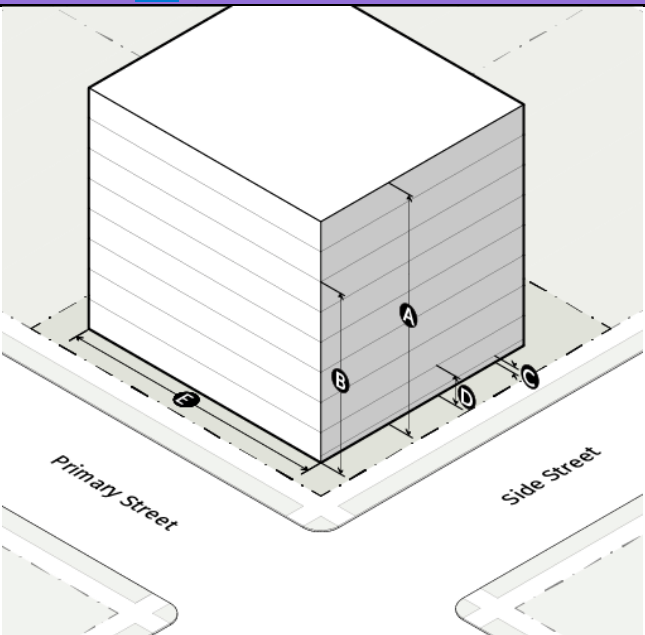
### Sec. 5.3.1. PX- Lot Parameters

SEC. 5.3.1. <u>PX-</u> LOT PARAMETERS		
		
Lot		
A	Area	
	Single unit attached	1,380 SF min
	<a href="#">Neighborhood unit</a>	3,000 SF min
	All other allowed uses	7,500 SF min
B	Width	
	Single unit attached	146' min
	<a href="#">Neighborhood unit</a>	30' min
	All other allowed uses	75' min
Coverage		
C	Lot coverage	85% max
D	Outdoor amenity space	Required
E	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

### Sec. 5.3.2. PX- Building Placement

SEC. 5.3.2. <u>PX</u> - BUILDING PLACEMENT		
		
Building Setbacks		
<b>A</b>	Primary street, local	10' min
	Primary street, all other	20' min
<b>B</b>	Side street	10' min
<b>C</b>	Side: common lot line	20' min
	Side: single unit attached, between abutting units	0' min
<b>D</b>	Rear: common lot line	20' min
	Rear: single unit attached	5' min
Parking Setbacks		
<b>E</b>	Primary street	10' min
<b>F</b>	Side street	10' min
<b>G</b>	Side: common lot line	0' min
<b>H</b>	Rear: common lot line	0' min

### Sec. 5.3.3. PX- Height and Mass

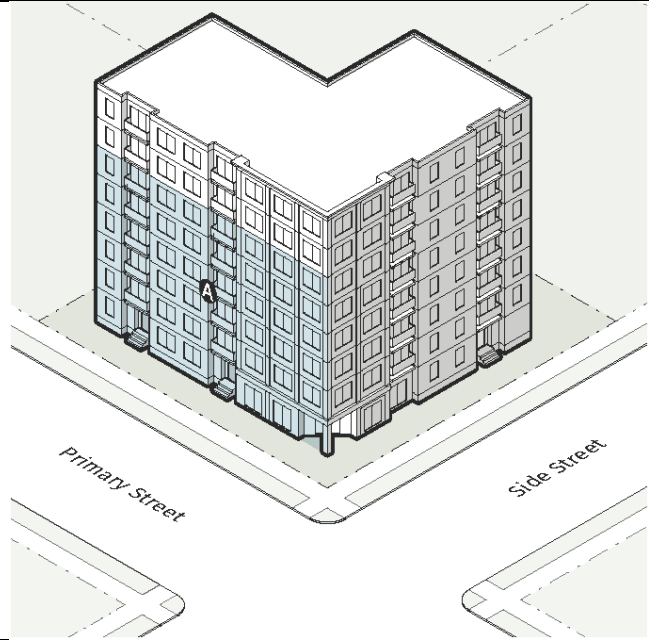
SEC. 5.3.3. <u>PX</u> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	PX-3	3 stories max/53' max
	Adjacent to RE- or RD-	3 stories max/42' max
	PX-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	PX-8	8 stories max/123' max
	Adjacent to RE- or RD-	8 stories max/112' max
	Within a transition area	2 stories/28' max
<b>B</b>	Minimum height	
	PX-3, PX-5	2 stories min*
	PX-8	34 stories min*

