Cobb County

Neighborhood Infill Development (NID) Overlay District and Design Guidelines

Draft March 20, 2006

Jordan, Jones & Goulding, Inc.
6801 Governors' Lake Parkway
Norcross, GA 30071

Sec. 134-198.3 Cobb County Neighborhood Infill Development (NID) Overlay District.

(a) Findings.

(1) The Cobb County Board of Commissioners finds that infill development on individual residential lots or through subdivision of small parcels of land provides a needed source of community growth. However, if improperly planned, infill development may cause undesirable consequences for existing residents, including:

a. loss of neighborhood character;
b. incompatible building height, massing, orientation, and building materials;
c. excessive lot coverage and impervious surfaces;
d. loss of tree canopy;
e. excessive stormwater runoff;
f. excessive traffic; and
g. loss of privacy.

(2) Therefore, the Board of Commissioners finds that the zoning regulations and design standards in this Section are a necessary and appropriate means of addressing these issues.

(b) Purpose and Intent.

(1) The purpose of this section is to promote the public health, safety, and welfare of current and future residents of Cobb County; to establish standards for the continuation of high-quality growth in Cobb County in locations that are near employment and services; to allow necessary flexibility in housing location, type, and density, lot size, configuration, and vehicle access to facilitate infill development in appropriate locations; and to increase certainty for both developers and neighborhoods regarding acceptable design standards for infill development. The district may be overlaid upon the R-80, R-40, R-30, R-20, and R-15 zoning districts provided that the districts are recommended for low density, medium density, high density residential use or neighborhood and community activity center use as shown on the Cobb County Comprehensive Plan, as may be amended from time to time.

(2) The intent of these regulations is to implement policies of the Cobb County Comprehensive Plan that encourage innovative forms of residential infill development that will make efficient use of existing land and infrastructure, improve Cobb County's tax base, enhance existing neighborhoods, and protect the natural environment. To this end, these regulations are intended to ensure that residential infill development:

a. Provides a high quality living environment for current and future residents.
b. Is within the density range allowed by the Comprehensive Plan.
c. Is compatible with the character, scale, and design of surrounding development.

d. Has safe and adequate vehicular and pedestrian access.
e. Would not result in an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
f. Minimizes loss of tree canopy, stormwater runoff, and other impacts of development on the natural environment.

(c) Applicability.

(1) The standards, procedures and requirements of this section do not change the underlying zoning designation of parcels of land to which it applies. The stipulations in this section will be applied in addition to all the previously established zoning, subdivision, and development standards, whether they are more restrictive or less restrictive than those of the underlying zoning district. In each case, where the standards of this section conflict with those of the underlying zoning district or applicable subdivision and Subdivision Regulations of Cobb County, the standards contained in this section shall take precedence.

(2) All NID projects are site plan specific.

(3) For purposes of this ordinance, applications are classified in two categories, depending on the type of development that would result upon approval:

a. Type 1: Subdivision of land into three or more lots for single-family, detached, or attached residences that requires dedication of public streets and utilities; or
b. Type 2: New construction or redevelopment of single-family, detached, or attached residences on one or more lots (or recombination or re-platting of existing lots) making use of existing streets.

(d) Design Standards and Guidelines.

(1) The NID Design Standards, consisting of Figures DS-1 through DS-2 are hereby adopted and made part of this overlay district and shall apply to property in the NID district. Within the NID District, subdivisions, site plans, building designs and construction that is not in substantial conformity with the NID Design Standards is prohibited. In cases of a conflict between the NID Design Standards and the text of this Section, the text of this Section shall govern.

(2) The NID Design Guidelines, consisting of Figures DG-1 through DG-12 are hereby established by the Board of Commissioners to serve as an administrative guide for development of all parcels of land that are designated NID pursuant to this section. In cases of a conflict between the NID Design Standards and the text of this Section, the text of this Section shall govern.

(3) Copies of the Cobb County NID Design Standards and NID Design Guidelines are available in the offices of the Cobb County Community Development Agency during its regular business hours.

(e) Private Development Standards.

(1) Permitted Uses.

Permitted uses shall include only those uses permitted in the underlying zoning district, unless a Special Exception Use permit is approved.

(2) Special Exception Uses.

If not permitted in the underlying zoning district, the following uses may be permitted after review by the Board of Commissioners:

a. Zero-lot Line Dwellings.
b. Single-family, Attached Dwellings or Townhouses.

