



Growth & Conservation Workshop Part II

Street Plans | 05.01.24



STREETPLANS



[canvas]
PLANNING GROUP



Agenda

01. About This Week

02. How Did We Get Here?

03. Zoning Case Studies

04. Neighborhood Planning Principals

05. Next Steps / Q+A

**Where should growth happen +
what kind of growth do we want?**



How Do We Get There?

1

Growth + Conservation Plan

to control growth and conserve natural lands.

2

Connectivity Plan

that includes a full range of options - from walking, biking, transit, and micro-mobility.

3

Town Center Master Plan

to lay out a vision for continued development in the town center.

4

Unified Development Ordinance

to codify the vision identified in the master plans.

Summer Public Kickoff Meeting

June 13, 2023

Fall Connectivity Kick-off Workshop

October 23, 2023

Fall Connectivity Presentation

October 27, 2023

Growth & Conservation Workshop I

February 15

Growth & Conservation Workshop II

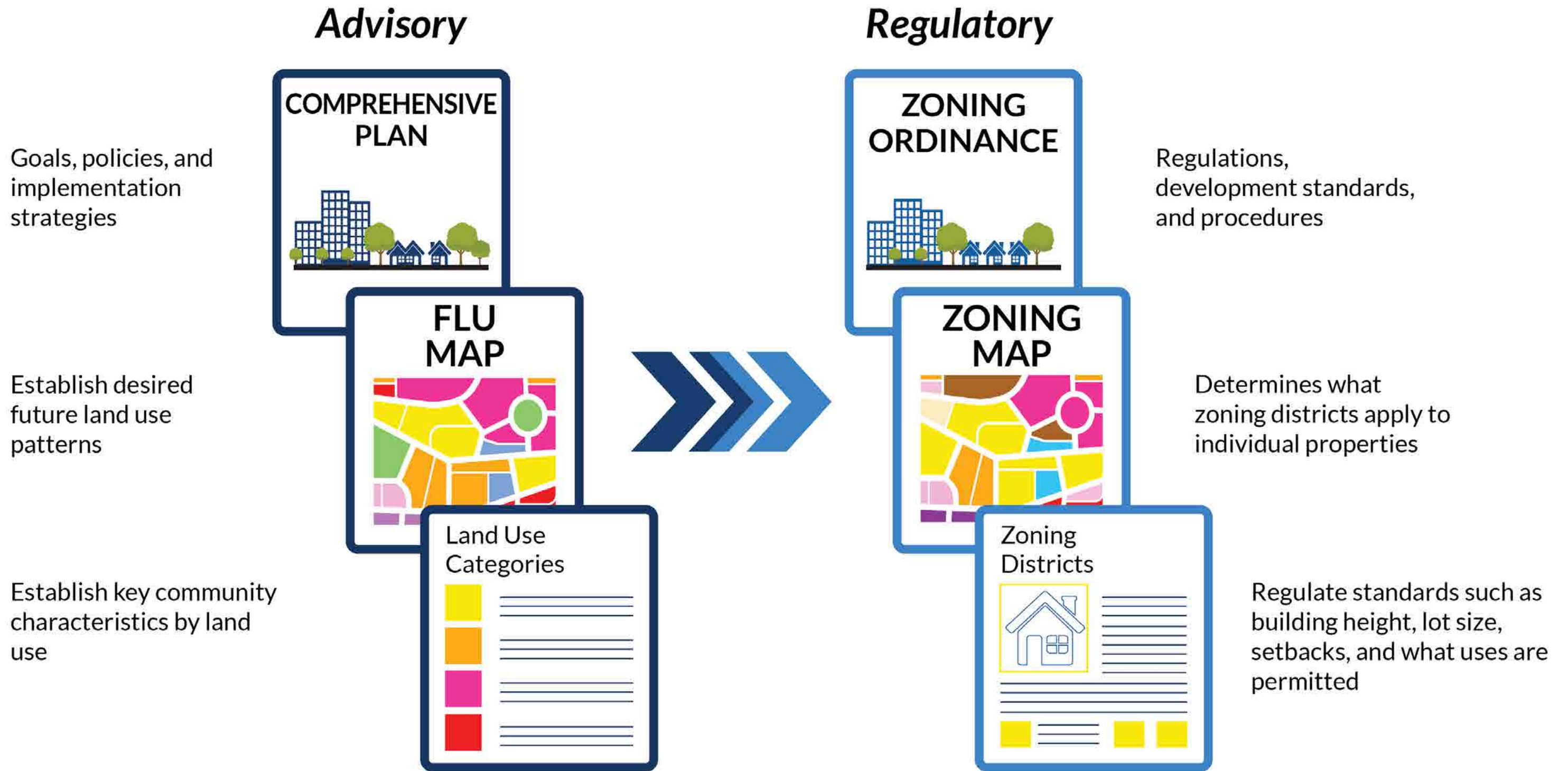
April 29 - May 1

Town Plan & Unveiling Meeting

Fall/Winter 2024

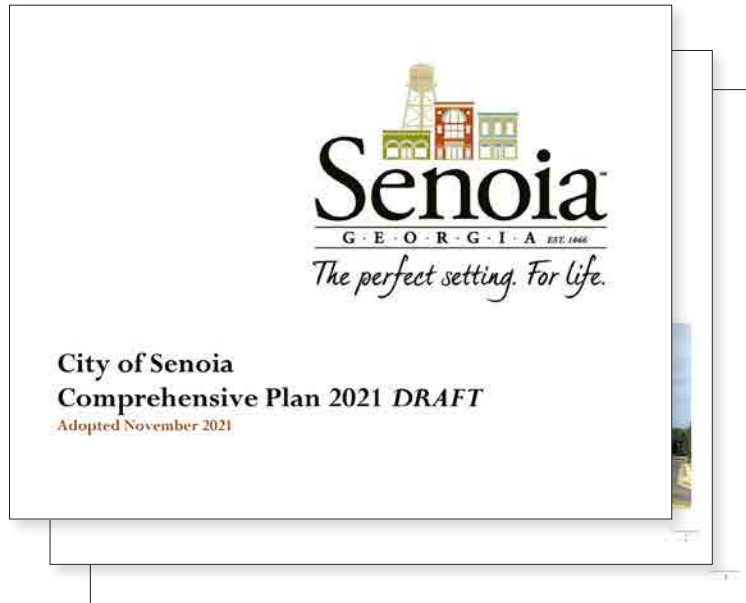


How Do Growth Docs Relate To Zoning?

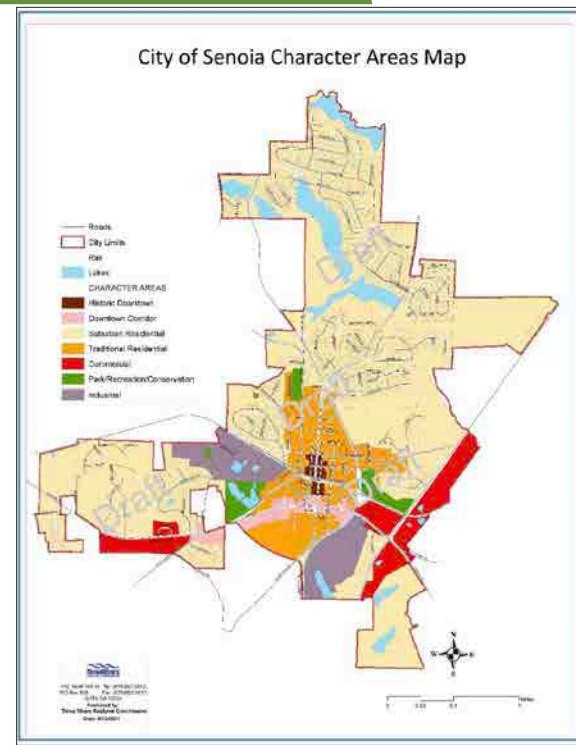


Senoia's Policy Framework

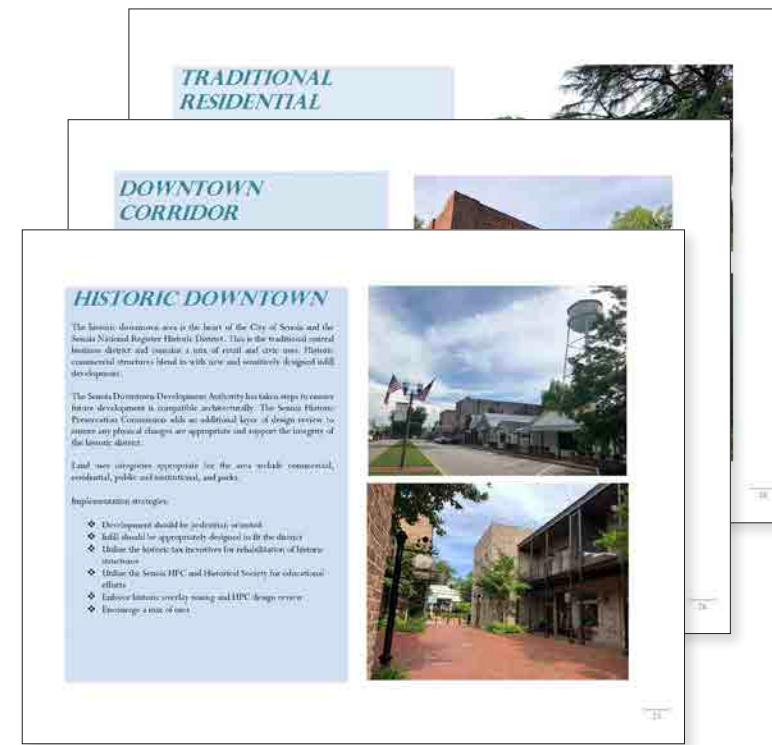
ADVISORY



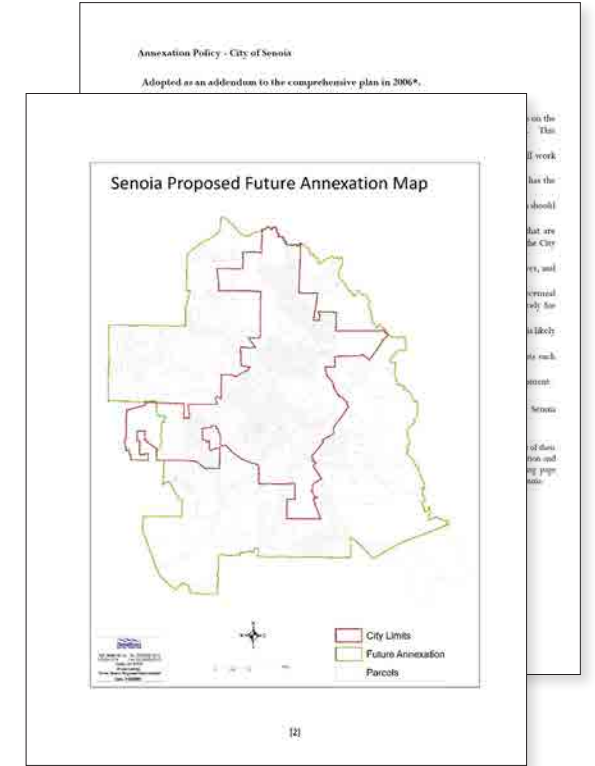
Comprehensive Development Plan



Character Areas Map (Land Use)



Character Areas



Annexation Policy



Unified Development Ordinance



Zoning Map

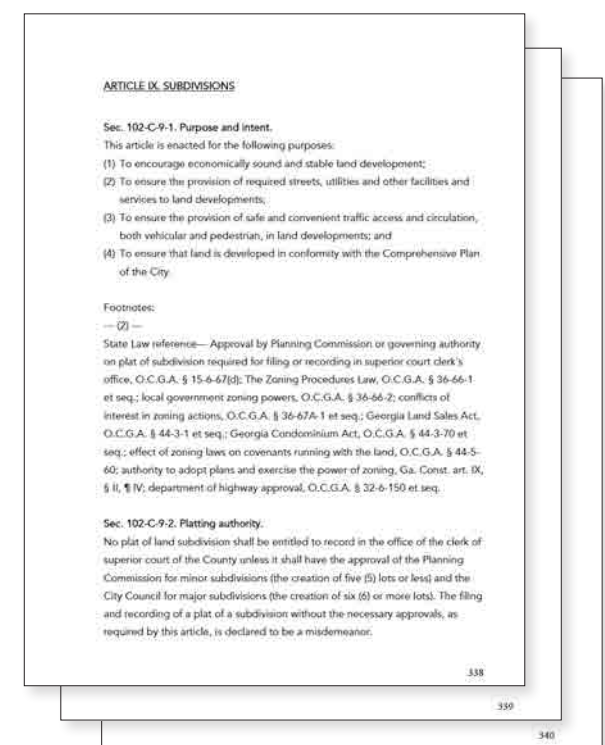
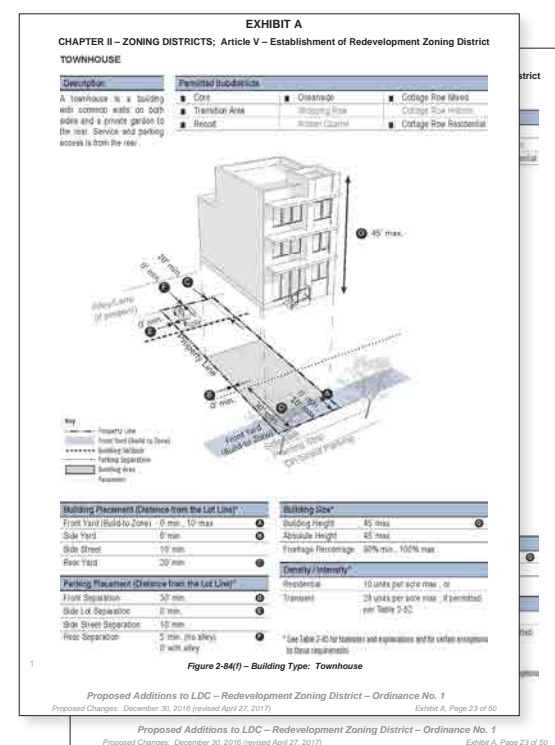
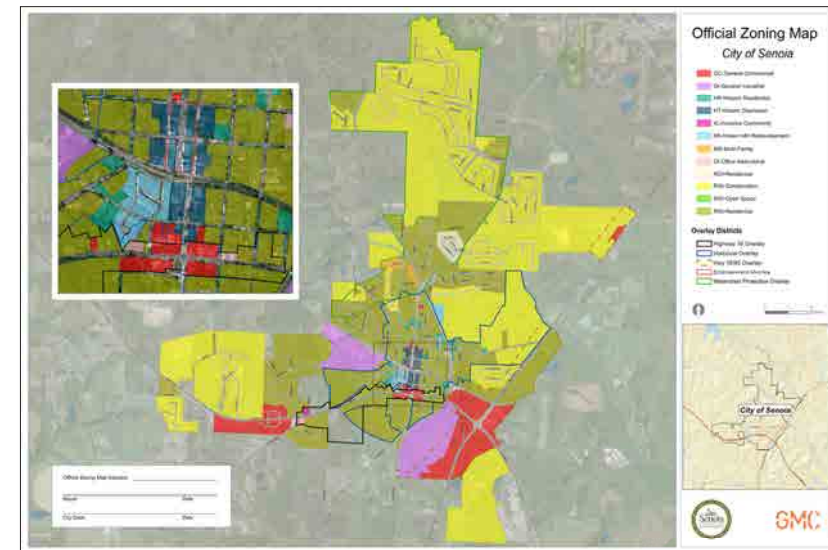
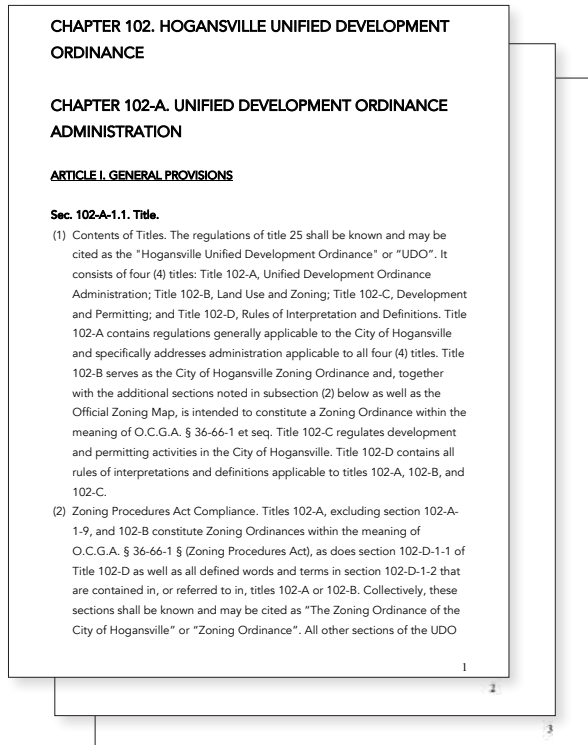