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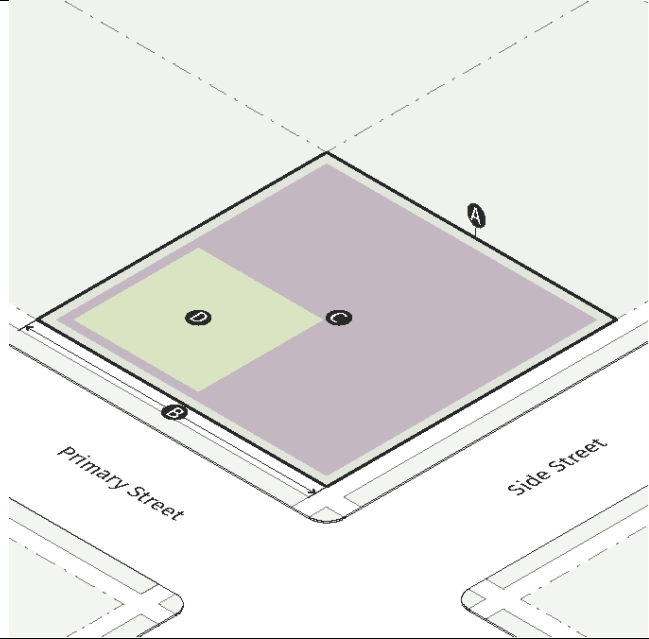

	PX-12	36 stories min*
		*See Div. 5.76.7 for <u>Adjustable Minimum Height</u> <u>minimum height reduction</u>
<b>Story Height</b>		
Ⓒ	Ground floor elevation	0' min/2' max
Ⓓ	Ground story	14' min
<b>Building Mass</b>		
Ⓔ	Street-facing building length	300' max

**Sec. 5.3.4. PX- Activation**

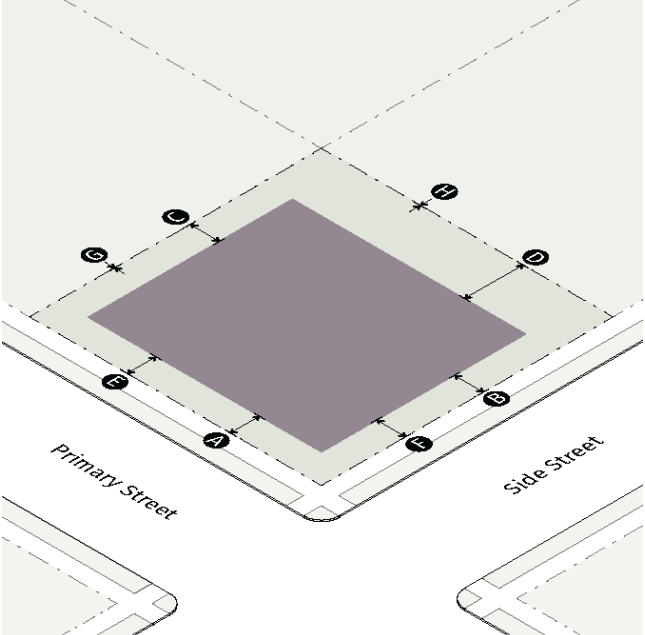
SEC. 5.3.4. <u>PX</u> - ACTIVATION		
		
Applicable Frontages		
Ⓐ	Applicability	6 stories
	Frontage type	See Div. 5.6.