(3) Density.

a. Type 1 development: The number of dwelling units per acre shall be no greater than the gross number of acres of land being subdivided, divided by the minimum lot size permitted by the underlying zoning district.

b. Type 2 development: in accordance with the underlying zoning district.

(4) Minimum Frontage at Right-of-way Line.

None required, however each dwelling shall have vehicular access via an approved public street, shared driveway and/ or alley.

(5) Single-family, Detached Dwellings.

a. Type 1 development.
    1. Minimum lot size: 65 % of the minimum lot size in the underlying zoning district, or 6,000 square feet, whichever is greater.
    2. Minimum lot width and setbacks: None, provided minimum building spacing is satisfied. See paragraph (d)(5)a.3.of this Section.
    3. Front-facing garages and carports shall be setback a minimum of 25 feet from the right of way of public streets.
    4. Minimum building spacing for principal structures shall be as follows:
        (i) Minimum front to front spacing: 70 feet.

(ii) Minimum front to rear spacing: 85 feet.
(iii) Minimum rear to rear spacing: 70 feet.
(iv) Minimum ~~front or~~ rear to side spacing: 50 feet.
(v) Minimum front to side spacing: 70 feet.
(vi) Minimum side to side spacing: 15 feet.

5. See Figure DG-1 of NID Design Guidelines.

b. Type 2 development.

1. Minimum lot size: 85% of the current requirements of the underlying zoning district.
2. Minimum lot width: Same as underlying zoning district, or prevalent lot width on same block face, whichever is less.
3. Minimum front yard setbacks. No more than five feet less than the prevailing setbacks of existing dwellings on the other lots on the same side of the same block as the subject property, except that front porches or balconies may encroach up to 10 feet into minimum required front yard, provided that no structure shall be closer than 10 feet to the right-of-way line.
4. Minimum side yard setbacks. Same as underlying zoning district, except that side yard may be reduced to minimum side to side spacing requirement of paragraph (d)(5)a.3. of this section.

(6) Zero-lot Line Dwellings.

a. See Figure DG-2 of the NID Design Guidelines.

b. Side property lines (all types of Zero Lot Line developments).

1. When a zero lot line house shares a side property line with a house on a conventional lot, the zero lot line house shall be set back from the common property line by a minimum of 10 feet.
2. Prior to building permit approval, the applicant shall record an easement for each zero lot line lot to guarantee rights for construction and maintenance of structures and yards.

c. Type 1 development:

1. Minimum lot size and lot width: None. Meet requirements of paragraphs (d)(5)a.3. of this Section.
2. Minimum setbacks: None. Meet requirements of paragraphs (d)(6.)b. and (d)(5)a.3. of this section, provided that no structure shall be closer than 10 feet to the right-of-way line.
3. Front facing garages and carports shall be setback a minimum of 25 feet from the right of way of public streets.

d. Type 2 development:

1. Minimum lot size: 75% of the current requirements of the underlying zoning district or 6,000 sq. ft., whichever is greater.
2. Minimum lot width: 85% of underlying zoning district, or prevalent lot width on same block face, whichever is less.
3. Minimum front yard setbacks.
   (i) Same as underlying zoning district, or prevalent front yard setback on same block face, whichever is less.
   (ii) Front porches or balconies may encroach up to 10 feet into minimum required front yard, provided that no structure shall be closer than 10 feet to the right-of-way line.
4. Minimum side yard setbacks. None, except minimum side-to-side building spacing shall be 15 ft. or the prevailing side-to-side building separation of existing dwellings on the same block face.

(7) Single-Family Attached /Townhouse Dwellings.
   a. See Figure DG-3 of the NID Design Guidelines.
   b. Minimum number of attached dwelling units: 2
   c. Maximum number of attached dwelling units: 6
   d. Minimum lot size:
      1. Type 1 development: 4,000 square feet.
      2. Type 2 development: 60 % of the minimum lot size in the underlying zoning district, or 4,000 square feet, whichever is greater.
   e. Minimum lot width: 25 feet.