Zoning Districts



Subdivision Ordinance

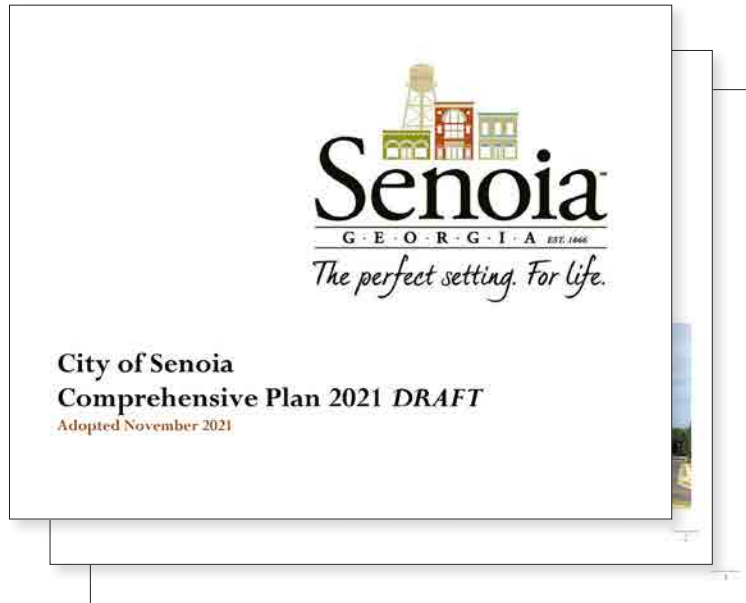
REGULATORY



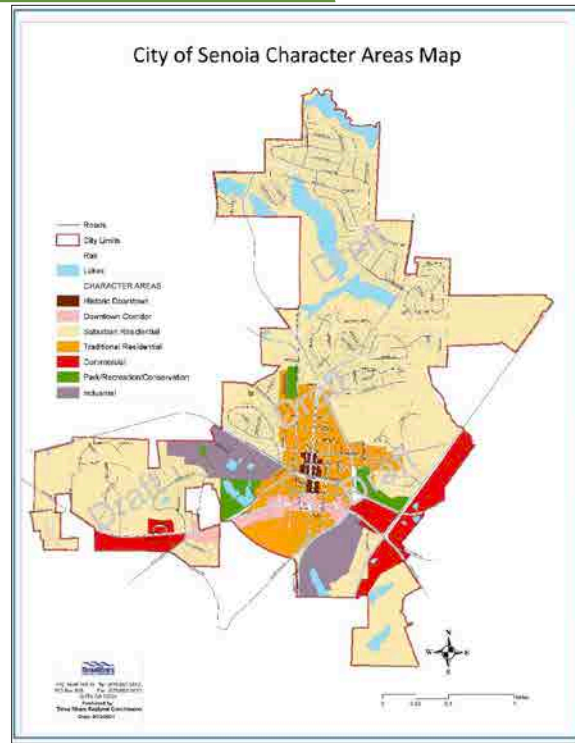
This work should not be construed as a policy or procedure of the City of Senoia.

Senoia's Policy Framework

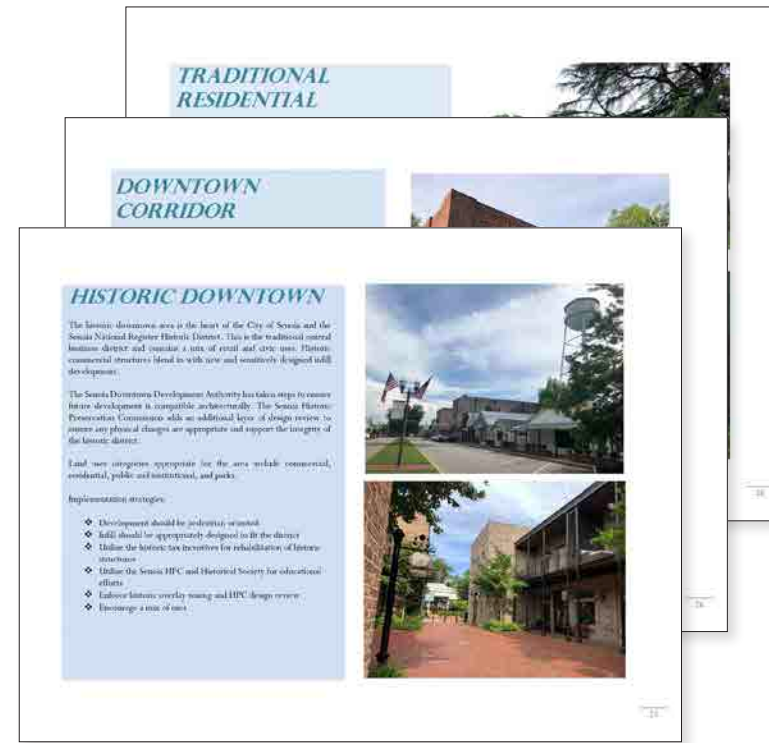
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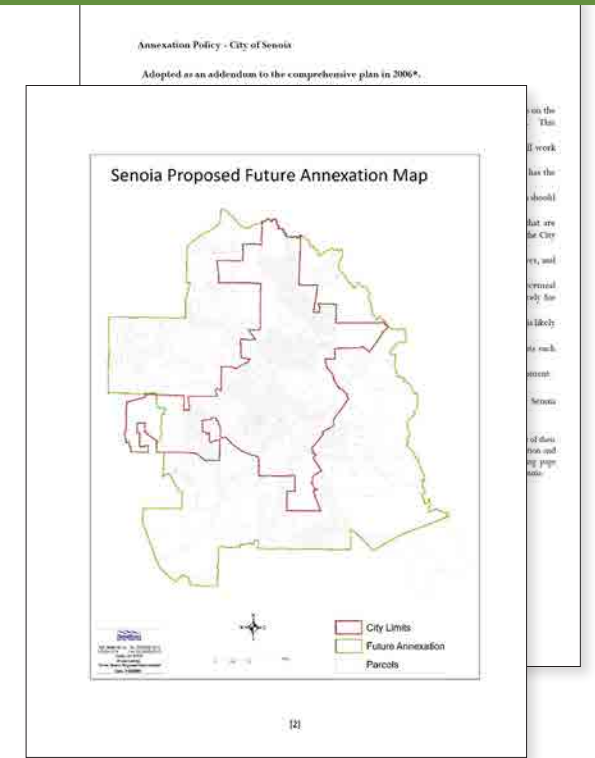
Comprehensive Development Plan



Character Areas Map (Land Use)



Character Areas

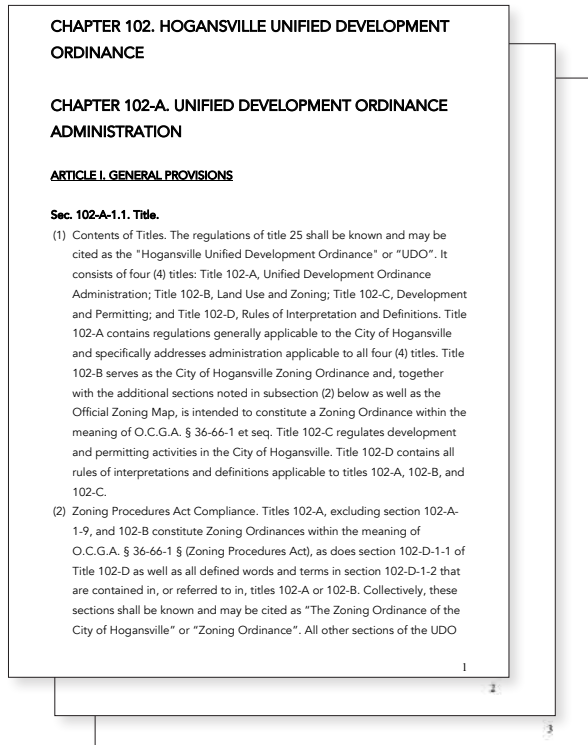


Annexation Policy

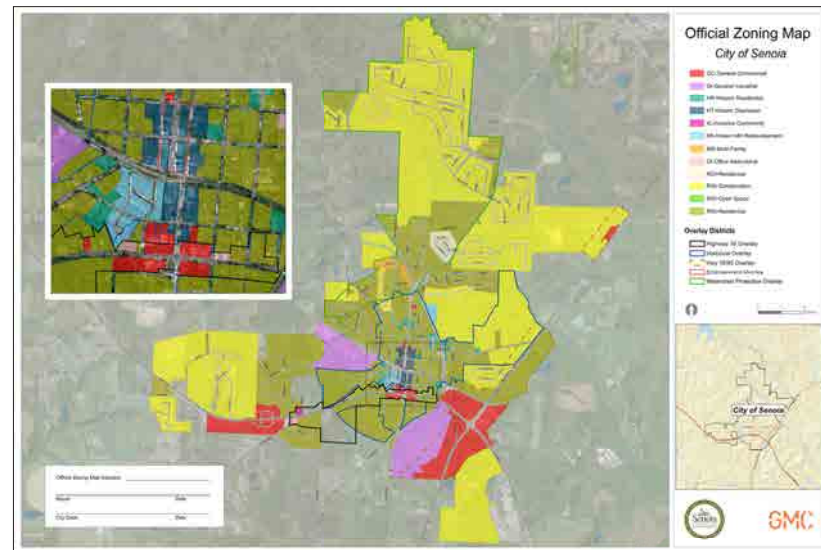


Unified Development Ordinance

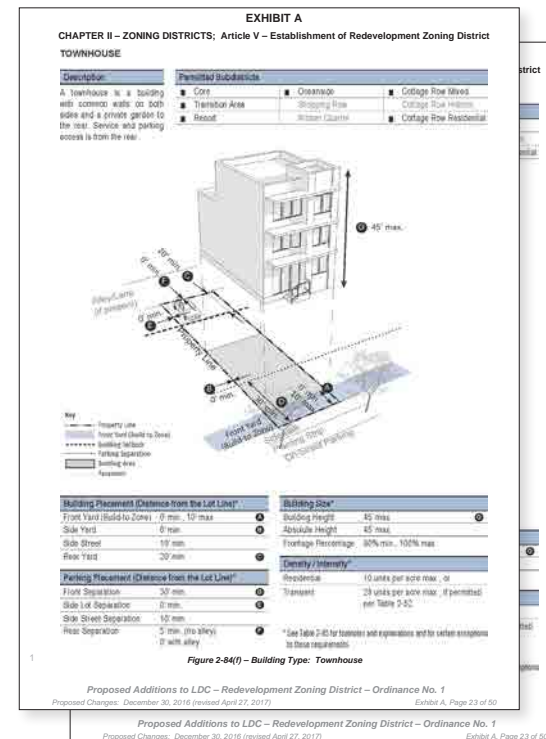
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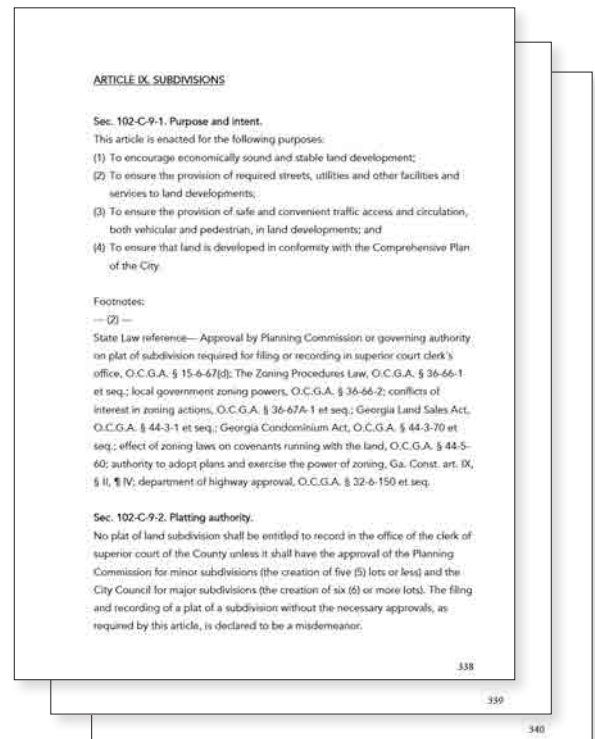
Zoning Map



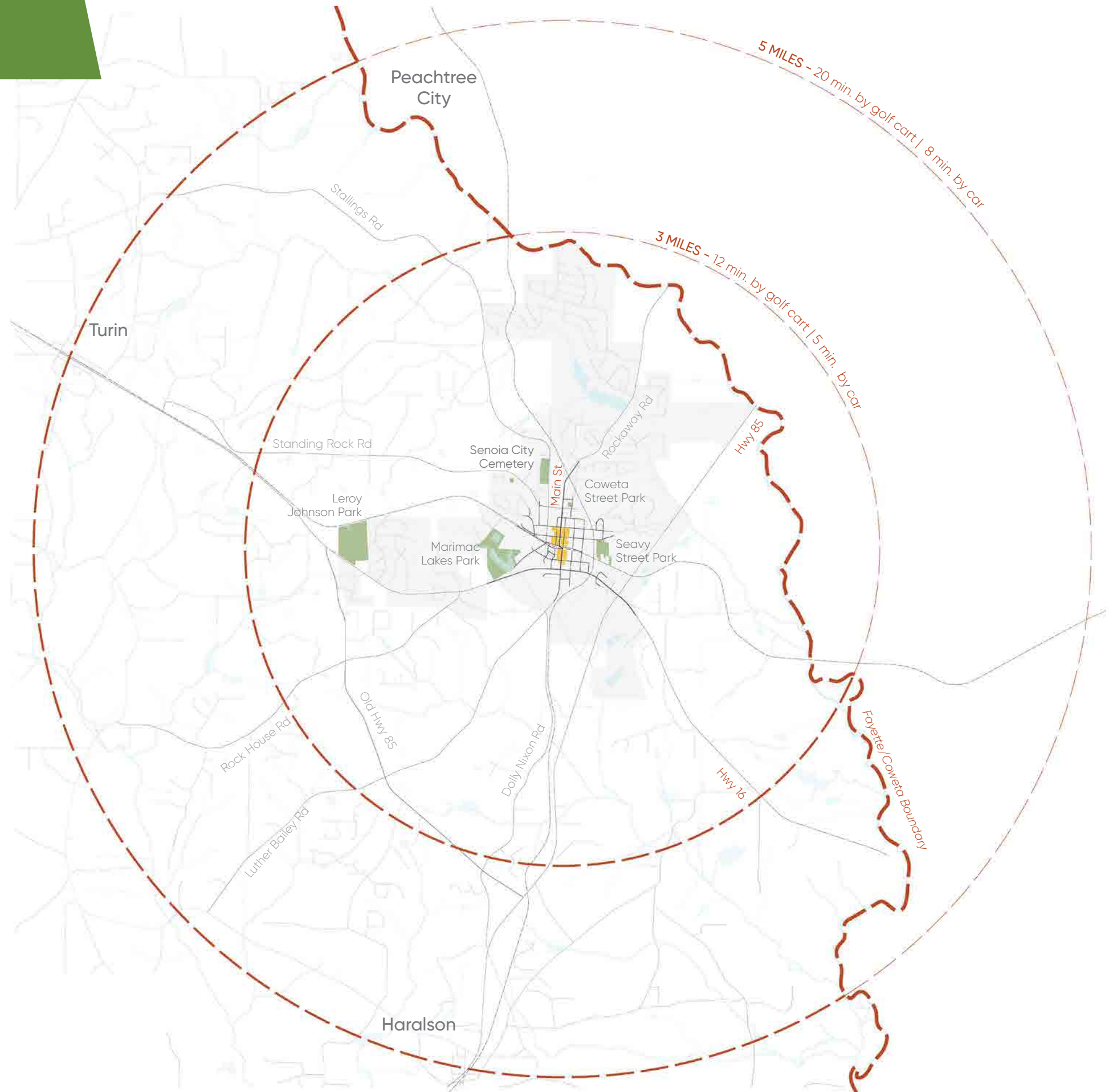
Zoning Districts



Subdivision Ordinance



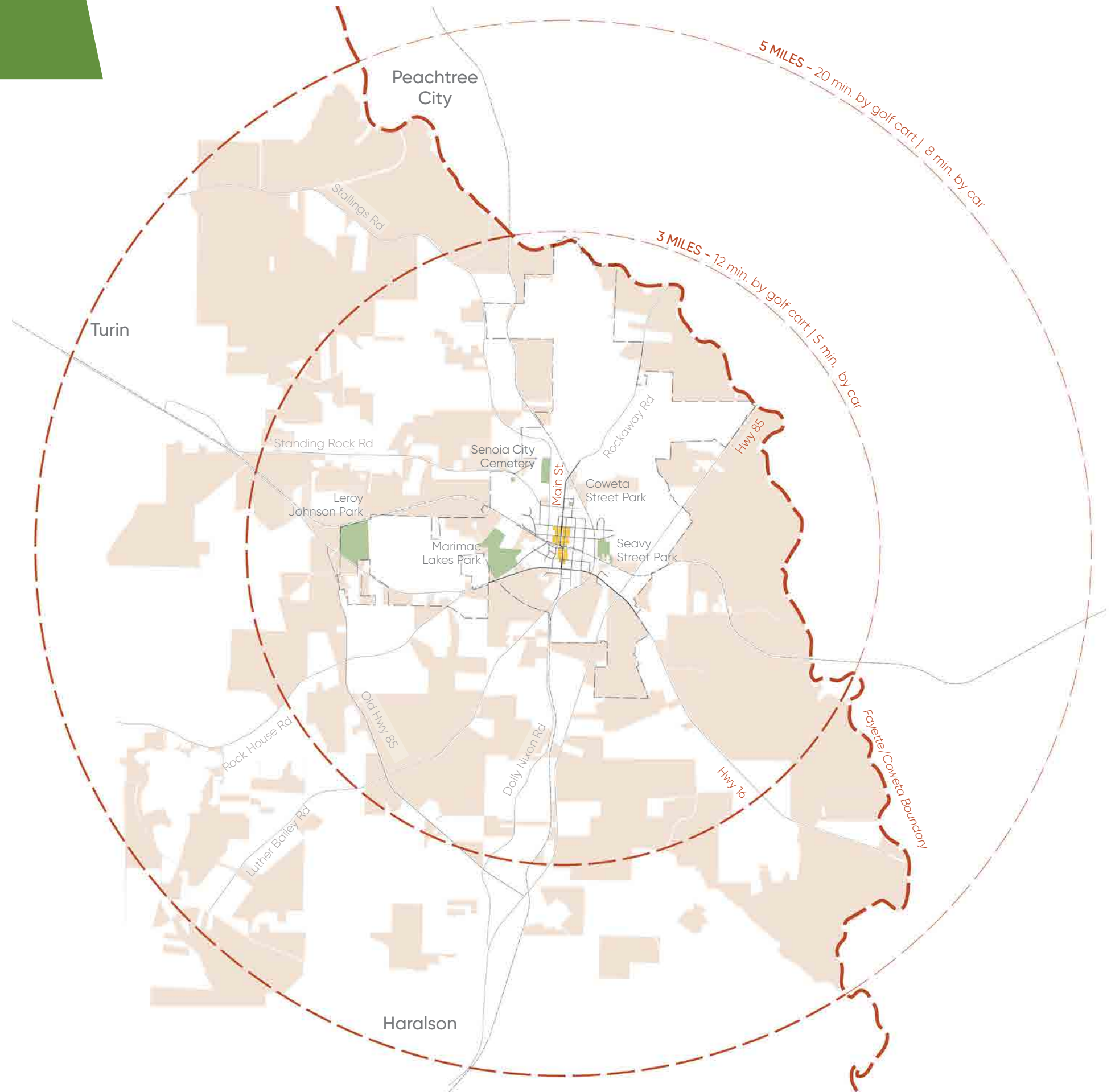
Putting It All Together



Legend

- City Limits
- Fayette/Coweta County Boundary
- Streets
- Rail Lines
- Town Center
- Parks and Cemeteries