## Div. 5.4. Perimeter Mixed Use, High-Rise (PX-)<sup>4</sup>

### Sec. 5.4.1. [PX-](#) Lot Parameters

SEC. 5.4.1. <a href="#">PX-</a> LOT PARAMETERS		
		
Lot		
<b>A</b>	Area	
	Single unit attached	800 SF min
	<a href="#">Neighborhood unit</a>	<a href="#">3,000 SF min</a>
	<a href="#">All other allowed uses</a>	<a href="#">5,000 SF min</a>
<b>B</b>	Width	
	<a href="#">Single unit attached</a>	<a href="#">14' min</a>
	<a href="#">Neighborhood unit</a>	<a href="#">30' min</a>
	All other allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

## Sec. 5.4.2. [PX](#)- Building Placement

SEC. 5.4.2. <a href="#">PX</a> - BUILDING PLACEMENT		
		
Building Setbacks		
<b>A</b>	Primary street, local	10' min
	Primary street, all other	20' min
<b>B</b>	Side street	10' min
<b>C</b>	Side: common lot line	20' min
	<a href="#">Side: single unit attached, between abutting units</a>	<a href="#">0' min</a>
<b>D</b>	Rear: common lot line	20' min
Parking Setbacks		
<b>E</b>	Primary street	10' min
<b>F</b>	Side street	10' min
<b>G</b>	Side: common lot line	0' min
<b>H</b>	Rear: common lot line	0' min

### Sec. 5.4.3. PX- Height and Mass

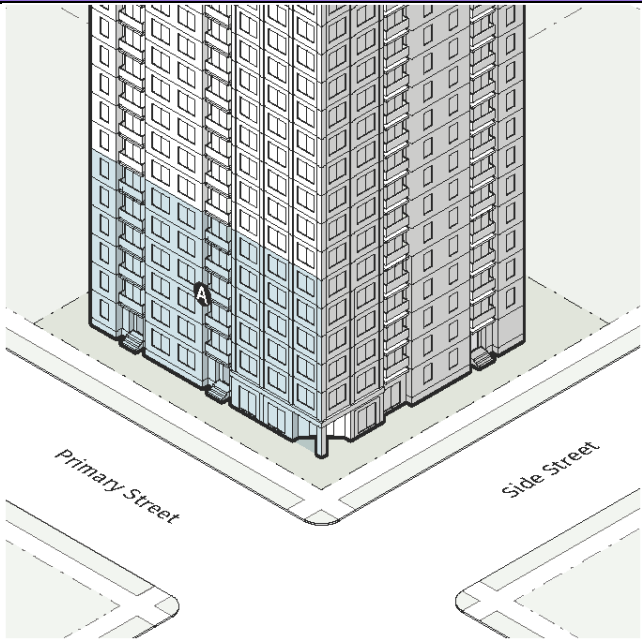
SEC. 5.4.3. <u>PX</u> - HEIGHT AND MASS		
Building Height		
<b>A</b>	Maximum height	
	PX-10/12	10 stories max/151' max
	Adjacent to RE- or RD-	10 stories max/140' max
	PX-20/35	20 stories max/291' max
	Adjacent to RE- or RD-	20 stories max/280' max
	Within a transition area	2 stories/28' max
<b>B</b>	Bonus: maximum height <a href="#">(see Div. 6.7.)</a> *	
	PX-10/12	12 stories max/179' max
	Adjacent to RE- or RD-	12 stories max/168' max
	PX-20/35	35 stories max/501' max
	Adjacent to RE- or RD-	35 stories max/490' max
	Within a transition area	2 stories/28' max

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	<a href="#">* See Div. 6.7</a>	
<b>C</b>	Minimum height	<del>4</del> 6 stories min*
		*See Div. <del>5.7</del> <del>6.7</del> for <a href="#">minimum height reduction</a> <del>Adjustable</del> <del>Minimum Height</del>
<b>Story Height</b>		
<b>D</b>	Ground floor elevation	0' min/2' max
<b>E</b>	Ground story	14' min
<b>Building Mass</b>		
<b>F</b>	Street-facing building length	300' max