(8) Maximum building height.
   a. Type 1 development: Maximum 35 feet.
   b. Type 2 development: the top of roof of any new structure or newly constructed portion of an existing structure shall be no more than 12 feet above the highest point of the roof of another house on either side.
   c. Portions of a new building or building modification that are within 30 feet of an existing home shall not exceed the height of the existing home by more than 6 feet. See Figure DG-4 of NID Design Guidelines.
   d. The relative building heights in this section shall be measured from top of curb for each respective building in order to account for changes in grade elevation along a street.

(9) Building height transition.
   Taller buildings shall step down to provide a height transition to existing adjacent buildings. See Fig. DG-4 of the NID Design Guidelines.

(10) Minimum heated floor area.

The heated floor area shall be no less than the minimum heated floor area required by the underlying zoning district.

(11) Maximum impervious surface coverage.
- a. Type 1 developments.
  - 1. Single-family detached and zero-lot line developments:
    - (i) 65% for entire development including streets and sidewalks;
    - (ii) 55% for individual lots.
- b. Type 2 developments: 40%.
- c. Single-family attached / townhouse developments: 75%.

(12) Landscaping and Trees.
- a. Type 1 developments:
  - 1. Provide a 10-foot wide vegetated buffer along the periphery where abutting the rear of existing lots that permit single-family dwellings.
  - 2. Common areas and open space shall be owned and maintained by mandatory homeowner associations.
- b. Type 2 developments: For Zero Lot Line and Single-Family Attached / Townhouse dwellings, provide a 10-foot wide vegetated buffer along the rear lot line an along the side lot line where abutting the rear of existing Single-Family Detached dwellings.

(13) Architectural Compatibility.
Design of new construction, rehabilitation and additions to existing residences should provide for architectural compatibility with respect to existing homes on the same lot, block, and neighborhood. See Figures DG-5 through DG-12 of NID Design Guidelines.

(f) Public Improvement Standards.

(1) Street Design Standards.

- a. Network Connectivity

  1. A street pattern consisting of an interconnected grid pattern is encouraged.
  2. No streets may be longer than 600 ft. without an intersection with another public street.
  3. Blocks that are longer than 400 feet (measured inside right-of-way) must be broken by an alley.
  4. Average perimeter measured around right-of-way lines of all blocks in the development may not exceed 1,600 feet.
  5. Cul-de-sacs are prohibited, except where approved by the Director, because of unusual site conditions; such as steep

topography, streams, lakes, floodplains, wetlands, or stream crossings, safety hazards or other unusual property development or access constraints. When approved, cul-de-sacs shall be no longer than 200 feet, measured from the centerline of the major street at the intersection of the cul de sac street to the center point of the circular end of the cul de sac.

6. Traffic calming may be required by the Director for streets longer than 1,200 feet.

(2) Typical Street Cross-sections.

a. Neighborhood Street.

1. 25-mph design speed.
2. Minimum 50 ft. right-of-way.
3. 30 ft. wide paved street to back of curbs (two travel lanes at 10 ft. each and one 7 ft. wide on-street parallel parking lane with curbed bulb outs at intersections, where appropriate)
4. 18-in. wide curb and gutter.
5. 5-ft. (minimum) wide landscaped strip along outside curb to be landscaped using species of ground cover approved by the Director.
6. 5-ft. (minimum) wide sidewalk outside landscaped strip.
7. Maximum street grade: 8 percent.
8. Street lights required in landscaped strip.
9. Street trees required in landscaped strip.
10. See Figure DS-1 of NID Design Standards.

b. Alleys.

Alleys are permitted as public or private streets providing secondary or service access, subject to the following standards:

1. Minimum width of right-of-way or easement: 20 ft.
2. Minimum 14-ft. wide paved travel lane.
3. 24" roll curb and gutter
4. Minimum 4 ft. setback on both sides of curb.
5. Utility easements as required by Director.
6. Maximum street grade of 8 percent.
7. Paving and base must be constructed to standards of public streets.
8. See Figure DS-2 of NID Design Standards.