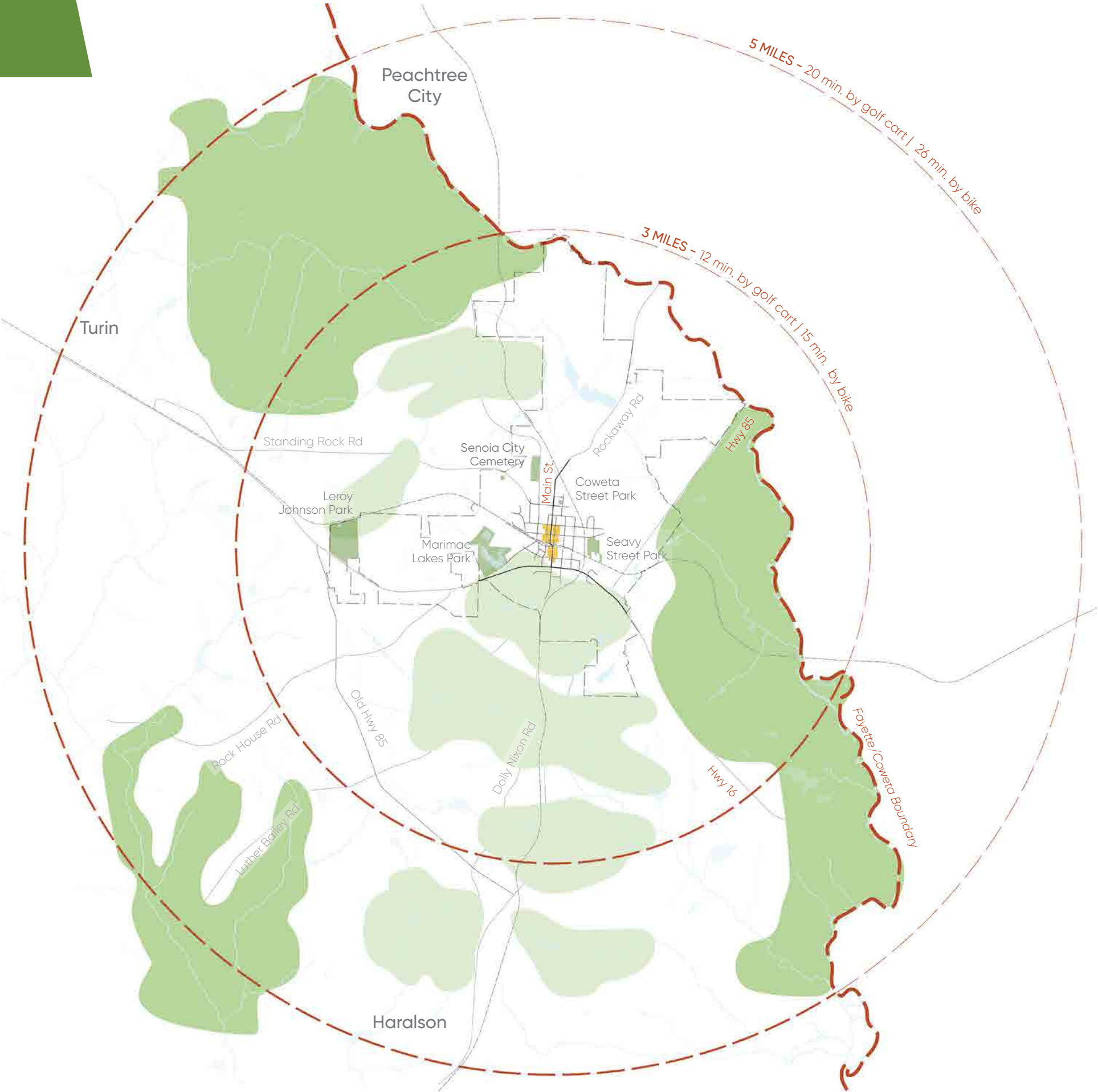
Large Parcels



Legend

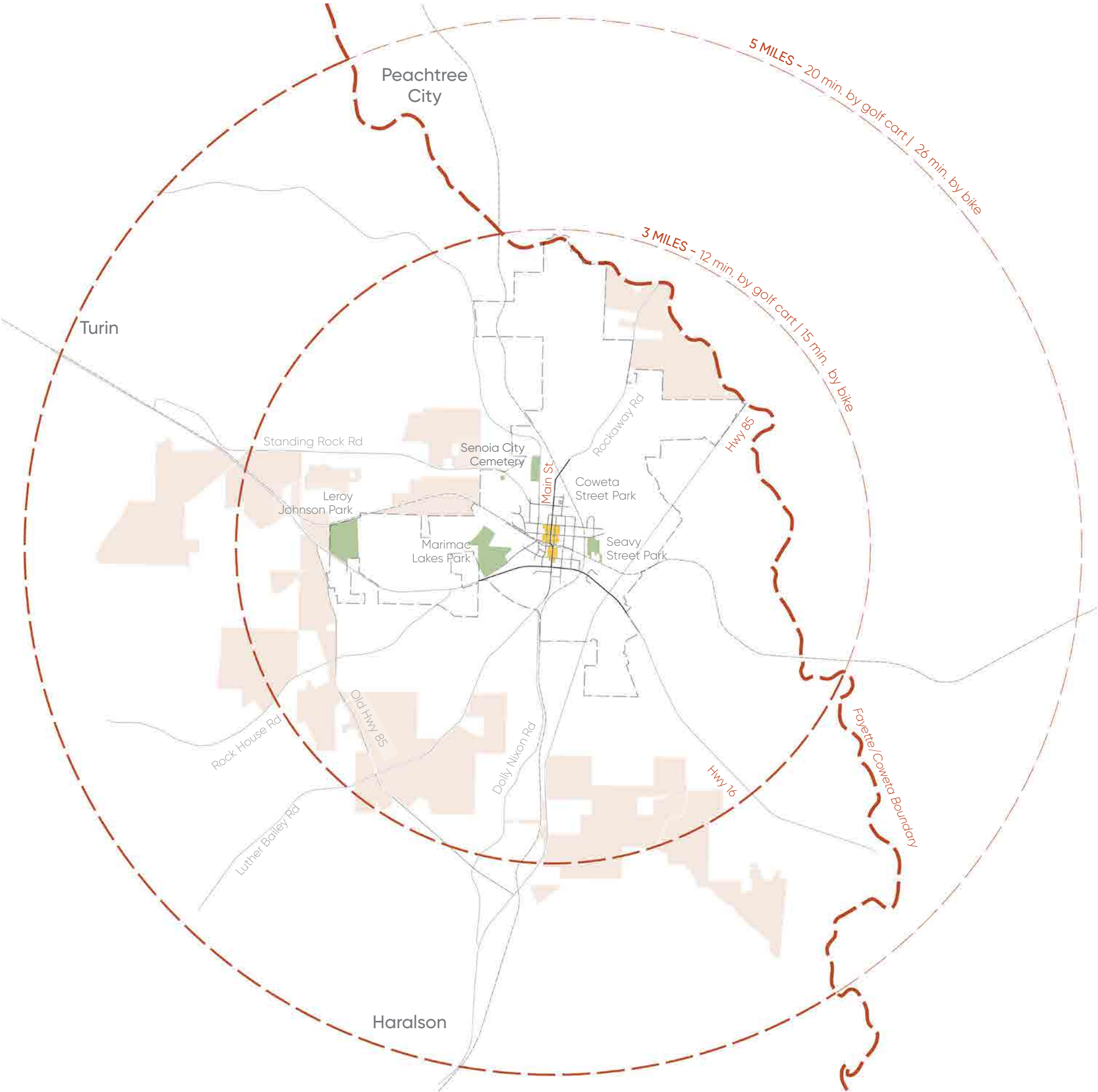
- City Limits
- Fayette/Coweta County Boundary
- Streets
- Rail Lines
- Town Center
- Parks and Cemeteries
- Developable Parcels

Conservation Cores



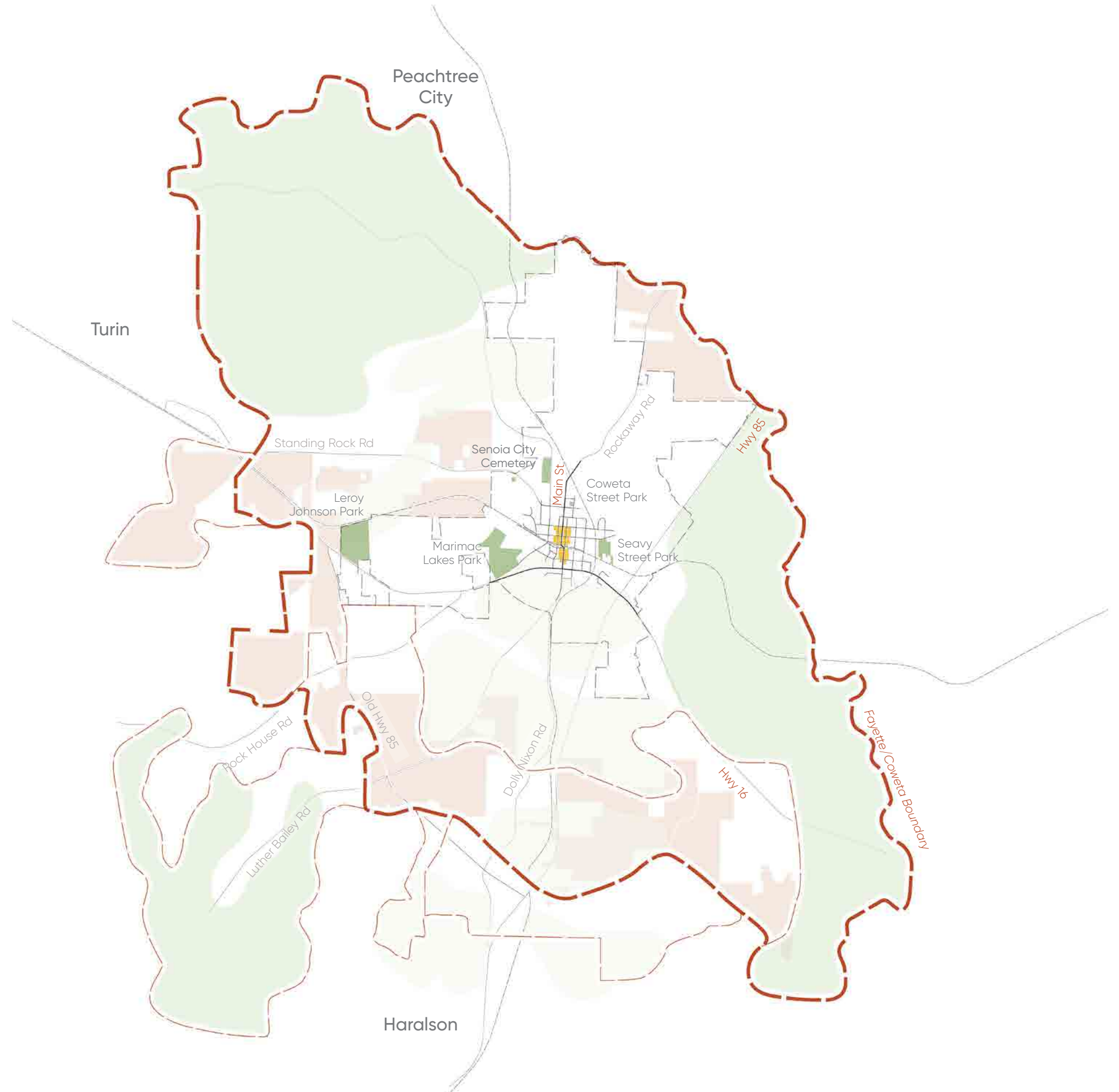
- Legend**
- City Limits
 - - - Fayette/Coweta County Boundary
 - Streets
 - - - Rail Lines
 - Town Center
 - Parks and Cemeteries
 - Primary Conservation Areas
 - Secondary Conservation Areas

Growth Nodes



- Legend
- City Limits
 - Fayette/Coweta County Boundary
 - Streets
 - Rail Lines
 - Town Center
 - Parks and Cemeteries
 - Potential Growth Nodes Developments

Annexation Boundary



Legend

- City Limits
- Potential Annexation Boundaries
- Streets
- Rail Lines
- Town Center
- Parks and Cemeteries
- Potential Growth Nodes Developments
- Potential Conservation Cores

Translating Character Areas Into Zoning Districts



Conservation

Forest
Creeks & Waterways
Floodplains
And More!