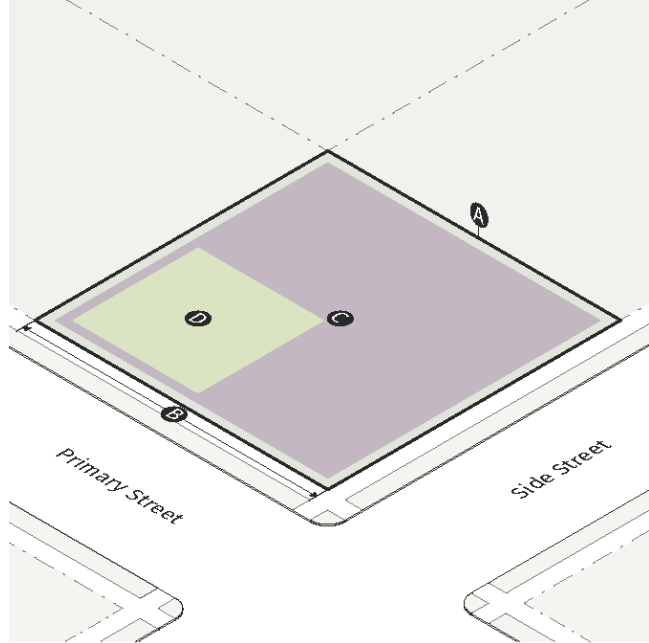

#### Sec. 5.4.4. [PX](#)- Activation

SEC. 5.4.4. <a href="#">PX</a> - ACTIVATION		
		
<b>Frontages</b>		
<b>A</b>	Applicability	6 stories
	Frontage type	See Div. 5.6

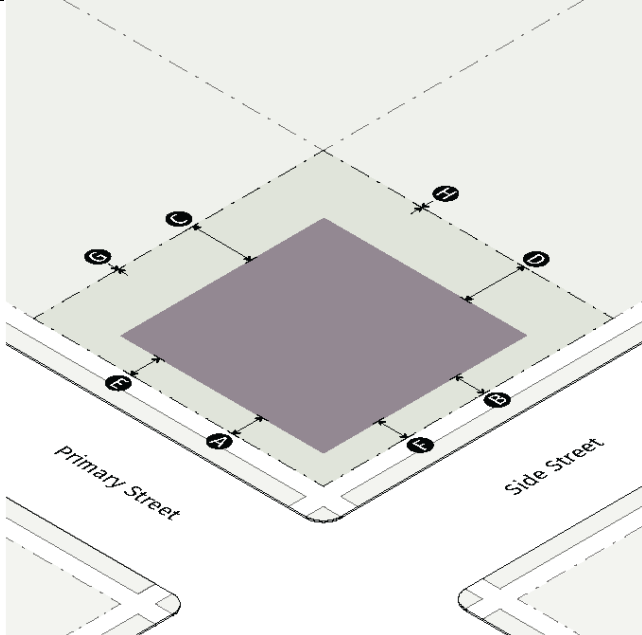


## Div. 5.5. Perimeter Medical (PM-)

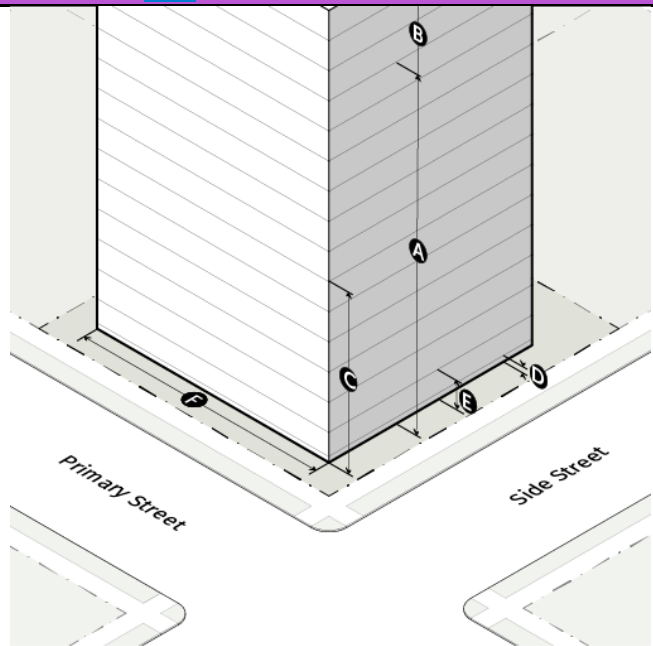
### Sec. 5.5.1. PM- Lot Parameters

SEC. 5.5.1. <u>PM-</u> LOT PARAMETERS		
 <p>The diagram illustrates a lot layout at the intersection of a Primary Street and a Side Street. The lot is a trapezoid. A green square area labeled 'D' is located near the Primary Street. A purple rectangular area labeled 'C' is adjacent to it. A small circle labeled 'A' is on the lot boundary near the Side Street. A small circle labeled 'B' is on the lot boundary near the Primary Street. Dashed lines indicate the lot boundaries and the street intersection.</p>		
Lot		
<b>A</b>	Area	
	<u>Single unit attached</u>	800 SF min
	<u>Neighborhood unit</u>	3,000 SF min
	All other allowed uses	7,500 SF min
<b>B</b>	Width <u>(All uses other than as listed below)</u>	
	<u>Single unit attached</u>	14' min
	<u>Neighborhood unit</u>	30' min
	All other allowed uses	75' min
Coverage		
<b>C</b>	Lot coverage	85% max
<b>D</b>	Outdoor amenity space	Required
	Canopy coverage	
	Residential use	35% min
	All other uses	40% min

## Sec. 5.5.2. PM- Building Placement

SEC. 5.5.2. <u>PM</u> - BUILDING PLACEMENT		
		
Building Setbacks		
<b>A</b>	Primary street, local	10' min
	Primary street, all other	20' min
<b>B</b>	Side street	10' min
<b>C</b>	Side: common lot line	20' min
	<u>Side: single unit attached, between abutting units</u>	<u>0' min</u>
<b>D</b>	Rear: common lot line	20' min
Parking Setbacks		
<b>E</b>	Primary street	10' min
<b>F</b>	Side street	10' min
<b>G</b>	Side: common lot line	0' min
<b>H</b>	Rear: common lot line	0' min