(3) Streetscape Design.

a. Other than alleys, all streets shall require sidewalks, street trees, underground utilities, and street lights on both sides of streets.
b. Sidewalks shall be a minimum of 5 feet wide.
c. Sidewalks shall be separated from curbs by a landscape strip of at least 5 feet in width.

d. On-street parking shall be allowed on one side of Neighborhood Streets.
e. Street trees shall be provided in required landscaped strips adjacent to all streets.
f. Street trees shall be a minimum of 2 in. diameter breast height (dbh) at the time of planting, and be warranted by the developer for a period of 2 years.
g. Street trees shall be selected from the following tree species:
    1. Nuttall Oak
    2. Shumard Oak
    3. Willow Oak
    4. Gingko (Variety: President, Autumn Gold, male gender)
    5. Princeton Elm
    6. Chinese Elm varieties Allee, Athena, Drake, Bosque
    7. Bald Cypress (variety: Shawnee Brave)
    8. Zelkova (variety Green Vase or Village Green)
    9. Northern Red Oak
    10. Autumn Maple

h. Street trees shall be spaced an average of 40 ft. apart.
i. Street lights shall be no more than 15 feet in height and placed on both sides of streets at an average spacing of 65 feet on center.
j. No street tree or streetlight standard shall be placed within 10 ft. of another tree, streetlight standard, utility pole or within 5 ft. of a fire hydrant.
k. Spacing of street trees and street lights may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.
l. Underground Utilities.
    1. For all new construction and redevelopment, utilities along public streets must be placed underground. The Director may approve an exception, if subsurface rock or other unique hardship makes such installation unfeasible.
    2. Water and sewer utilities shall be located in either in street rights-of-way or easements located at the outer edge of street rights-of-way.
    3. At the option of the Director, electric, gas, telephone, and cable utilities may be located underground in easements located on the shoulders of alleys.

(g) Procedures.

(1) Applications for Rezoning.
a. An application for rezoning to the NID overlay district meeting the application requirements of Section 134-121 may be submitted by any owner of property in the unincorporated limits of Cobb County, or by the

Cobb County Planning Commission or by the Cobb County Board of Commissioners provided the subject property meets all of the following standards:

1. Property shall have been previously zoned for residential use
2. Property shall be not less than 0.5 acre in land area.
3. Property shall be not more than 7.0 acres in land area.
4. Property shall abut developed residential property on at least two sides.

(2) Rezoning Application Review and Approval.

a. A complete NID rezoning application shall be reviewed and analyzed by the Cobb County Community Development Agency as provided in Sec. 134-122 of the Cobb County Subdivision Regulations with the following exceptions:

1. Pre-application Conference. Prior to filing an application for rezoning to the NID Overlay District, it shall be mandatory for the applicant to schedule and attend a conference with the Plan Review staff to discuss the standards and procedures that apply.
2. Concept Plan. All rezoning approvals for a Type 1 development in the NID Overlay District shall be subject to review and approval of a Concept Plan by the Plan Review staff and the Board of Commissioners.

b. All concept plan applications shall be accompanied by eight copies of the following documents:

1. Statement of Intent. A narrative describing the proposed development and explaining how it meets the purpose and intent of the Comprehensive Plan and the purpose of this Section of the Zoning Ordinance. The narrative shall also provide a statistical summary of the distribution of land, lots, and dwellings for each phase of the development that indicates the location, acreage and mix of building types and sizes, housing unit sizes and lot sizes that demonstrate compliance with the requirements of this Section.
2. Concept Plan. A plan drawn to a designated scale of 1 in. equals 50 ft. (1 in. = 50 ft.) and presented on a sheet having a maximum size of 48 in. x 36 in. If presented on more than one sheet, match lines shall clearly indicate where the several sheets join. The concept plan shall represent the conceptual design of the property to be developed, and also indicate the current uses, zoning, lot sizes, driveways, streets, streams, and trails on all adjacent and abutting properties that may have an impact on the design of the subject property. The concept plan shall include the following information with respect to the subject property:

(i) Name and address of the owner of record.

(ii) Name, address, and phone number of the subdivider.

(iii) Date of survey, north point and graphic scale, source of datum, and date of drawing.

(iv) Location (land lot and district) and gross acreage of tract.

(v) Boundaries of the entire property, with bearings and distances of the perimeter property lines.

(vi) Location map locating the proposed subdivision in relation to the surrounding area, showing streets, driveways, and lot layout of adjacent subdivisions.

(vii) Location and names of streams, lakes and other waterbodies.

(viii) Approximate location and extent of any floodplains designated by the Federal Emergency Management Agency (FEMA), United States Geological Survey (USGS), or Cobb County; and the delineation of any jurisdictional wetlands as defined by Section 404 of the Federal Clean Water Act.

(ix) A delineation of all existing structures and whether they will be retained or demolished.