Rural

Farmsteads
Estate lots



Neighborhood

Single-Family Dwellings
Duplexes
Triplexes
Quadplexes



Village

Small Retail
Townhouses
Live/Work
Lofts



Town

Main Street Retail
Large Commercial

Natural

Built



Defining Character Areas



Town



Village



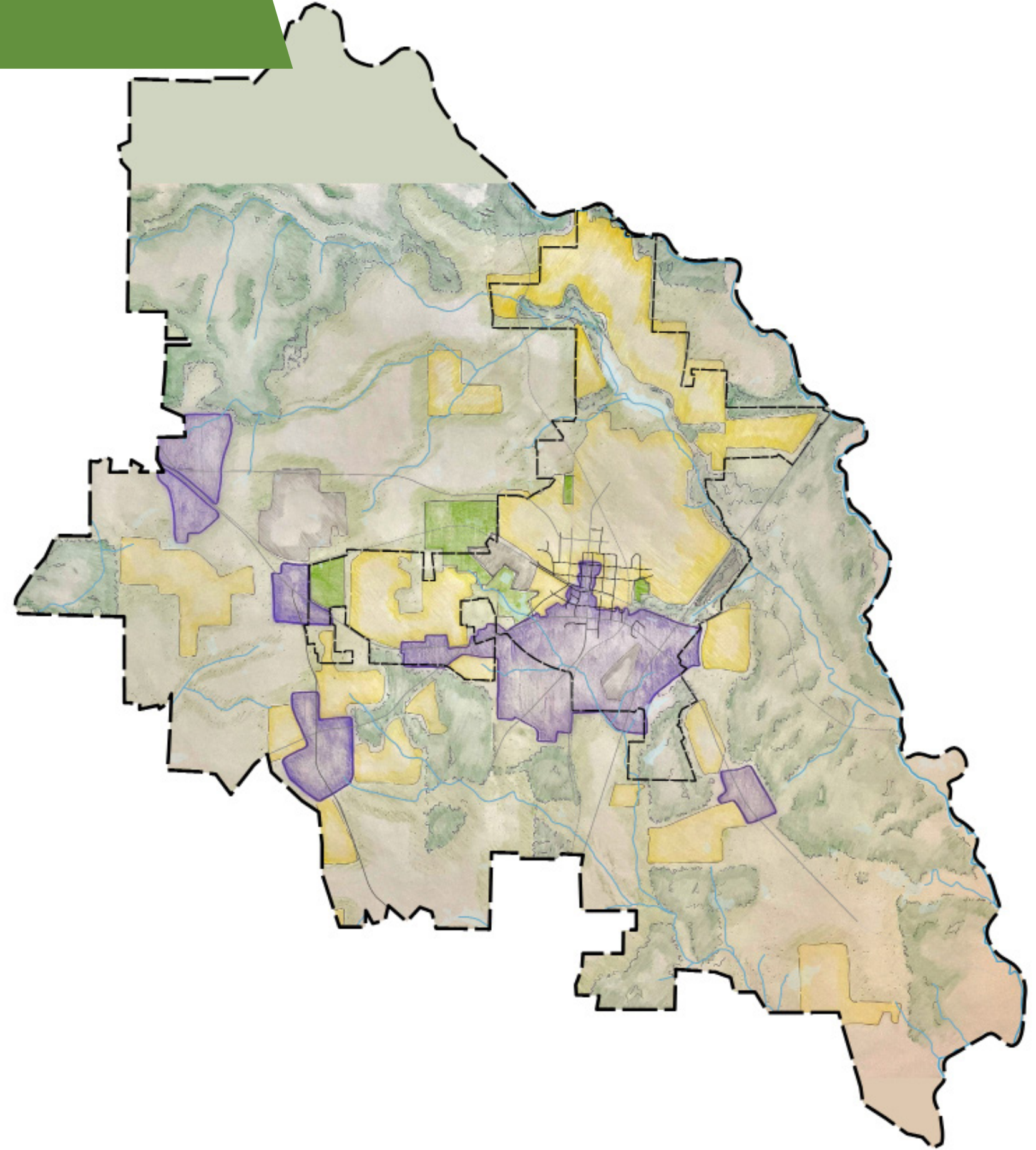
Neighborhood



Rural



Conservation



Defining Character Areas



Town



Village



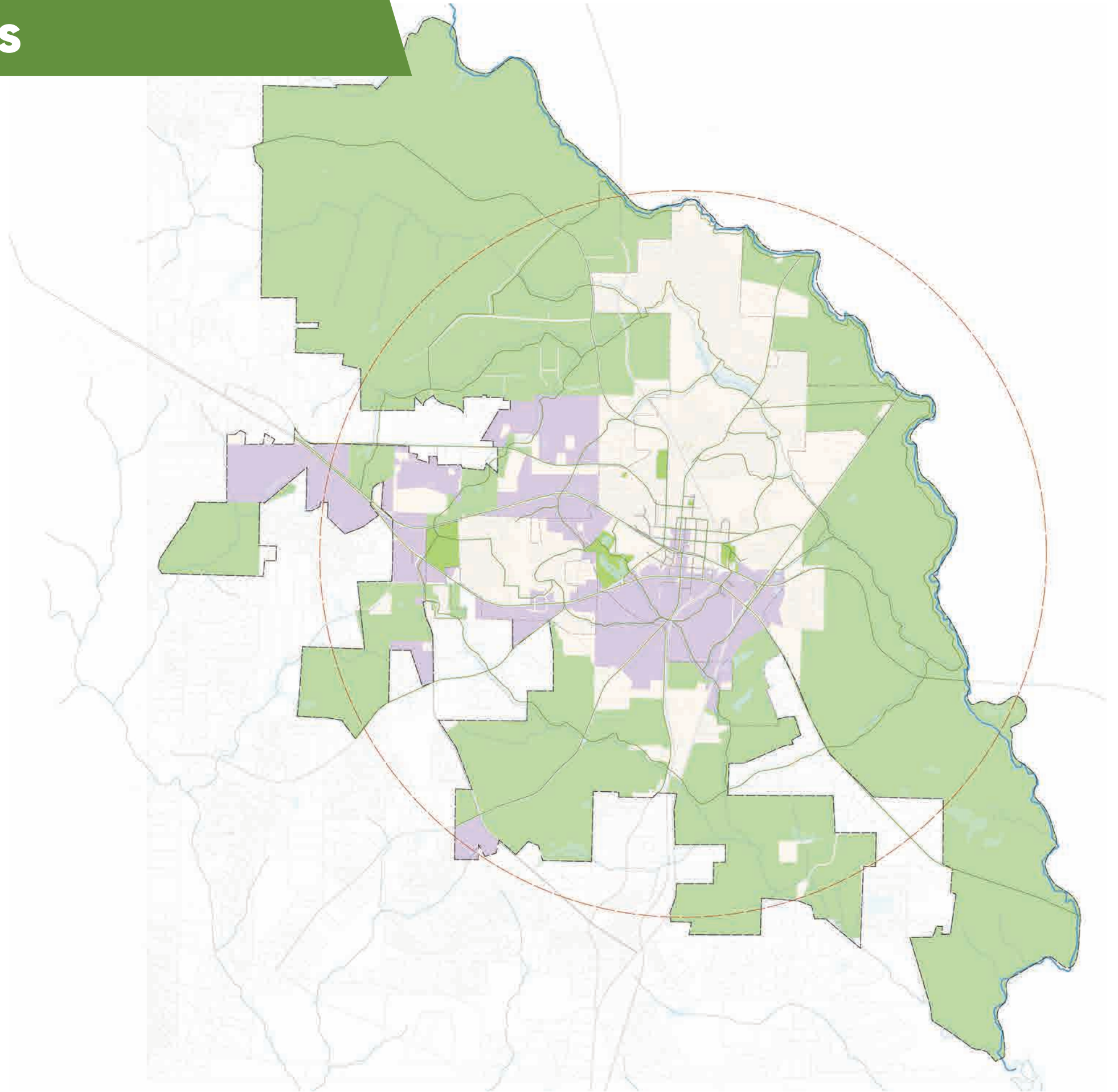
Neighborhood



Rural



Conservation



Agenda

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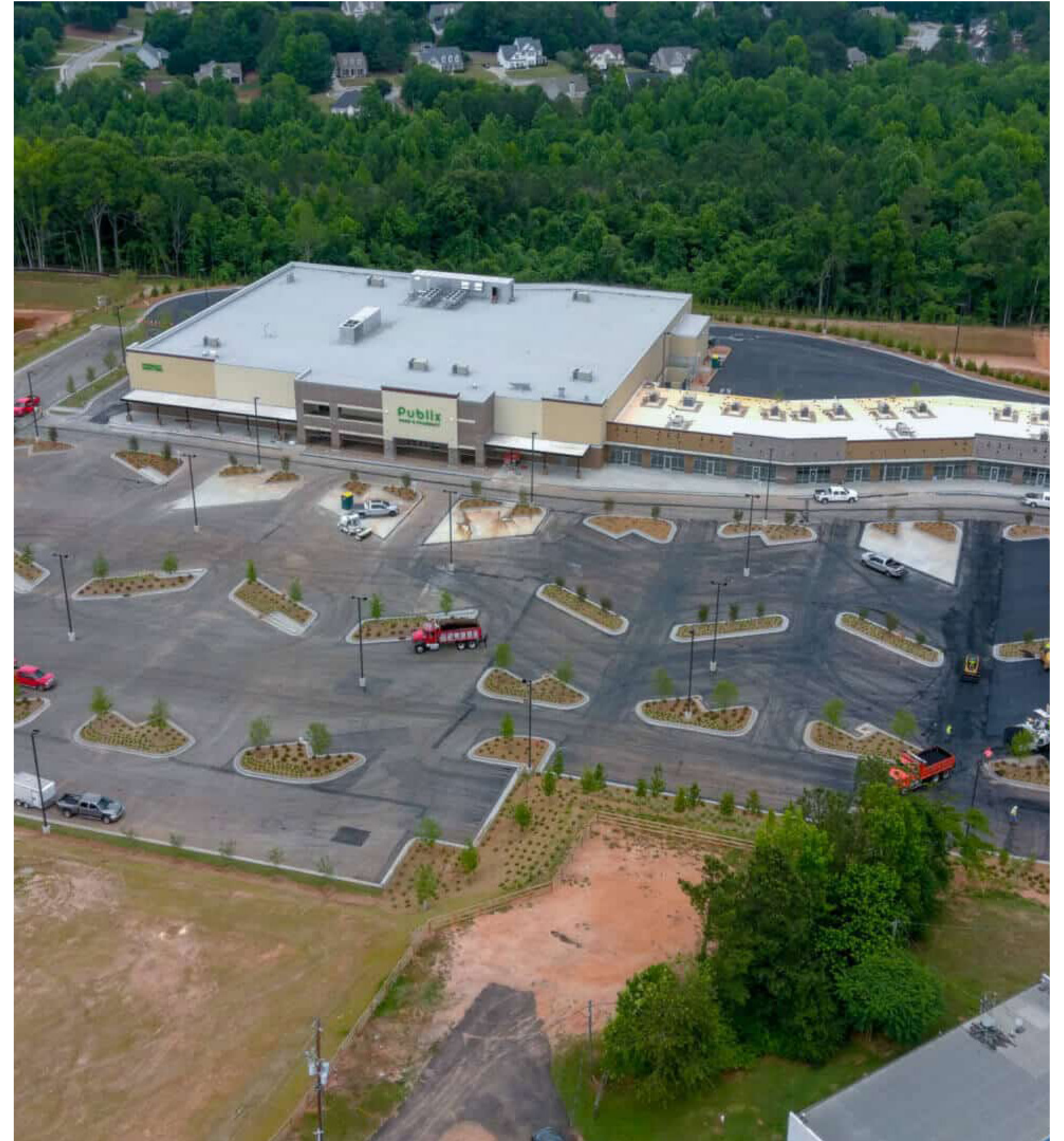
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05. Next Steps / Q+A

How Did We Get Here?



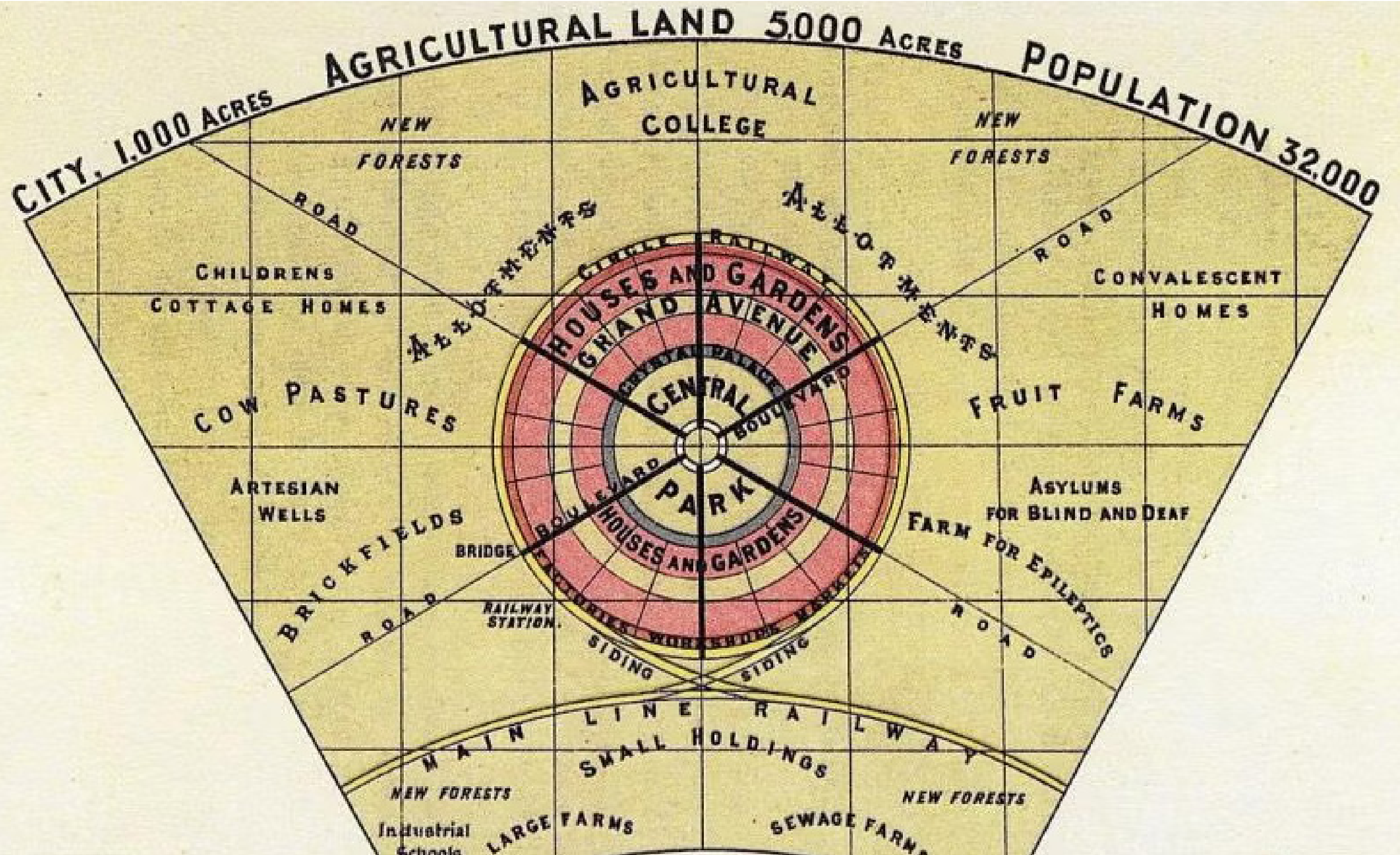
Traditional Neighborhood Design



Industrial Revolution



Ebenezer Howard + Garden City



Euclidean Zoning



"...the segregation of residential, business, and industrial buildings will... greatly tend to prevent street accidents, especially to children, by **reducing the traffic** and resulting confusion in residential sections; decrease noise and other conditions which produce or intensify nervous disorders; preserve a more favorable environment in which to rear children, etc."

-Justice Sutherland, Village of Euclid v. Ambler Realty Co., 272 US 365 (1926)

Rise of Suburbia



It's a promise!

JIM'S going away tomorrow . . . and there will be long, lonely days before he comes back.

But that little home sketched there in the sand is a symbol of faith and hope and courage. It's a promise, too. A promise of gloriously happy days to come . . . when Victory is won.

Victory Homes of tomorrow will make up in part at least for all the sacrifices of today . . . and that's our promise!

They will have better living built in . . . electrical living with new comforts, new conveniences, new economies to make every day an adventure in happiness.

Plan for your Victory Home now . . . the one sure way is to buy War Bonds. Every Bond you buy is an investment in your future happiness and security . . . every dollar you put into Bonds helps bring our boys back sooner—and safer. Buy another Bond today.

The General Electric Consumers Institute at Bridgeport, Conn., is devoted to research on wartime home problems such as Nutrition • Food Preparation • Food Preservation • Appliance Care • Appliance Repair • Laundering • Home Heating and Air Conditioning. Helpful booklets are available from your G-E Appliance Dealer, or General Electric Consumers Institute, Dept. 11-5.

APPLIANCE AND MERCHANDISE DEPARTMENT, BRIDGEPORT, CONN.