### Sec. 5.5.3. PM- Height and Mass

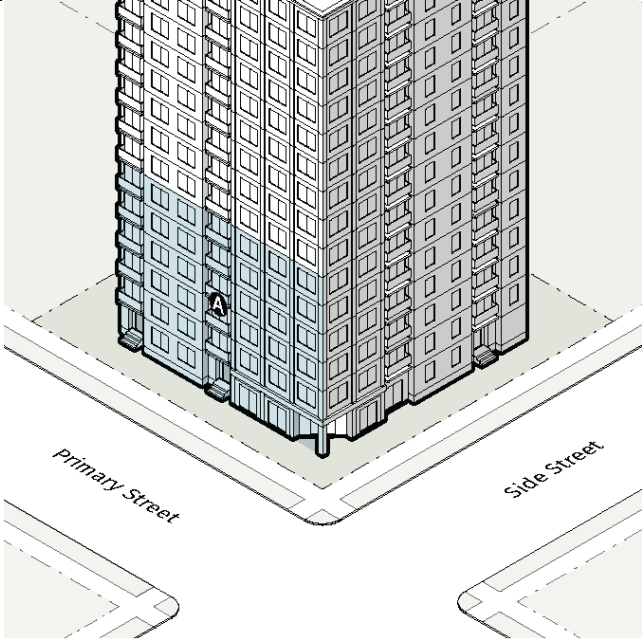
SEC. 5.5.3. <u>PM</u> - HEIGHT AND MASS		
		
Building Height		
<b>A</b>	Maximum height	
	PM-5	5 stories max/81' max
	Adjacent to RE- or RD-	5 stories max/70' max
	PM-8	8 stories max/123' max
	Adjacent to RE- or RD-	8 stories max/112' max
	PM-12/15	12 stories max/179' max
	Adjacent to RE- or RD-	12 stories max/168' max
	PM-20/35	20 stories max/291' max
	Adjacent to RE- or RD-	20 stories max/280' max
	Within a transition area	2 stories/28' max
<b>B</b>	B-Bonus: maximum height*	
	PM-12/15	15 stories max/221' max
	Adjacent to RE- or RD-	15 stories max/210' max
	PM-20/35	35 stories max/501' max
	Adjacent to RE- or RD-	35 stories max/490' max
	Within a transition area	2 stories/28' max
<b>C</b>	Minimum height	
	PM-5	2 stories min
	PM-8	<u>34</u> stories min*
	PM-12/15, PM-20/35	<u>46</u> stories min*
		*See Div. <a href="#">5.76.7</a> for <a href="#">Adjustable Minimum Height minimum height reduction</a>
Story Height		
<b>D</b>	Ground floor elevation	0' min/2' max

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<b>E</b>	Ground story	14'-16' min
<b>Building Mass</b>		
<b>F</b>	Street-facing building length	300' max

#### Sec. 5.5.4. **PM-** Activation

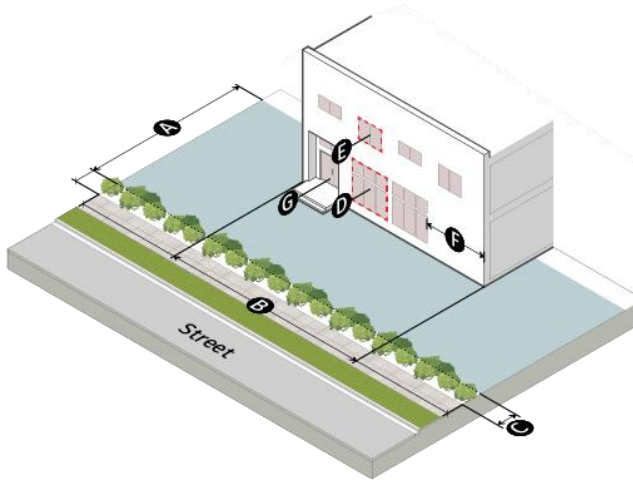
SEC. 5.5.4. <b>PM-</b> ACTIVATION		
		
Frontages		
<b>A</b>	Applicability	6 stories
	Frontage type	See Div. 5.6

### Div. 5.6. Perimeter Center Frontages

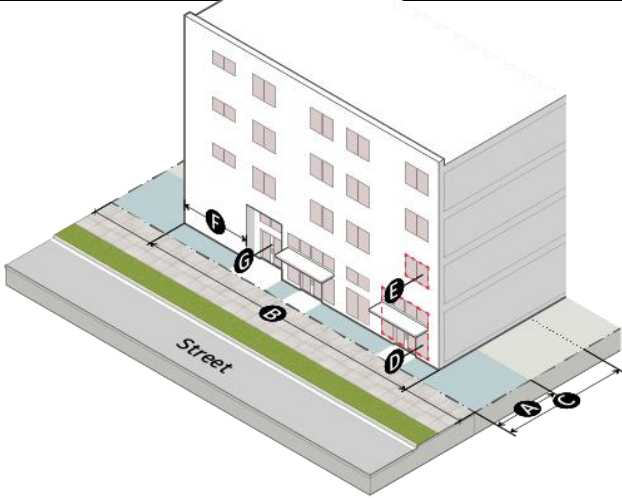
#### Sec. 5.6.1. Applicability

The Perimeter Center Frontages [act like are](#) overlays that modify standards in the underlying Perimeter Center Districts. If any Perimeter Center Frontage requirement is in conflict with the underlying zoning district, the Perimeter Center Frontages requirements control.