(x) Proposed layout of lots, parking areas, points of access to public rights-of-way and vehicular and pedestrian circulation patterns within the subject property.

(xi) Number of lots and dwelling units proposed and the approximate dimensions and area of each lot.

(xii) Areas to be held in joint ownership, common ownership or control and the proposed method of control and management of these areas.

(xiii) Indication that the property is served by public water and/or sewer or private water and/or septic field.

(xiv) Location and width of required buffers at external site boundaries.

(xv) Location and approximate extent (in acres) of open space and recreation facilities, if any.

(xvi) Location, where applicable, of proposed greenways, multi-use paths, recreation areas, and other amenities, facilities or structures on the site.

(xvii) Public right(s)-of-way of streets abutting the property, any proposed improvements to the public right(s)-of-way.

3. House Location Plan.

(i) All rezoning approvals for a Type 2 development in the NID Overlay District shall be subject to the review and approval of a House Location Plan by the Plan Review staff and Board of Commissioners. House Location Plans may also be required by the Director for approval of rezoning to the NID Overlay District for Type 1 developments in which the height and location of new structures has a substantial bearing on the conformity of the proposed development with existing residential development in the same area.

(ii) House Location Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot. The House Location Plan shall provide sufficient accuracy and detail to to support an adequate review and approval of the application that ensures that the proposed improvements will be constructed on the lot in conformance with the requirements of these Regulations, the Zoning Ordinance, the Design Guidelines, or other regulations, as applicable.

(iii) House Location Plans shall show the following as applicable:

A. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.

B. Location and names of all abutting streets and alleys, and the surveyed location of public rights-of-way for these facilities.

C. Front, side and rear building setback lines with dimensions, and notation of the existing

structures and proposed structures on the subject property, including location and height of any proposed retaining walls and the approximate location of structures and setback lines of all abutting properties.

D. Building heights of proposed new buildings in relationship to building height of buildings on all abutting properties.

E. The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.

F. All easements, public water, sewer or storm drainage facilities traversing or located on the property, septic tank, and septic tank drain field.

G. Subdivision name, lot designation, land lot, and district.

H. North arrow and scale.

I. Limit of the 100-year floodplain and any applicable buffers or special building setback lines.

J. If the lot is located within the Chattahoochee River Corridor, the location of each area by vulnerability category and calculations of impervious surface and clearance by category, or other such data in accordance with the Certification for the subdivision approved under the Metropolitan River Protection Act. Show also any buffer or setback required by the Metropolitan River Protection Act.

K. All other applicable requirements of the Zoning Resolution, Design Standards and Guidelines or conditions of zoning approval.

L. Name, address, and telephone number of the

owner and the name and qualifications of the person who prepared the HLP.

(iv) A Certificate of Occupancy shall not be issued for the structure or other improvements until conformance to the provisions or other requirements of the House Location Plan have been field verified by the Department or by a foundation survey prepared for the builder.

c. Public Hearings.

Rezoning applications, accompanied by Concept Plans or House Location Plans, as applicable, shall be subject to the public hearing requirements of Sections 134-123 through Sec. 134-124 of the Cobb County Zoning Ordinance. No application shall be approved except by action of the Board of Commissioners subsequent to the provisions applicable to rezoning of property in Section 134-122. Concept Plan and House Plan approval will be valid for no more than one year. If no building permit is granted in one year, the Concept Plan or House Location Plan becomes void and must be re-submitted for approval with an associated fee to be determined by the Board of Commissioners.

Definitions

[*The following definitions shall be added to Sec. 134-1 in the appropriate alphabetical order and the existing list of definitions shall be re-ordered accordingly*]

Adjacent property means property that is either abutting or on the opposite side of a common street, right-of-way, or easement that separates it from the subject property. Properties separated by a railroad track or freeway are not abutting or adjacent.

Abutting property means touching at one point or along a common side, boundary, or property line. Two pieces of property that are separated by a street or right-of-way are adjacent, but not abutting.

Building spacing means shortest distance measured along a horizontal plane separating two buildings; not including gutters, downspouts, overhangs, cornices, eaves, soffits, headers, sills, pediments, mouldings, and other similar ornamental features that protrude less than 2 feet from the principal faces of structures.

Compatible means capable of existing together without conflict or detrimental effect.

Density means the total number of square feet of a building, or number of lots or dwelling units per acre of land unless specifically provided otherwise in this Ordinance.