GENERAL ELECTRIC



Rise of Suburbia



Rise of Suburbia



Urban Planning Today



Urban Planning Today

6.31 Acres



Urban Planning Today



Urban Planning Today



How Did This Happen? Zoning 101

Use



Form



Administration



3 Parts To Land Use Regulations

Zoning Today

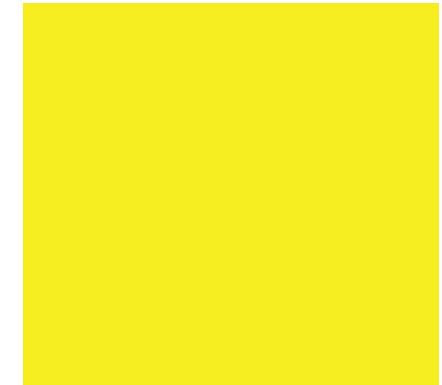
Use



Form



Administration



Euclidean Zoning Places More Emphasis on Use

Zoning Tomorrow

Use



Form



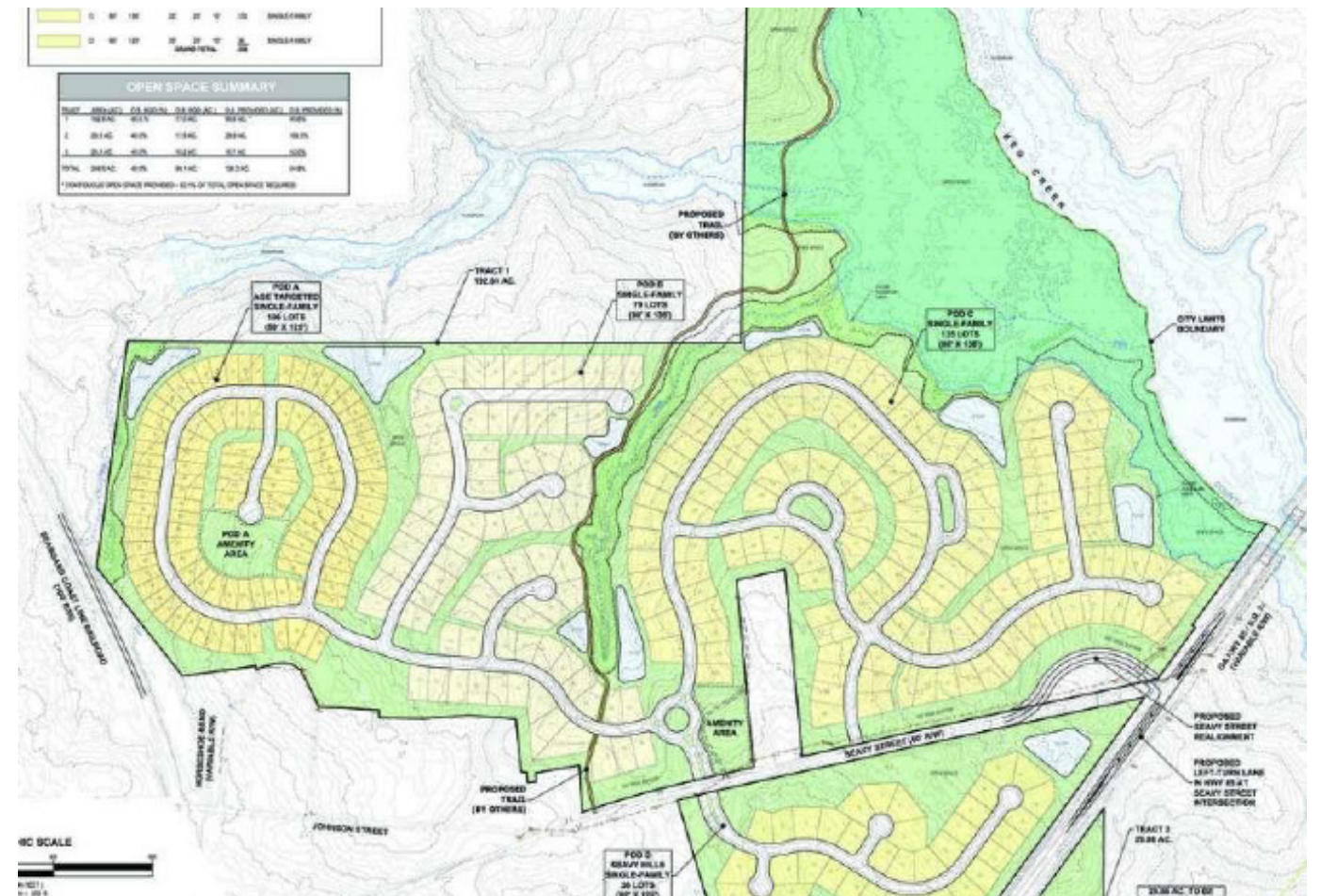
Administration



Traditional Zoning Places More Emphasis on Form

Code Diagnosis

- Code currently 'lives' in across different chapters.
- No meaningful guidance on planning new neighborhoods.
- Unweildy process.
- Limited provisions for natural area or streets.
- Parking reqs make in-town development challenging.
- Code allows for / encourages sprawl.



Translating Character Areas Into Zoning Districts



Conservation

Forest
Creeks & Waterways
Floodplains
And More!



Rural

Farmsteads
Estate lots



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Single-Family Dwellings
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Natural

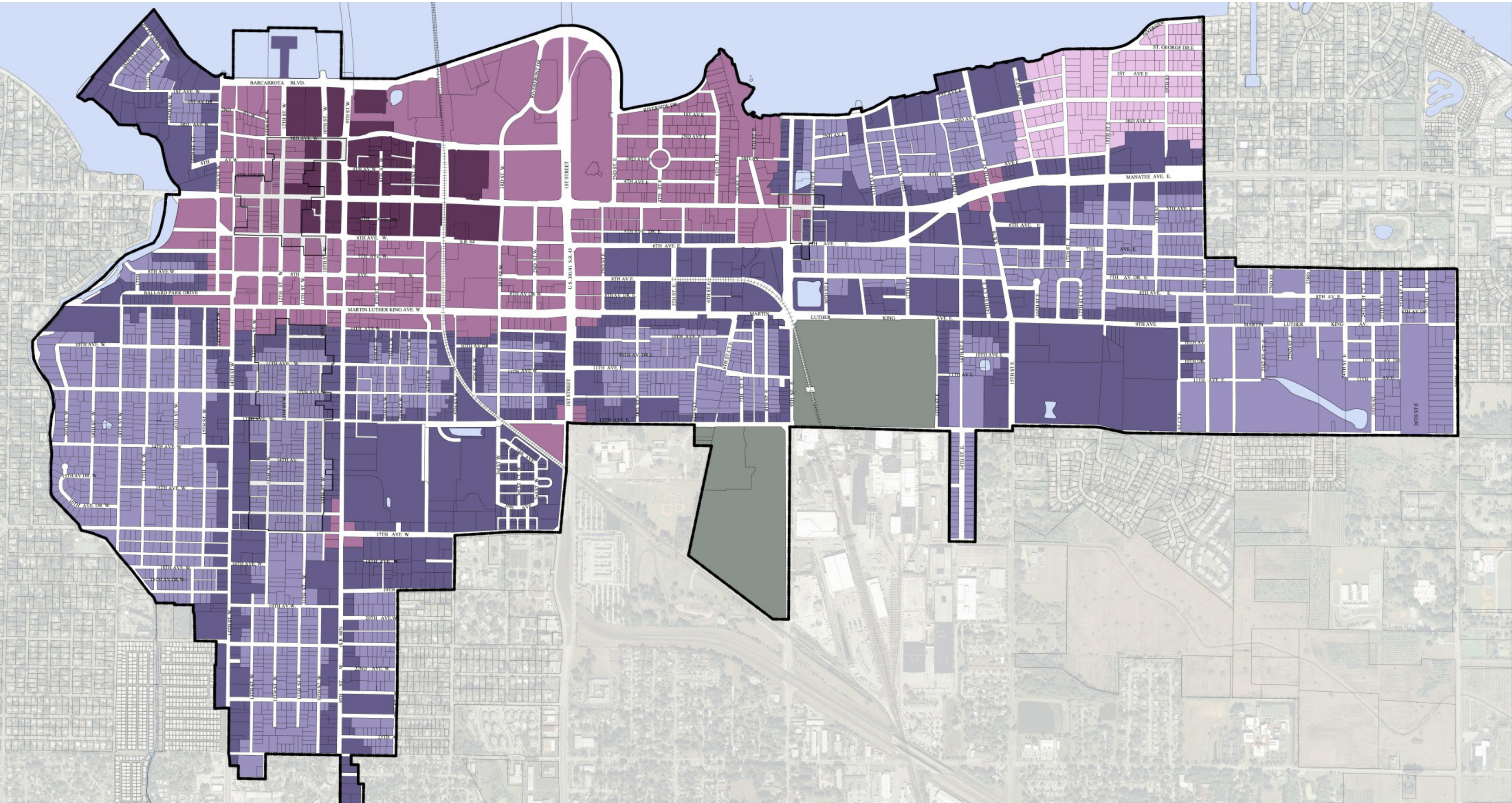
Built



Translating + Calibrating

#	Street Address	Image	Lot Width (ft)	Lot Depth (ft)	Front Yard Setback (ft)	Encroachment Setback (ft)	Side Yard Setback (ft)	Private Frontage	No. of Stories	Structure Width (ft)	Structure Length (ft)	Principal Building Height (ft)	Square Footage	Secondary Structure	Secondary Structure Height (ft)	Parking	Alley
1	117 MCKNIGHT DR		25	68	12	0	0	Portico Lightwell	4	25	55	35.0	1,375.0			Attached garage - flus...	Yes
2	19 LOWER CREEK TRL		33	85	6	0	3	Front porch	2	25	75	30.0	2,248.0			Attached garage - flus...	Yes
3	37 LOWER CREEK TRL		35	120	12	3	3	Front porch	2	30	98	28.0	3,228.0			Attached garage - set...	Yes
4	25 LOWER CREEK TRL		40	86	10	3	3	Wrap around porch	2	30	83	30.0	2,482.0			Attached garage - set...	Yes
5	22 BAGGARLY WAY		46	116	10	2	2	Front porch Porch railing	2	38	61	28.0	1,720.0	ADU Garage	22.0	Detached garage	Yes
6	97 LOWER CREEK TRL		47	86	18	10	3	Front porch Porch railing	2	47	77	35.0	3,017.0			Attached garage - flus...	Yes

New Zoning Map



Subdivision Ordinance

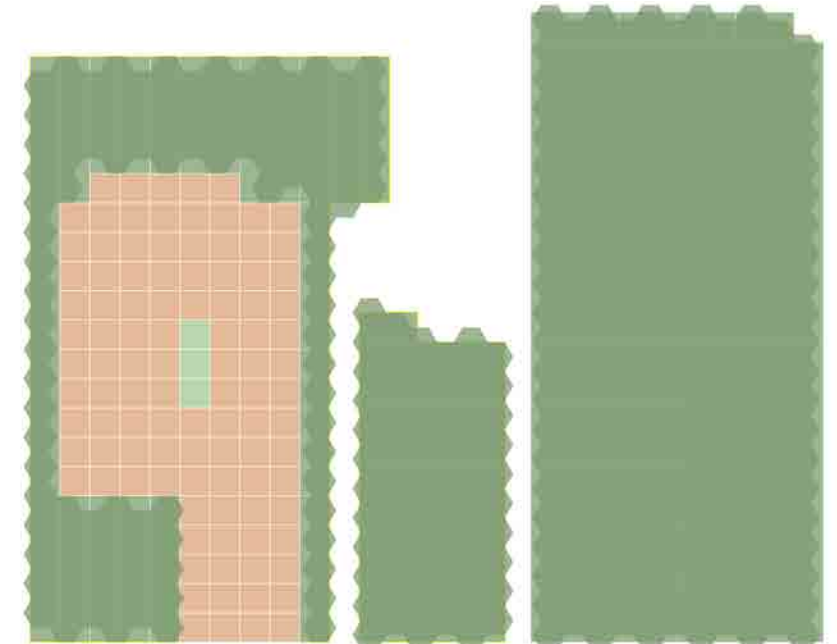
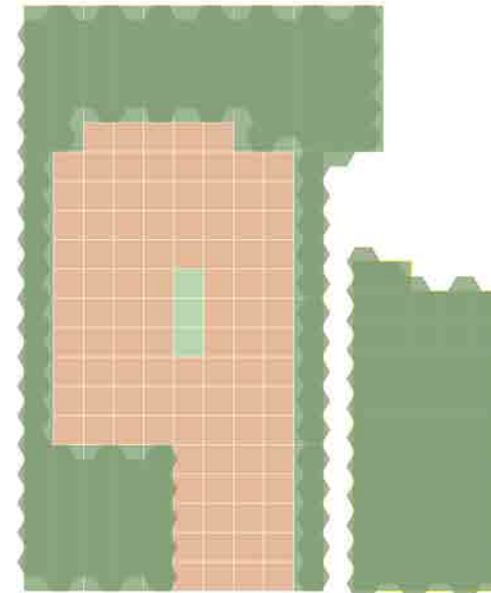
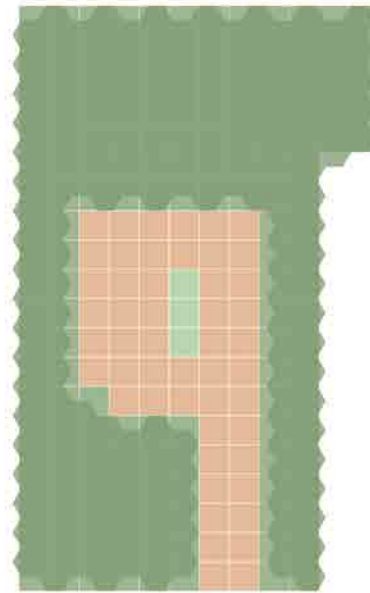
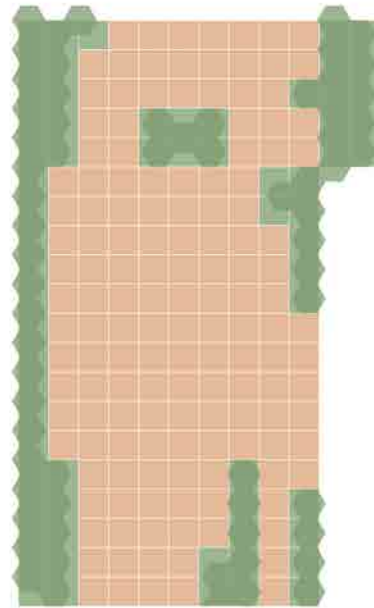


Small Area Plan



Zoning Map

Subdivision Ordinance



	Scenario 1: Existing Conditions	Scenario 2: 75% On-site Conservation	Scenario 3: 50% On-site + 25% off-site Conservation	Scenario 4: 50% On-site + 25% off-site Conservation + Density Bonus
Zoning District	40-C (.9u/acre density)			
Total Area (acres):	210	210	210	210
Total Units:	238	180	180	400
Density:	1.13u/acre	.86u/acre	.86u/acre	1.9u/acre
Developed/Disturbed Land (acres):	144 (68.5% of gross acreage)	52.5	105 (50% of gross acreage)	105 (50% of gross acreage)
Civic Space	N/A	3.3 acres (6.25% of disturbed land)	3.3 acres (3.14% of disturbed land)	3.3 acres (3.14% of disturbed land)
Greenspace Conservation (On-site)	66 acres (31.5% of gross acreage)	157.5 acres (75% of gross acreage)	105 (50% of gross acreage)	105 (50% of gross acreage)
Greenspace Conservation (Off-site)	N/A	N/A	52.5 acres (25% of gross acreage)	52.5 acres (25% of gross acreage) + 210 acres (density bonus conservation re- quirement)
Total Greenspace Conservation	66 acres (31.5% of gross acreage)	157.5 acres (75% of gross acreage)	157.5 acres (75% of gross acreage)	367.5 acres (75% of gross acreage + density bonus)

Streamline Uses

Sec. 74.99 - Permitted uses.

Table 6.4 Permitted Uses

Permitted Use	TC1	TC2	TC3	TC4
Manufacturing Facility involving the mechanical or chemical materials or finished products				C
Pet and Dog Grooming Shop			C	C
Planned Center: Industrial				X
Manufacturing involving or pre-manufactured parts			X	X
Planned Center: Office and Institutional			X	X
School, Public, Private, Parochial			C	C
Planned Center: General Commercial			C	C
Mini-Warehouse (Facility)			C	C
Agriculture Supply and Motel			C	C
Sewerage Treatment Public or Private			C	C
Print Shop			C	C
Shoe Repair			C	C
Railroad Station			C	C
Museum			C	C
Shopping Center			C	C
Recycling Center			C	C
Nursery and Processing Facility			C	C
Provided that shall be located 100 feet to residential			C	C
Recycling Collection			C	C
Transfer Station, Solid Waste			C	C
Repair Service, Office, Business Merchandise			C	C
Truck terminals, Free Handling			C	C
Office Support Equipment			C	C
Restaurant - Drive In			C	C
Restaurant - Non Drive In			C	C
Veterinary Clinic/Animal Hospital/Grooming			C	C
Child Care Facility			C	C
Retail Store Office Merchandise			C	C
Video Sales and Rental			C	C
Vocational School			C	C
Water Treatment Facility			C	C
Churches			C	C
Cinema, Movie			C	C
Clinic, Public or			C	C
Clubs and Lodges			C	C
College, University, College			C	C
Hobby, Toy and Gift			C	C
Machine Shop, Fabricating, Welding, Sales, etc.			C	C
Machinery Sales, Service and Repair			C	C
Baseball Batting Cage			C	C
Beauty Shop			C	C
Billiard Hall			C	C
Automobile and Truck Service and Repair character of the district area or enough space			C	C
Animal Boarding			C	C
Animal Care Facility - Provided animal hospital or clinic shall be located at least 100 feet from any property zoned for residential			C	C
Automobile Repair and Body Shop not in the character of the downtown area or enough space.			C	C
Bed and Breakfast Home - Provided that rooms for rent are within a single-family dwelling occupied by the owner as his/her principal residence; the same rental occupants shall not reside at the bed and breakfast for more than seven consecutive days; breakfast meal served registered over no person on the premises the business appearance not altered for character except for identification longer than 60 days and not interfere with other uses			C	C
Bait Shop			C	C
Bakery/Pastry Shop			C	C
Bank or Financial Institution Full Service			C	C
Bank Auto Teller			C	C
Bar, Tavern, Night Club			C	C
Banquet Hall			C	C
Barber Shop			C	C
Baseball Batting Cage			C	C
Beauty Shop			C	C
Billiard Hall			C	C
Automobile and Truck Service and Repair character of the district area or enough space			C	C
Concrete/Stone Cutting, Fabrications			C	C
Congregate Personal Care Home			C	C
Contractor Equipment			C	C
Convenience Stores without Fuel Pump Service			C	C
Curio and Souvenir Shop			C	C
Distillery/Brewery with pouring license			C	C
Distillery/Brewery without pouring license			C	C
Drug Store, Pharmacy			C	C
Dwelling, Multi-Family			C	C
Dwelling Single-Family Detached			C	C
Dwelling, Vertical Mixed Use			C	C
Equipment Rental, Industrial			C	C
Equipment Supplies (Business and Industrial)			C	C