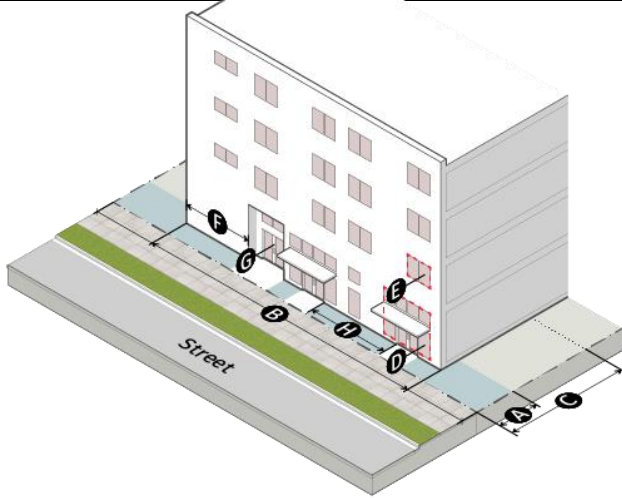
## Sec. 5.6.2. Standard (-ST)\*

SEC. 5.6.2. Standard (-ST)*			
			
		Nonresidential Ground Floor	Residential Ground Floor
<b>Setbacks</b>			
<b>A</b>	(-ST) requirements Applies-apply only to building within 30' of ROW		
<b>B</b>	% of building facade in build-to zone	—	—
<b>C</b>	Parking setback	—	—
<b>Transparency</b>			
<b>D</b>	Ground story	50% min	20% min
<b>E</b>	Upper story	20% min	20% min
<b>F</b>	Blank wall length	50' max	50' max
<b>Pedestrian Access</b>			
<b>G</b>	Entrance facing street	Required	Required
	Entrance spacing along street	—	—
* Only building facades located within 30 feet of a street are subject to the Standard Frontage requirements.			

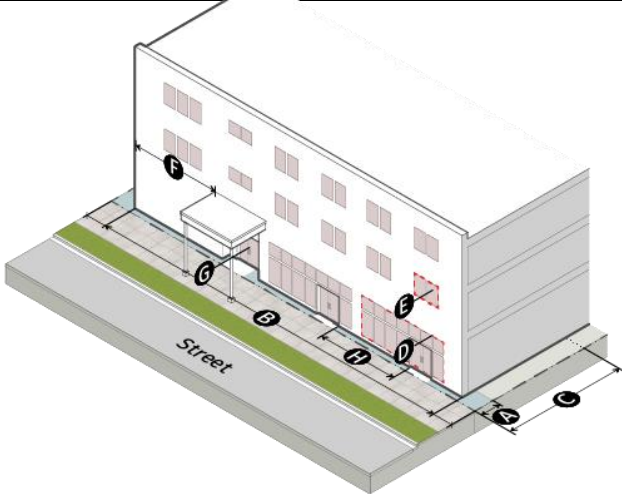
### Sec. 5.6.3. Urban Limited (-UL)

SEC. 5.6.3. URBAN LIMITED (-UL)			
			
		Nonresidential Ground Floor	Residential Ground Floor
Setbacks			
<b>A</b>	Build-to zone	5' min/30' max	10' min/ <del>40'</del> <u>30'</u> max
<b>B</b>	% of building facade in build-to zone	50% min	50% min
<b>C</b>	Parking setback	20' min	20' min
Transparency			
<b>D</b>	Ground story	50% min	20% min
<b>E</b>	Upper story	20% min	20% min
<b>F</b>	Blank wall length	50' max	50' max
Pedestrian Access			
<b>G</b>	Entrance facing street	Required	Required
	Entrance spacing along street	—	—