Design Guidelines means a set of graphic illustrations of architectural design or site relationships that provide guidance to applicants regarding the intended interpretations of the ordinances and requirements of Cobb County. Design Guidelines are promulgated by the Cobb County Community Development Department and may be interpreted and administratively revised from time to time by the Department.

Design Standards means a set of graphics and text promulgated by the Cobb County Board of Commissioners that sets forth the standards, criteria, dimensions, and related requirements for design and construction of public improvements, site improvements, and structures that are subject to County approval in the process of land development.

Director means the Director of the Cobb County Community Development Department or his/her designee responsible for specified procedures in the administration of his/her duties for Cobb County.

Dormer means a structure that projects outward from a sloping roof, usually housing a vertical window or ventilating louver.

Impervious surface means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. For purposes of this ordinance, approved pervious paving materials shall be treated as 100 percent pervious in order to reduce impervious surface coverage.

Infill development means the process of residential subdivision, new residential construction, remodeling, or constructing additions to existing residences, along with related land disturbance activities, when conducted on property that is adjacent to pre-existing, occupied structures on two or more sides.

Net density means the number of square feet, lots, or dwelling units on a tract of land, where the area of the tract of land excludes area for streets, alleys, easements, and rights-of-way, but includes recreation areas, open space, floodplain, wetlands, and other unused portions of the tract of land.

Prevailing means the pattern or standard met by the majority of units in a given category.

Roof pitch means the slope of a roof, commonly expressed in inches of vertical rise per inch of horizontal run.

Zero-lot line dwelling means single-family, detached residences that have a side yard of 0 feet on one side and a large side yard on the other side. Side yards belong to one owner, with an easement for maintaining the abutting exterior wall of the adjacent residence. This configuration makes it possible to provide a private space for each house on one side that adds to the perception of usable outdoor lot space for small lots.

Cobb County

Neighborhood Infill Development (NID) Overlay District

DESIGN STANDARDS AND GUIDELINES

Draft March 20, 2006

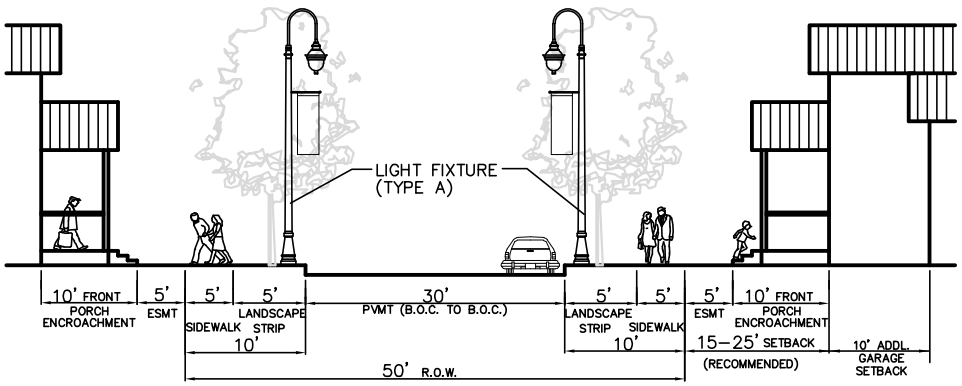
Jordan, Jones & Goulding, Inc.
6801 Governors' Lake Parkway
Norcross, GA 30071