Article X. Form-Based Code

Permitted Uses Table

	TC1	TC2	TC3	TC4
RESIDENTIAL				
Accessory Apartment	A	A	A	A
Dwelling, Mixed-use	P			
Dwelling, Multiple Family	P	P	P	P
Dwelling, One Family	A	P		
Dwelling, Two Family	P	P		
Farm Labor Housing				
Live/Work Unit (Home Occupations)	P	P	P	P
Nursing Home	S	S		
Senior Citizen Housing 55+		P		
Townhomes	P	P	P	P
LODGING				
Bed & Breakfast Inn	P	P	P	P
Hotel	P		P	P
Motel	P		P	P
Renting of Rooms (2 Max)	A	A	A	A
OFFICE				
Business / Professional Office	P		P	P
Business / Professional Services	P		P	P
Corporate Centers & Parks				P
Health and Medical Facility	P	S		P
Veterinarian Facility	S		S	S
RETAIL				
Antique Sales and Repairs	P	S	S	S
Building Supply Facility	S			
Dry Cleaning & Laundry Establishment	S			S
Eating & Drinking Establishment	P		P	P
Farm Markets				
Food Truck	A		A	A
Mixed-Use	P	P	P	P
Outdoor Eating & Drinking	A		A	A
Outdoor Sales	A		A	A
Retail Establishment	P	A	P	P
Roadside Stand	A	A	A	A
Service Establishment	P	A	P	P
Shopping Center	S			
Theatre	P			
CIVIC				
Cemetery				
Civic Center				
Fountain or Public Art	A	A	A	A
Funeral Home				
Government Building & Use	P	S	P	P
Library	P			P
Membership Clubs & Lodges	P	A	P	P
Museum	P			P
Public Utilities	S	S	S	S
Playground	P	A	A	A
Recreation, Indoor and Outdoor				
Religious Use or Assembly	P	A	P	P
EDUCATION				
Adult Day Care Center	S	S	S	S
Child Day Care Center	S	S	S	S
Schools, Public & Private				
AUTOMOTIVE / TRANSPORTATION				
Boat Sales & Repairs				
Boat Storage				
Car Wash				
Marina				
Motor Vehicle Service, Fuel Sales, & Repair				
Motor Vehicle Sales Establishment				
Shipbuilding				
Storage of Construction Vehicles				S
Truck and Rail Commercial Terminals				
Truck Terminal				
Water Transportation Uses				
OTHER: GENERAL				
Campgrounds				
Camps				
Clothing Bins (Accessory to Religious, not for Profits)	A	A	A	A
Customary Accessory Uses	A	A	A	A
Kennel				
Personal Wireless Telecommunications Center	S	S	S	S
Recreation Vehicle Parks				

P = Permitted Principal Uses
 A = Permitted Accessory Uses
 S = Special Permit Uses

Agenda

01. About This Week

02. How Did We Get Here?

03. Zoning Case Studies

04. Neighborhood Planning Principals

05. Next Steps / Q+A

SENOIA - CODE OVERVIEW

REGULATORY CODES IMPLEMENT PLANS

- A cities codes and ordinances are some of the most important tools for implementing community visions and plans



SENOIA – CODE OVERVIEW

TYPES OF REGULATORY CODES

- Zoning Ordinances
 - Procedures, Uses, Density, Yards, Heights, Parking, Loading
 - Design Standards
- Other ordinances
 - Subdivision Regulations
 - Road/Thoroughfare Regulations
 - Sign Ordinance
 - Tree/Landscape Ordinance
 - Historic Preservation Ordinance
 - Telecommunications Ordinance
 - State mandated environmental codes
- Comprehensive Plans

SENOIA - CODE OVERVIEW

UNIFIED DEVELOPMENT ORDINANCES

- Unified Development Ordinances
 - Combining all development codes into a single document
- Metro Atlanta examples
 - Covington UDO
 - Chattahoochee Hills UDO
 - Coweta County UDO
 - Fayetteville UDO
 - Troup County UDO
 - LaGrange UDO
 - Hogansville UDO



Serenbe, Chattahoochee Hills

PREVIOUS CODES

HOGANSVILLE, GA

Existing Development Regulations Moving into the UDO

- Chapter 14 Buildings and Building Regulations
- Chapter 34 Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands
- Chapter 42 Flood Damage Prevention
- Chapter 74 Signs
- Chapter 78 Solid Waste
- Chapter 83 Wireless Facilities and Antennas
- Chapter 84 Tree Preservation and Replacement Standards
- Chapter 86 Subdivisions
- Chapter 102 Zoning



- Each with their own definitions
- Each with their own terms/phrasing
- Each with their own procedures
- Each with their own inconsistencies and often times contradictions with the other code sections

SENOIA – CODE OVERVIEW

NEW UDO

HOGANSVILLE, GA

Existing Development Regulations Moving into the UDO

- Chapter 14 Buildings and Building Regulations
- Chapter 34 Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands
- Chapter 42 Flood Damage Prevention
- Chapter 74 Signs
- Chapter 78 Solid Waste
- Chapter 83 Wireless Facilities and Antennas
- Chapter 84 Tree Preservation and Replacement Standards
- Chapter 86 Subdivisions
- Chapter 102 Zoning

New UDO

Chapter 102-A. Unified Development Ordinance Administration

Article I. General Provisions

Article II. Enforcement And Penalties

Chapter 102-B. Land Use And Zoning

Article I. General Provisions

Article II. Base Zoning Districts

Article III. Special Zoning Districts

Article IV. Zoning Provisions For All Districts

Article V. Civic Design

Article VI. Permitted And Prohibited Uses

Article VII. Supplemental Use Standards

Article VIII. Off-Street Parking

Article IX. Off-Street Loading Standards

Article X. Sign Regulations

Article XI. Nonconforming Situations

Article XII. Procedures

Article XIII. Antennas And Towers

Article XIV. Historic Preservation

Title 102-C. Development And Permitting

Article I. Permitting Process

Article II. Soil Erosion, Sedimentation And Pollution Control

Article III. Watershed Protection

Article IV. Water Quality

Article V. Wetlands

Article VI. Flood Damage Prevention

Article VII. Solid Waste

Article VIII. Tree Preservation And Replacement Standards

Article IX. Subdivisions

Article X. Buildings And Building Regulations

Title 102-D. Rules Of Interpretation And Definitions

Article 102-D-1. Rules Of Interpretation And Definitions

SENOIA - CODE OVERVIEW

PREVIOUS ZONING

HOGANSVILLE, GA

R1 - RESIDENTIAL 1

R2 - RESIDENTIAL 2

R3 - RESIDENTIAL 3

C1 - COMMERCIAL 1

C2 - COMMERCIAL 2

RL - RURAL

I - INDUSTRIAL



Older zoning regulates allowable uses and density of uses to create **PROJECTS**



SENOIA – CODE OVERVIEW

NEW ZONING

HOGANSVILLE, GA

ES-R, estate neighborhood

SU-R, sub-urban neighborhood

TN-R, traditional neighborhood

TN-MX, traditional neighborhood mixed use

CR-MR, corridor medium-density residential

CR-MX, corridor mixed use

DT-MX, downtown mixed use

G-RL, general rural

G-B, general business

G-I, general industrial

Newer zoning regulates uses and densities + form, character, orientation, + scale to create **PLACES**



SENOIA – CODE OVERVIEW

HOGANSVILLE UDO / BUILDING TYPOLOGIES

BUILDING TYPES	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-I
Garage Apartment										
Backyard Cottage										
Cottage House										
Detached House										
Cottage Court										
Two-Family Dwelling										
Attached House										
Townhouse										
Walk-Up Flat										
Stacked Flat										
Single-Story Shopfront										
Mixed Use Building										
General Building										
Civic Building										
Manufactured Home										



Garage Apartment



Backyard Cottage



Cottage House

SENOIA – CODE OVERVIEW

HOGANSVILLE UDO / DESIGN STANDARDS

DESIGN STANDARDS For All Uses

- Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, wood, hardy plank, stucco, textured concrete masonry, cementitious fiberboard, or stone for all building facades, the sides of buildings perpendicular to the building façade, and for all portions of buildings viewable from a public right-of-way.
- Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.
- Cementitious fiberboard lap siding shall only be permitted on buildings less than 4 stories.
- HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from a right-of-way.

DESIGN STANDARDS FOR R Districts

- Streetlights shall be required in type and number as determined by City.
- No duplicate exterior elevations (front facade designs) including similar massing shall be constructed on the same street within 125 linear feet in either direction, measured from the center of the front property line. The developer/builder will be responsible for providing documentation certifying compliance with this requirement prior to issuance of any building permit.
- Residential dwellings with front doors set back and recessed from all or a portion of the primary building façade shall provide a horizontal structural awning a minimum depth of 2 feet and a minimum length of 10 feet that connects the front door façade and area to the further extended primary building façade. Such structural awnings shall incorporate the roofing materiality of the principle structure, or a roofing material of similar or greater quality.

DESIGN STANDARDS FOR MX Districts.

- Corrugated metal panels shall be permitted on a maximum of 25% of front building facades and side exterior building facades. Aluminum composite material panels are permitted without limitation.
- All elevations of the building should be designed in a consistent and coherent architectural manner. Where a change in material, color, or texture along the exterior side of a building is proposed, the demarcation of the change shall occur a minimum of 20 feet on both adjacent sides of the building or to the natural dividing point established by the physical plane of the building.
- Exposed roof materials for pitched roofs shall consist of asphalt shingles, standing seam metal roof or lap seam metal roofing panel, tile or similar roof materials.
- Pre-engineered color coated wall panels. Pre-engineered color coated wall panels with a 20-year color warranty shall be permitted on a maximum of 35% of exterior building facades.

SENOIA - CODE OVERVIEW



Detached House



Cottage Court



Two Family Dwelling



Attached House



Townhouse



Walk Up Flat



Stacked Flat



Single Story Shopfront



Mixed Use Building



General Building



Civic Building

SENOIA – CODE OVERVIEW

HOGANVILLE UDO / SPECIAL USE PERMITS

The following uses require a Special Use Permit when located in certain zoning districts ().

- Amusement and Recreation Industries (CR-MX, DT-MX)
- Assisted Living Facility, Nursing Home (CR-MR)
- Bed-and-Breakfast Inns (ES-R, SU-R, G-RL)
- Brewpubs, Microbreweries (TN-MX)
- Building Material, Garden Equipment Dealers (TN-MX)
- Cemeteries (ES-R, SU-R, G-RL)
- Child and Youth Services (CR-MX)
- Colleges, Universities, Professional Schools (CR-MX)
- Commercial and Industrial Machinery, Equipment (TN-MX)
- Commercial Community Garden (ES-R, SU-R, TN-R)
- Commercial Parking Lots, Parking Decks (TN-MX)
- Commissary Kitchens (CR-MX)
- Continuing Care Retirement Communities (CR-MR)
- Day Care (ES-R, SU-R, TN-R, TN-MX)
- Dormitories, Fraternities, Sororities (G-B)
- Dry Cleaning, Laundry Services (TN-MX)
- Event Centers, Commercial Entertainment (CR-MX, DT-MX)
- Farmers markets, Roadside markets/stands (CR-MX, G-RL)
- Junkyard, Salvage Yard (G-I)
- Kennels and Animal Boarding (G-RL)
- Massage, Spa Establishments (TN-MX, CR-MX, DT-MX, G-B)
- Monastery, Convent (CR-MR)
- Non-commercial Agriculture, Forestry, Fishing (CR-MR)
- Personal Care Home (ES-R, SU-R, TN-R, TN-MX, CR-MX, DT-MX, G-B)
- Pet Care, Veterinary Services (G-RL)
- Places of Worship (ES-R, SU-R, TN-R, TN-MX, G-RL)
- Remediation, Other Waste Management Services (G-I)
- Roominghouse, Boardinghouse (ES-R, SU-R, TN-R, CR-MR)
- Social Service Facilities (CR-MX, G-B)
- Taxidermy Services (G-RL)
- Warehousing (CR-MX)
- Waste Collection (G-I)
- Wreckage, Inoperable Vehicle Storage (G-I)

SENOIA – CODE OVERVIEW

HOGANSVILLE UDO / SUPPLEMENTAL USE PROVISIONS

- Accessory Dwellings
- Cargo Containers
- Day Care
- Donation Bin
- Home Occupation
- Horse Stables
- Kennel and Animal Boarding, Hobby
- Livestock Raising
- Outdoor Dining
- Outdoor Display and Sales
- Outdoor Storage
- Poultry Raising
- Recreational Vehicle and Boat Parking (for Single-Family Dwelling uses only)
- Commercial Agriculture, Forestry, Fishing
- Commercial Community Garden
- Farmers markets, Roadside markets, Roadside stands
- Timber Harvesting
- Automotive Repair, Maintenance
- Bed-and-Breakfast Inns
- Cemeteries
- Commercial Parking Lots, Parking Decks
- Consumer Fireworks Retail Sales Facility,
- Retail Sales Stands
- Gasoline Stations
- Hotels, Motels
- Massage and Spa Establishments
- Mobile Food Vendors
- Open Yard Sales
- Pet Care, Veterinary Services
- Junkyard, Salvage Yard
- Motor Vehicle Towing
- Personal Storage
- Recreational Vehicle and Boat Storage
- Warehousing
- Elementary and Secondary Schools
- Places of Worship
- Dwellings, Manufactured Home
- Dwellings, Multi-family
- Dwellings, Single-family
- Dwellings, Townhome
- Dwellings, Two-family
- Social Service Facilities
- Assisted Living Facility, Nursing Home
- Personal Care Home
- Roominghouse, Boardinghouse
- Construction Field Office
- Open Air Seasonal Sales
- Real Estate Sales Offices, Model Homes
- Temporary Portable Storage Container
- Warming Center
- Yard/Garage Sales

Agenda

01. About This Week

02. How Did We Get Here?

03. Zoning Case Studies

04. Neighborhood Planning Principals

05. Next Steps / Q+A

Look to the Past to Create Regs



Plan In Compact, Neighborhood Scale Increments

Neighborhood



Village



Town



Using A Transect Based Approach To New Districts



Conservation

Rural

Neighborhood

Village

Town

- Forest
- Creeks & Waterways
- Floodplains
- And More!

- Farmsteads
- Estate lots

- Single-Family Dwellings
- Duplexes
- Triplexes
- Quadplexes

- Small Retail
- Townhouses
- Live/Work
- Lofts

- Main Street Retail
- Large Commercial

Natural

Built

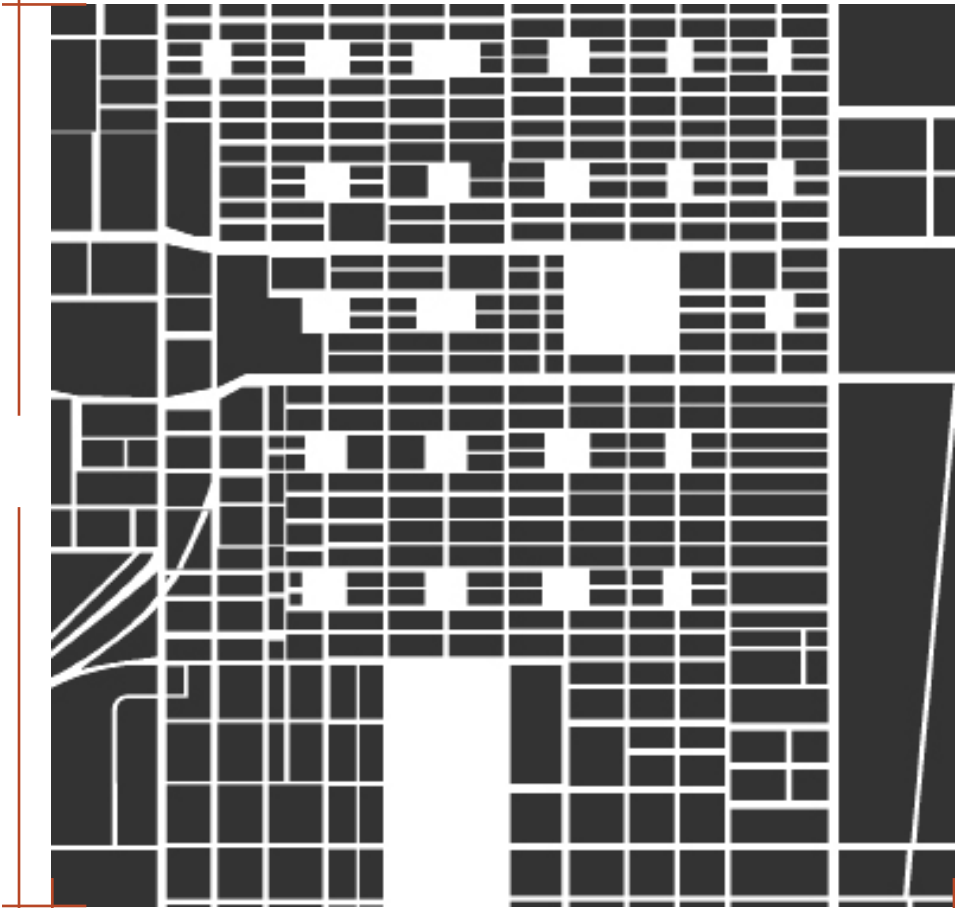


Create Networks of Streets and Compact Blocks

Savannah Downtown;