## Sec. 5.6.4. Urban General (-UG)

SEC. 5.6.4. URBAN GENERAL (-UG)			
		Nonresidential Ground Floor	Residential Ground Floor
<b>Setbacks</b>			
<b>A</b>	Build-to zone	5' min/30' max	10' min/ <del>3</del> 40' max
<b>B</b>	% of building facade in build-to zone	75% min	75% min
<b>C</b>	Parking setback	20' min	20' min
<b>Transparency</b>			
<b>D</b>	Ground story	50% min	20% min
<b>E</b>	Upper story	20% min	20% min
<b>F</b>	Blank wall length	50' max	50' max
<b>Pedestrian Access</b>			
<b>G</b>	Entrance facing street	Required	Required
<b>H</b>	Entrance spacing along street	<del>75'</del> 100' max	125' max

## Sec. 5.6.5. Shopfront (-SH)\*

SEC. 5.6.5. SHOPFRONT (-SH)*		
		
		Nonresidential Ground Floor
<b>Setbacks</b>		
<b>A</b>	Build-to zone	5' min/30' max
<b>B</b>	% of building facade in build-to zone	100% min
<b>C</b>	Parking setback	20' min <u>or 10' behind building façade, whichever is greater</u>
<b>Transparency</b>		
<b>D</b>	Ground story	70% min
<b>E</b>	Upper story	20% min
<b>F</b>	Blank wall length	20' max
<b>Pedestrian Access</b>		
<b>G</b>	Entrance facing street	Required
<b>H</b>	Entrance spacing along street	50' max
<p>*Lots or portions of lots subject to the Shopfront Frontage must contain <u>at a minimum, commercial/retail ready or personal-service uses</u> in any building constructed that faces <u>the</u> street. Shopfront Frontage applies only to the first 125 feet from the street intersection, where the two property lines intersect.</p>		

## Div. 5.7. ~~Perimeter Center Adjusted Minimum Height~~Reserved

### Sec. 5.7.1. Applicability

The ~~Perimeter Center Adjusted Minimum Height~~ requirements act like ~~are~~ an overlay that modifies standards in the following Perimeter Center Zoning Districts: Perimeter Mixed Use (PX-8, ~~12, 10/12, 20/35~~) and Perimeter Medical (PM-8, ~~12/15, 20/35~~). If any Perimeter Center Adjusted Minimum Height requirement is in conflict with the underlying zoning district, the ~~Perimeter Center Adjusted Minimum Height~~ requirements govern.



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## Sec. 5.7.2. Standards

The following uses meeting the following Use Standards within mixed-use infill developments are permitted with adjusted minimum heights:

### 1. ~~Basic Use Standards~~

- a. ~~Mixed-use building (a minimum of two (2) stories), provided:~~
  - i. ~~The proposed building square footage is less than 10% of the overall total building square footage of the development of contiguous lots, as described in Sec. 6.1.1.A.3.~~
  - ii. ~~Any uses in the first two (2) stories ground level of the building must be personal service, office, restaurant, or retail uses.~~
  - iii. ~~Retail, restaurant, or personal service uses must be reasonably located within the development so as to be accessible to the general public.~~
- b. ~~Single unit attached (a minimum of two (2) stories), intended appropriate (?) for home ownership, provided:~~
  - i. ~~The total parcel site area devoted to single unit attached residential uses shall be no more than 20% of the total area of contiguous lots, as described in Sec. 6.1.1.A.3.~~
  - ii. ~~An equivalent area of permitted commercial uses shall be constructed constructed prior to the issuance of permits for residential uses.~~
  - iii. ~~A parking study must be performed to determine if opportunities exist for shared parking to reduce the overall number of parking spaces.~~

### 2. ~~Additional Use Standards~~

- a. ~~Urban General (UG) frontage requirements apply where streets are internal, whether private or public, when no Perimeter Center Frontage is otherwise required.~~

ARTICLE 12. - DEFINITIONS  
Div. 12.2. Defined Terms

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