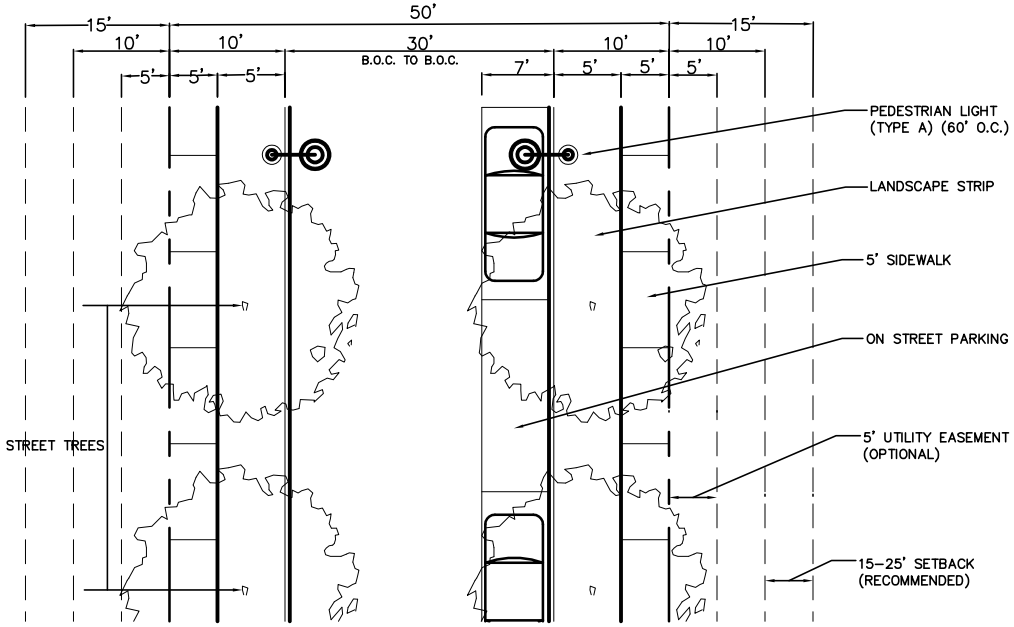
Design Standards

Figure	Title
DS-1	Neighborhood Street
DS-2	Alley

Design Guidelines

Figure	Title
DG-1	Minimum Building Spacing
DG-2	Zero Lot Line Dwellings
DG-3	Single-Family Attached / Townhouse Dwellings
DG-4	Building Height Transition
DG-5	Example of Compatible Infill Development
DG-6	Elements of Residential Design
DG-7	Example of Compatible Building Orientation and Setback
DG-8	Example of Compatible Massing and Scale
DG-9	Example of Compatible Roof Shape and Roof Orientation
DG-10	Examples of Compatible Materials and Colors
DG-11	Examples of Balcony, Porch, and Deck Locations
DG-12	Alternative Garage Placements





DESIGN STANDARDS

STREET SECTION

RIGHT OF WAY	50 FT
STREET WIDTH	30 FT (BOC TO BOC)
PARKING	PARALLEL, ONE SIDE
ADJACENT LAND USE	SINGLE FAMILY (DETACHED) LIVE/WORK UNITS SINGLE FAMILY (ATTACHED) MULTI–FAMILY
BLOCK LENGTH	600 FT
DESIGN VOLUME	750 V.P.D.
MINIMUM HORIZONTAL CURVE	65' RADIUS

STREETSCAPE

SETBACK	15–25 FT (RECOMMENDED)
BUILDING HEIGHT	35 FT (1–2 STORY)
LANDSCAPE STRIP	5 FT
SIDEWALK	5 FT
CURB	6" VERTICAL, 18" WIDE
BUILDING ENTRANCE	18" ABOVE GRADE

A. DESIGN VOLUME: 750 VEHICLES PER DAY

B. 25–MPH DESIGN SPEED.

C. MINIMUM HORIZONTAL CURVE: 65 FEET.

D. MAXIMUM BLOCK LENGTH: 600 FEET.

E. MINIMUM 50 FOOT RIGHT–OF–WAY.

F. 30 FT. WIDE PAVED STREET TO BACK OF CURB(TWO TRAVEL LANES AT 10 FT. EACH).

G. 7 FT. WIDE ON–STREET PARALLEL PARKING LANE ON ONE SIDE OF STREET.

H. CURBED BULB OUTS AT INTERSECTIONS.

I. 18–IN. WIDE CURB AND GUTTER.

J. 5–FT. (MINIMUM) WIDE LANDSCAPED STRIP ALONG OUTSIDE CURB.

K. 5–FT. (MINIMUM) WIDE SIDEWALK OUTSIDE LANDSCAPED STRIP.

L. STREETLIGHTS: 15 FT. TALL, 65 FT. ON CENTER (AVERAGE).

M. MAXIMUM STREET GRADE: 8 PERCENT.

N. STREET TREES REQUIRED IN LANDSCAPED STRIP.

O. NO STREET TREE OR STREETLIGHT STANDARD SHALL BE PLACED WITHIN 10 FT. OF ANOTHER TREE, STREETLIGHT STANDARD, UTILITY POLE OR WITHIN 5 FT. OF A FIRE HYDRANT.