Senoia Downtown; 1860s

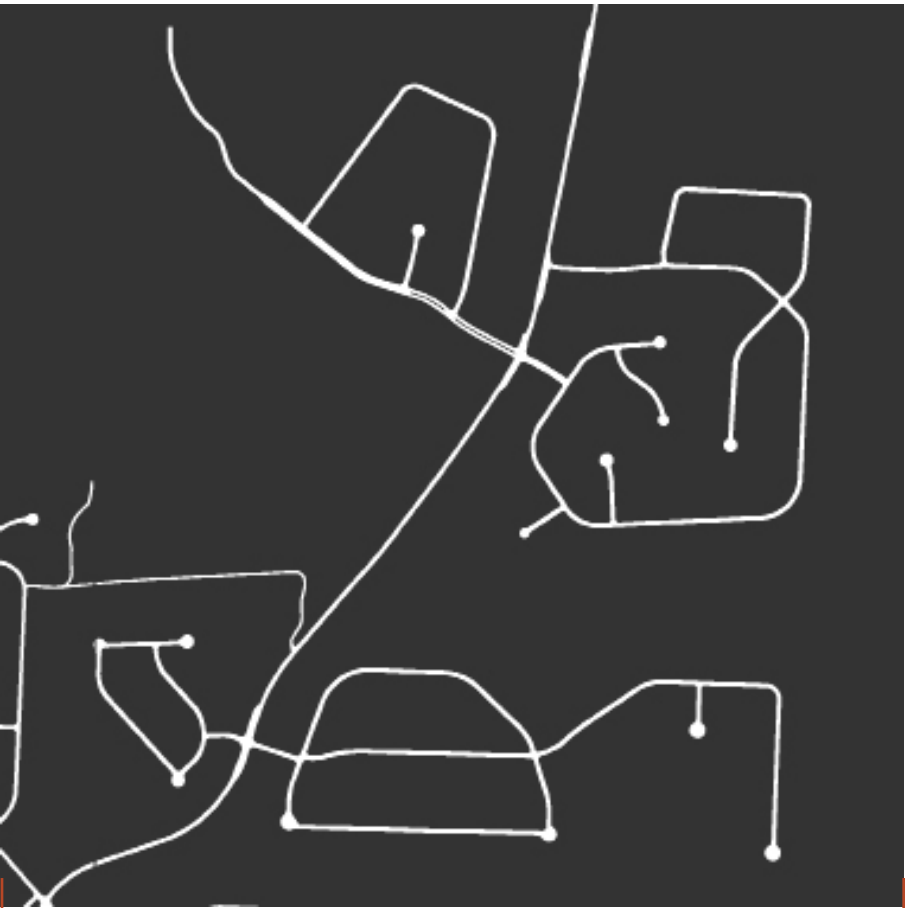
Senoia Suburban; 2005



1 mile



1 mile



1 mile

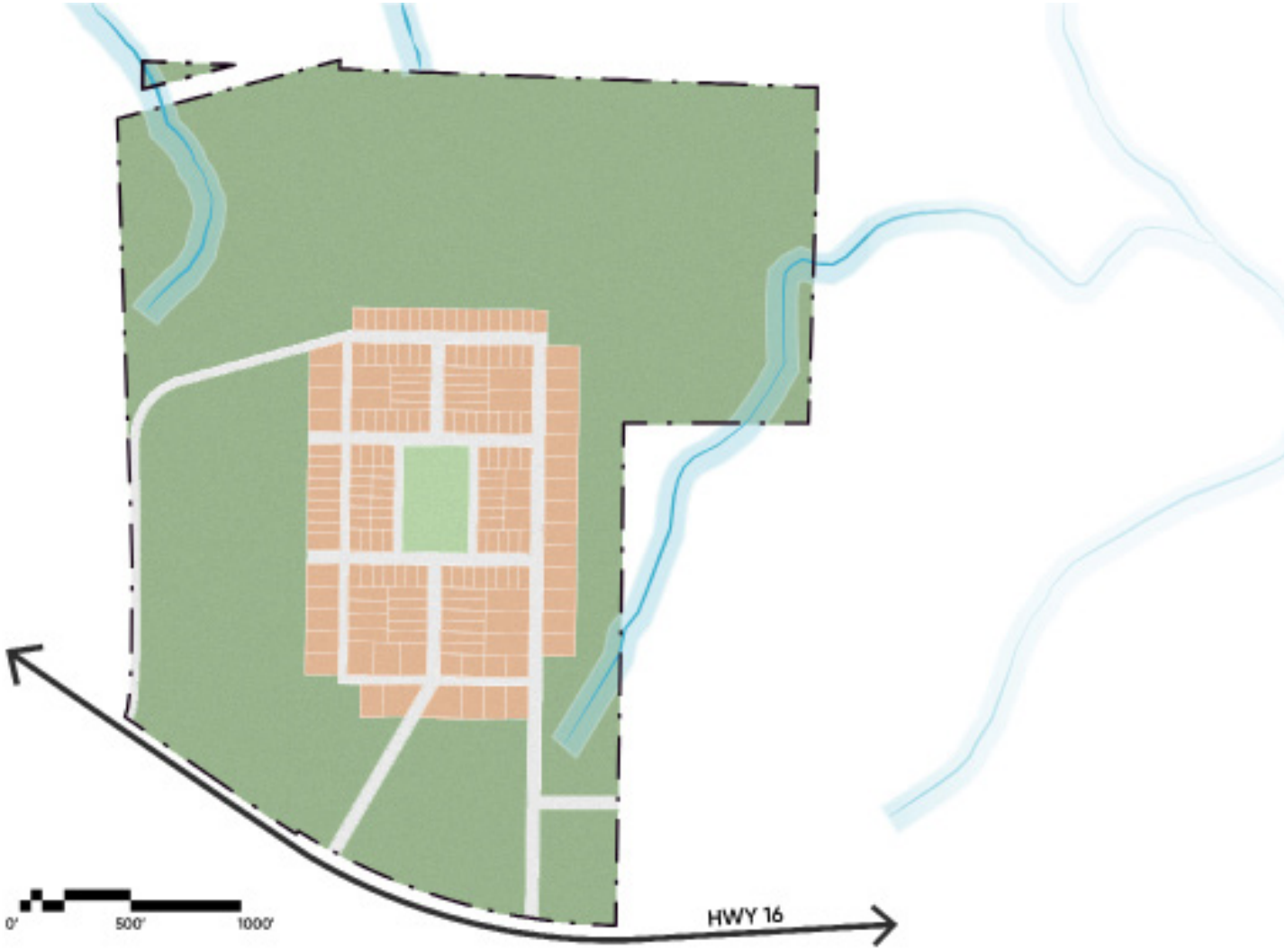
Typical block
Size:
Intersection

100' x 500'
x per square mile

460' x 460'
62 per square mile

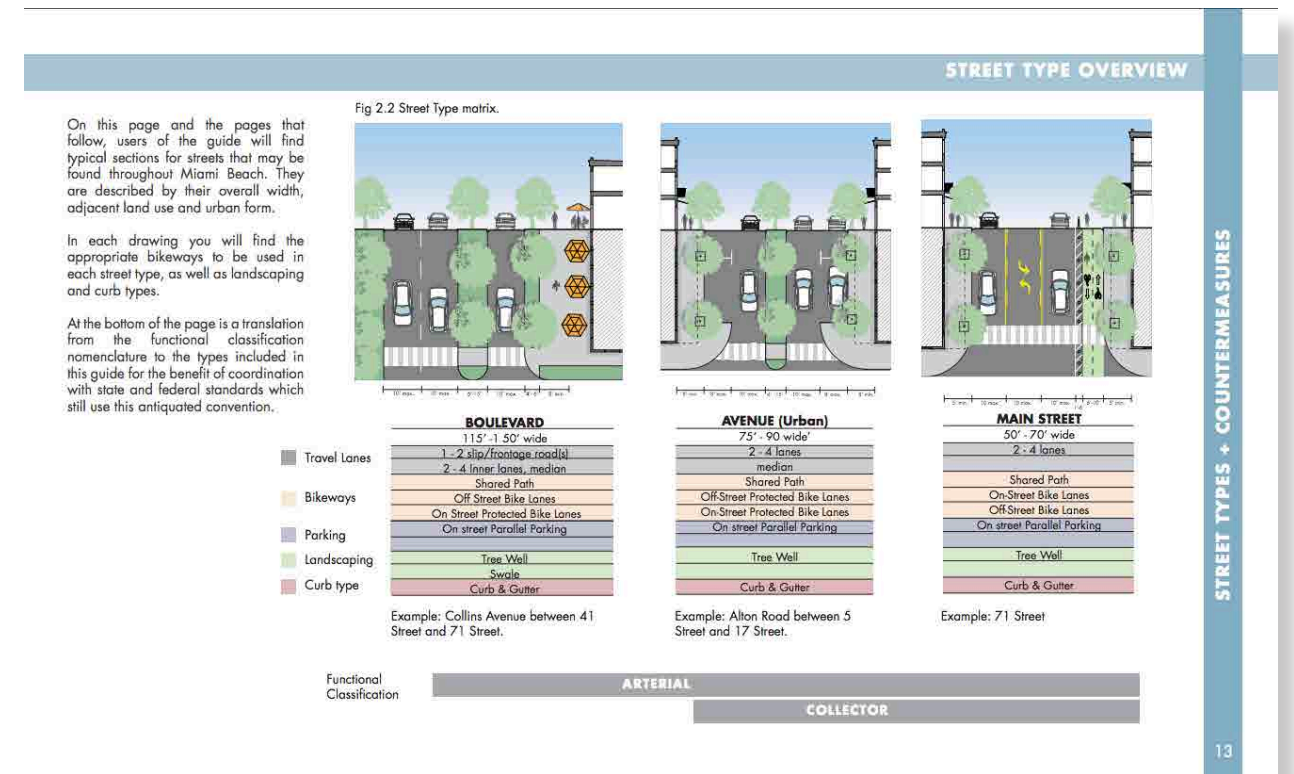
2,786' x 3,208'
10 per square mile

Create Networks of Streets and Compact Blocks



Create Standards For Walkable Streets

- The new code will dictate:
 - A range of street types that are context dependant
 - Standard ROW Widths tied to context
 - Dimensions + requirements for sidewalks + paths
 - Street trees on every street
 - Typical lane widths of 10'
 - Minimal curb-to-curb dimensions
 - Variety of curb types
 - On-street parking standard

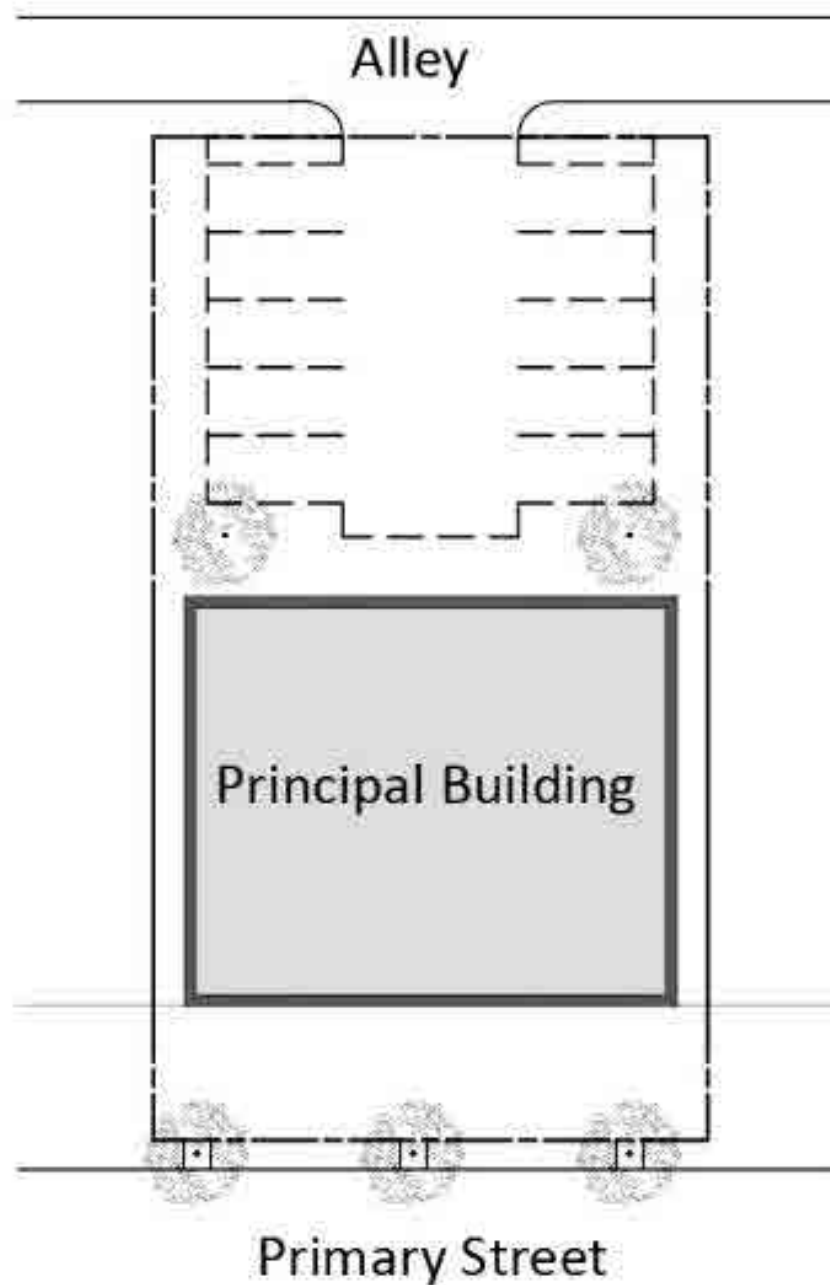
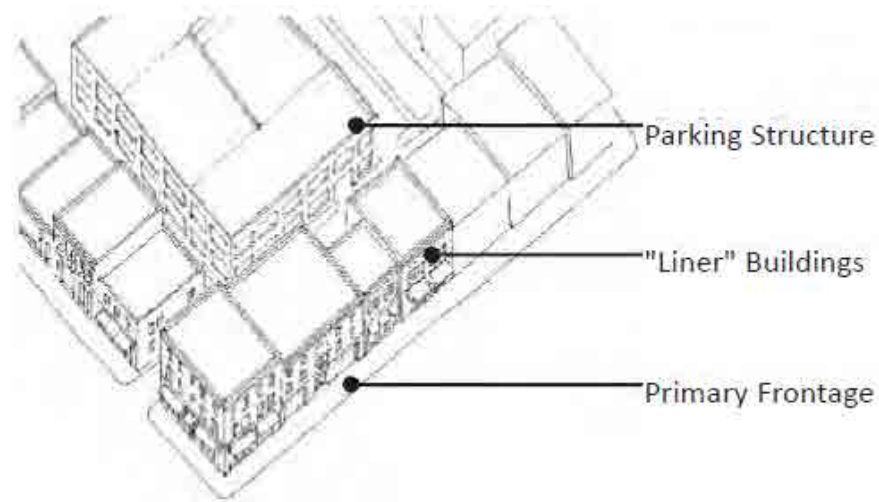


Thoughtful Placement of Parking

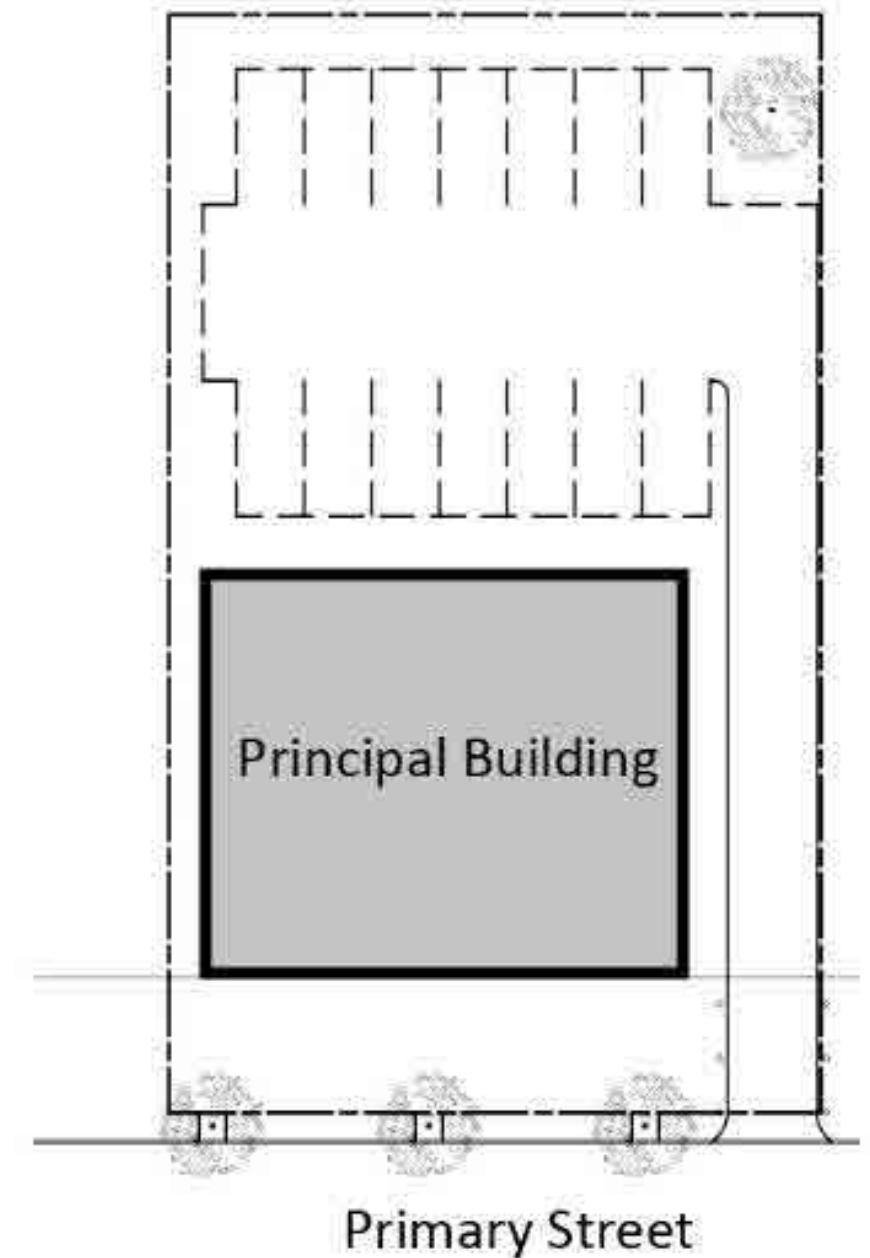
D. STRUCTURED PARKING LOT PLACEMENT

1. Parking structures shall be set back a minimum of 40 feet from the property lines of all adjacent thoroughfares, except Rear Alleys, to reserve room for Liner Buildings between the parking structure and the lot frontage.
2. Liner Buildings, where utilized, shall be a minimum of two stories and may be attached or detached from parking structures.

Figure 5-47: Structured Parking Lot Placement



Parking: access by alley

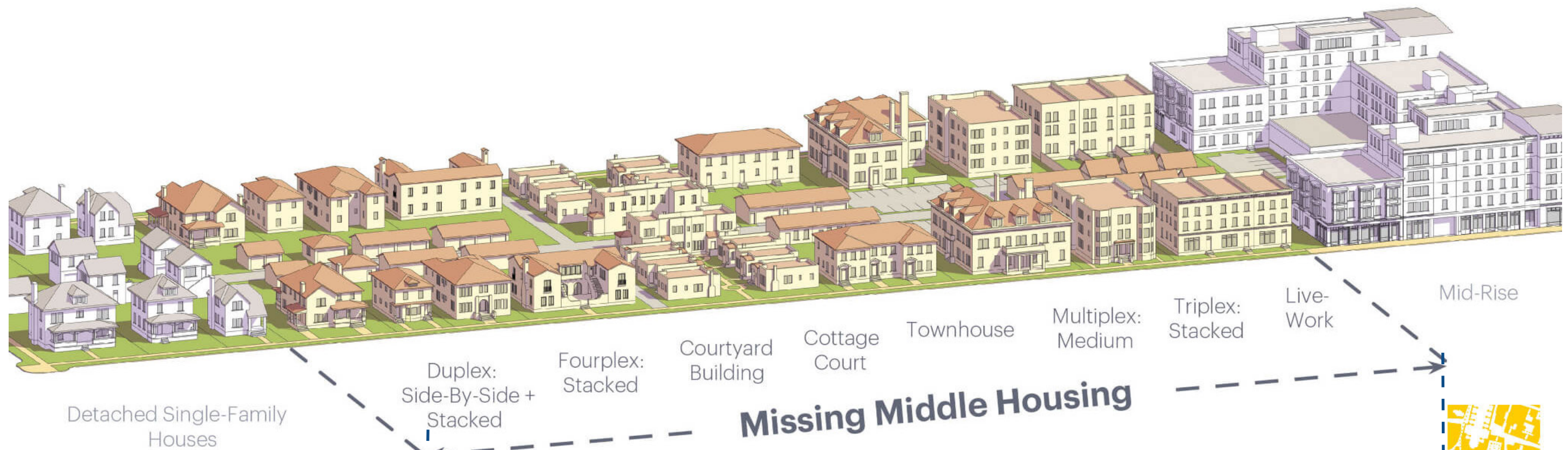


Parking: access by street

Build Environmentally Sensitive Neighborhoods



Code For A Variety Of Building Types



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- Transportation costs decrease
- Transit use increases
- Social connection increases
- Neighborhood retail/services becomes more viable
- Traffic safety improves
- **At scale, housing becomes more affordable**

Code For A Variety Of Building Types



Duplex / Triplex / Quad



Townhouses



'Micro' Units



Small Apartment Buildings

EXHIBIT A

CHAPTER II – ZONING DISTRICTS; Article V – Establishment of Redevelopment Zoning District

TOWNHOUSE

Description	Permitted Subdistricts		
A townhouse is a building with common walls on both sides and a private garden to the rear. Service and parking access is from the rear.	■ Core	■ Oceanside	■ Cottage Row Mixed
	■ Transition Area	■ Shopping Row	■ Cottage Row Historic
	■ Resort	■ Artisan Quarter	■ Cottage Row Residential

Key

- Property Line
- Front Yard (Build-to-Zone)
- Building Setback
- Parking Separation
- Building Area
- Pavement

Building Placement (Distance from the Lot Line)*		Building Size*	
Front Yard (Build-to-Zone)	0' min., 10' max.	Building Height	45' max.
Side Yard	0' min.	Absolute Height	45' max.
Side Street	10' min.	Frontage Percentage	90% min., 100% max.
Rear Yard	20' min.	Density / Intensity*	
Parking Placement (Distance from the Lot Line)*		Residential	10 units per acre max., or
Front Separation	30' min.	Transient	28 units per acre max., if permitted per Table 2-52
Side Lot Separation	0' min.	* See Table 2-85 for footnotes and explanations and for certain exceptions to those requirements.	
Side Street Separation	10' min.		
Rear Separation	5' min. (no alley) 0' with alley		

Figure 2-84(f) – Building Type: Townhouse

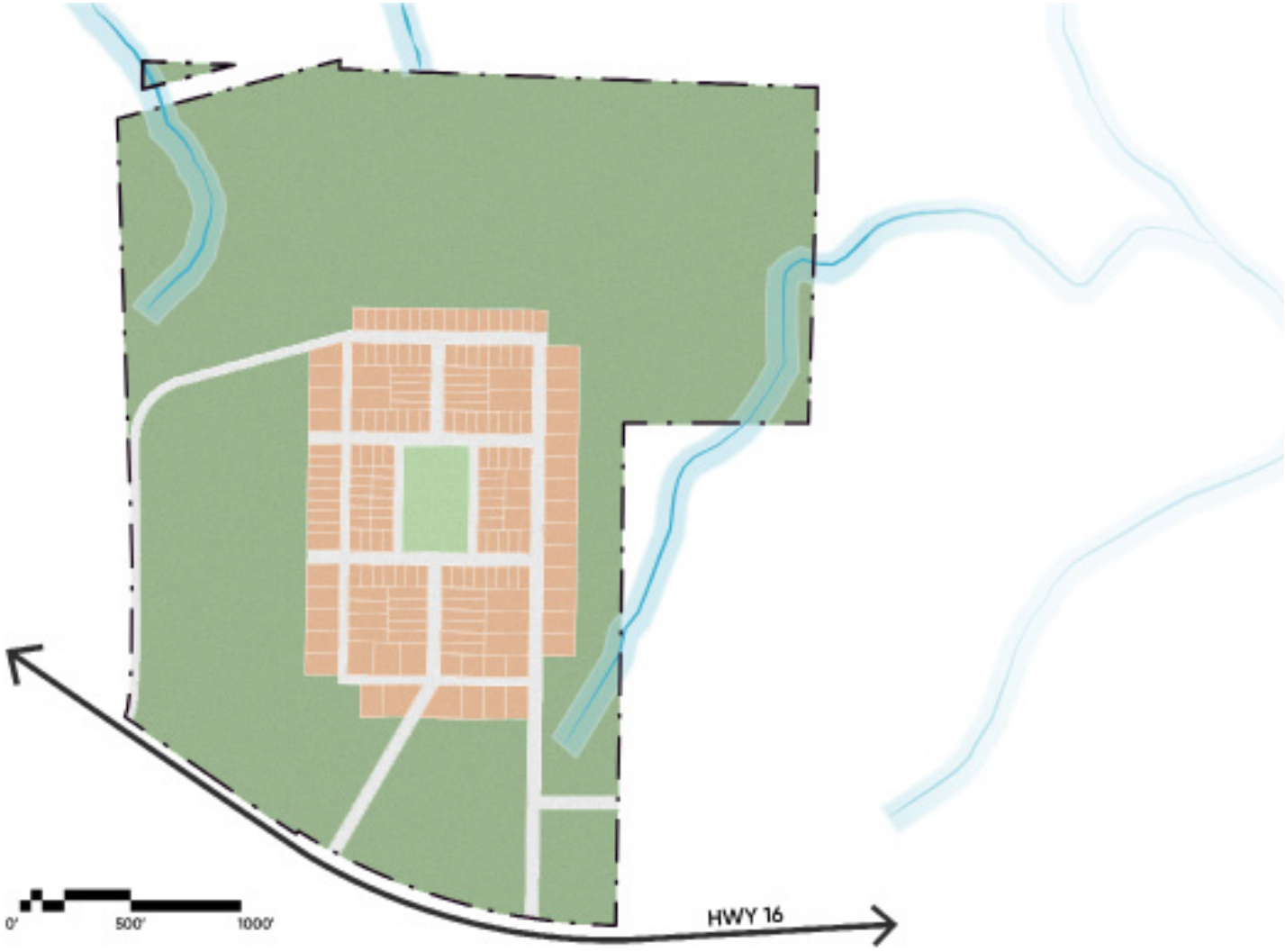
Proposed Additions to LDC – Redevelopment Zoning District – Ordinance No. 1
Proposed Changes: December 30, 2016 (revised April 27, 2017) Exhibit A, Page 23 of 50

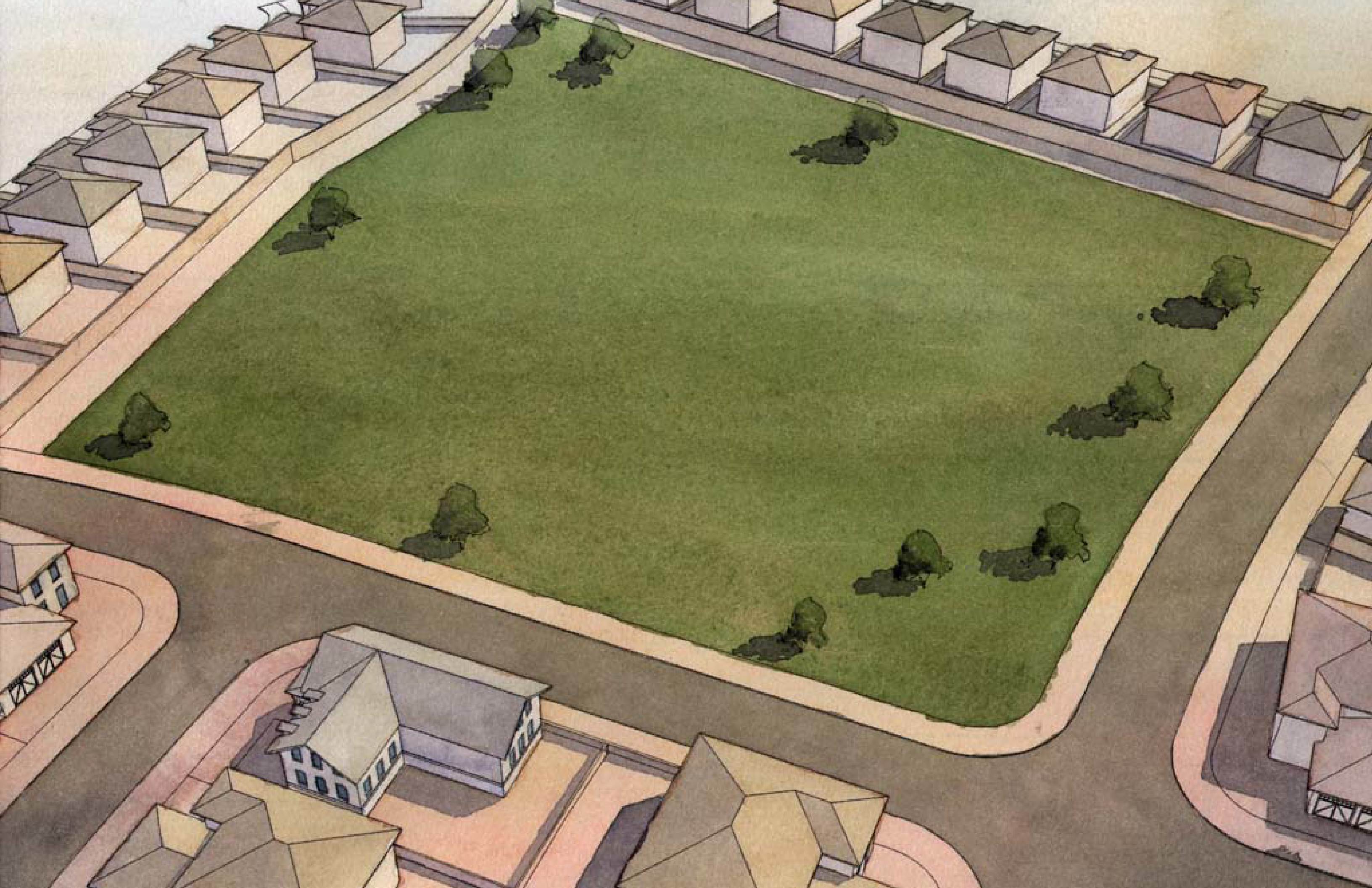
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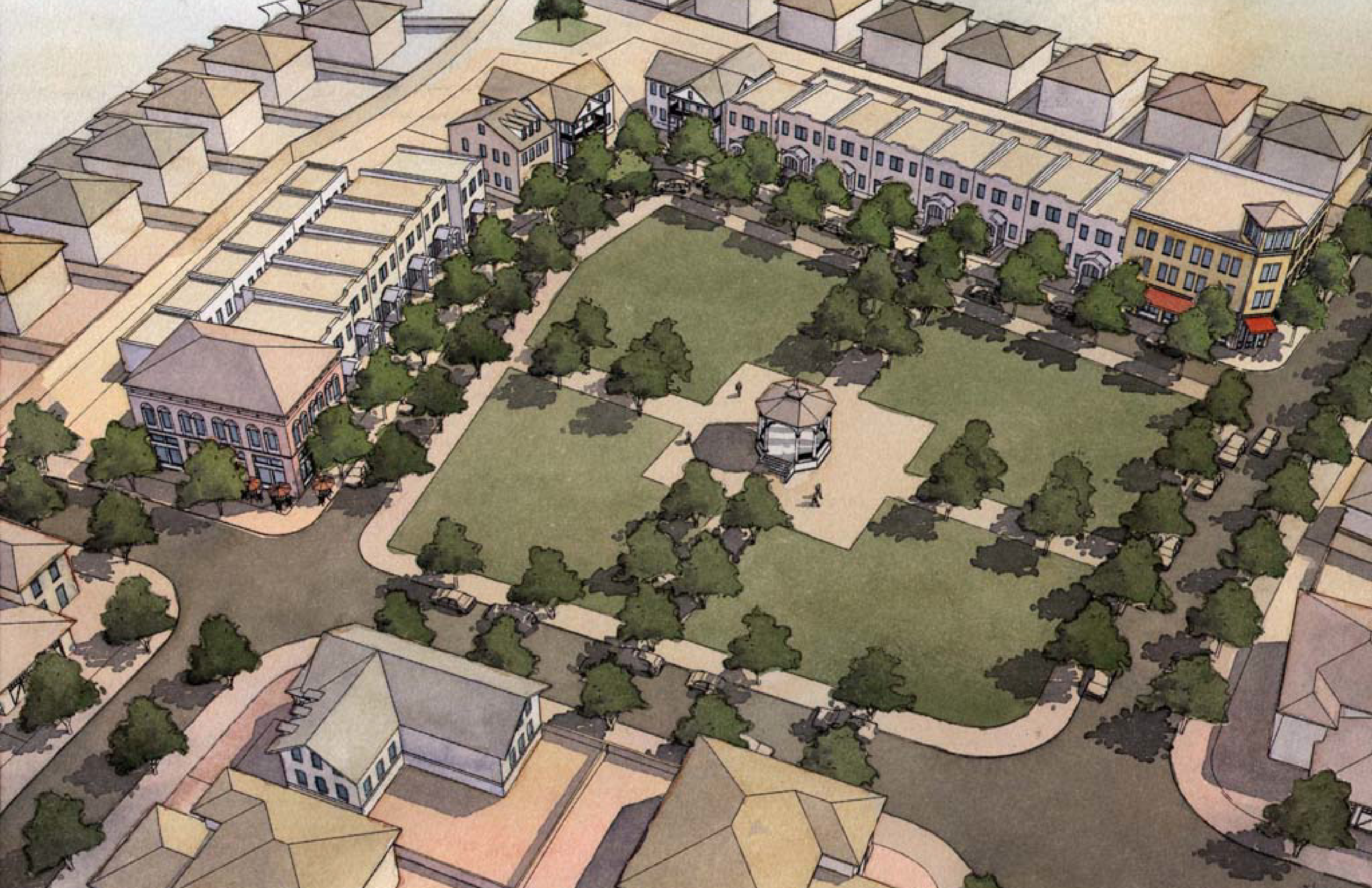
Density Without Design



Code for Thoughtful Open Spaces







What Happens Next?