P. SPACING OF STREET TREES AND STREET LIGHTS MAY BE ADJUSTED TO ACCOUNT FOR DRIVEWAYS, UTILITY POLES, FIRE HYDRANTS AND OTHER OBSTRUCTIONS AND TO PROVIDE ADEQUATE VISUAL CLEARANCE FOR INTERSECTIONS, DRIVEWAYS AND TRAFFIC CONTROL DEVICES.

Q. UNDERGROUND UTILITIES REQUIRED – LOCATE IN STREET RIGHTS OF WAY, PRESCRIPTIVE EASEMENT OR ALLEYS, PER DIRECTOR.

NEIGHBORHOOD STREET

DESIGN STANDARDS FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

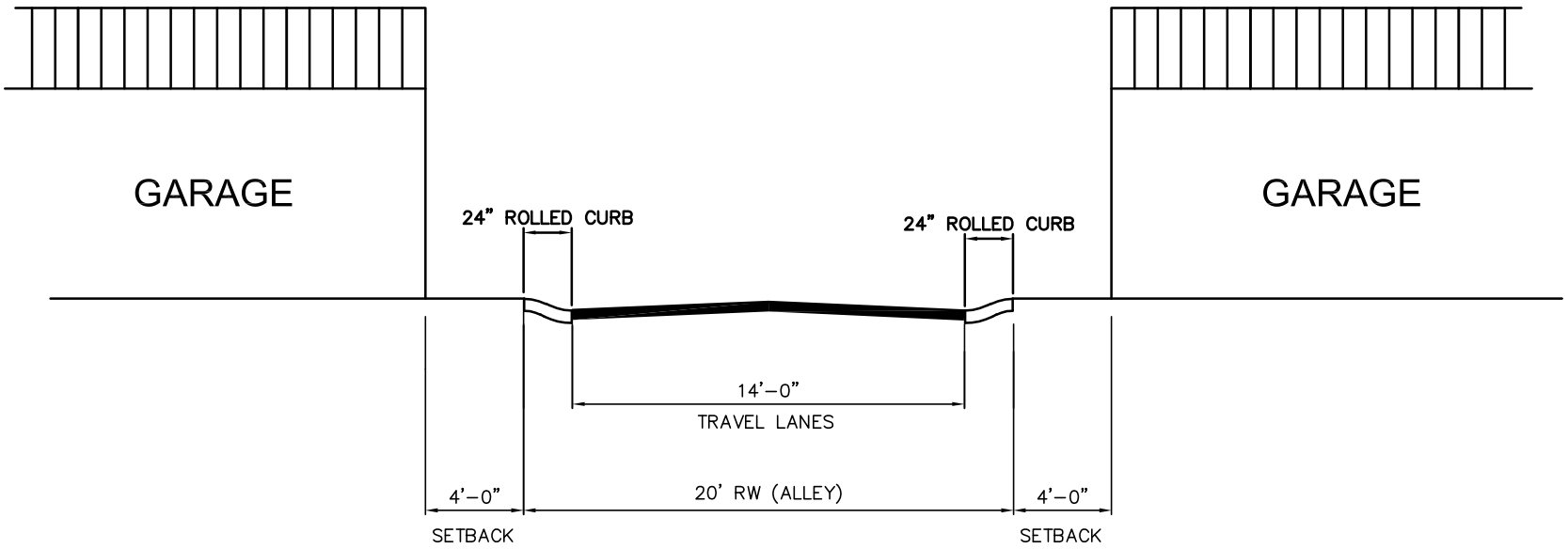
TOWN OF BRASELTON, GEORGIA

JAN. 20, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DS-1



DESIGN STANDARDS

A. ALLEYS ARE PERMITTED AS PUBLIC OR PRIVATE STREETS.

B. MINIMUM WIDTH OF RIGHT OF WAY OR EASEMENT: 20 FT.

C. MINIMUM 14–FT. WIDE PAVED TRAVEL LANE.

D. 24" ROLL CURB AND GUTTER

E. MINIMUM 4 FT. SETBACK ON BOTH SIDES OF CURB.

F. UTILITY EASEMENTS AS REQUIRED BY DIRECTOR.

G. MAXIMUM STREET GRADE OF 8 PERCENT.

H. PAVING AND BASE MUST BE CONSTRUCTED TO STANDARDS OF PUBLIC STREETS.

ALLEY

DESIGN STANDARDS FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

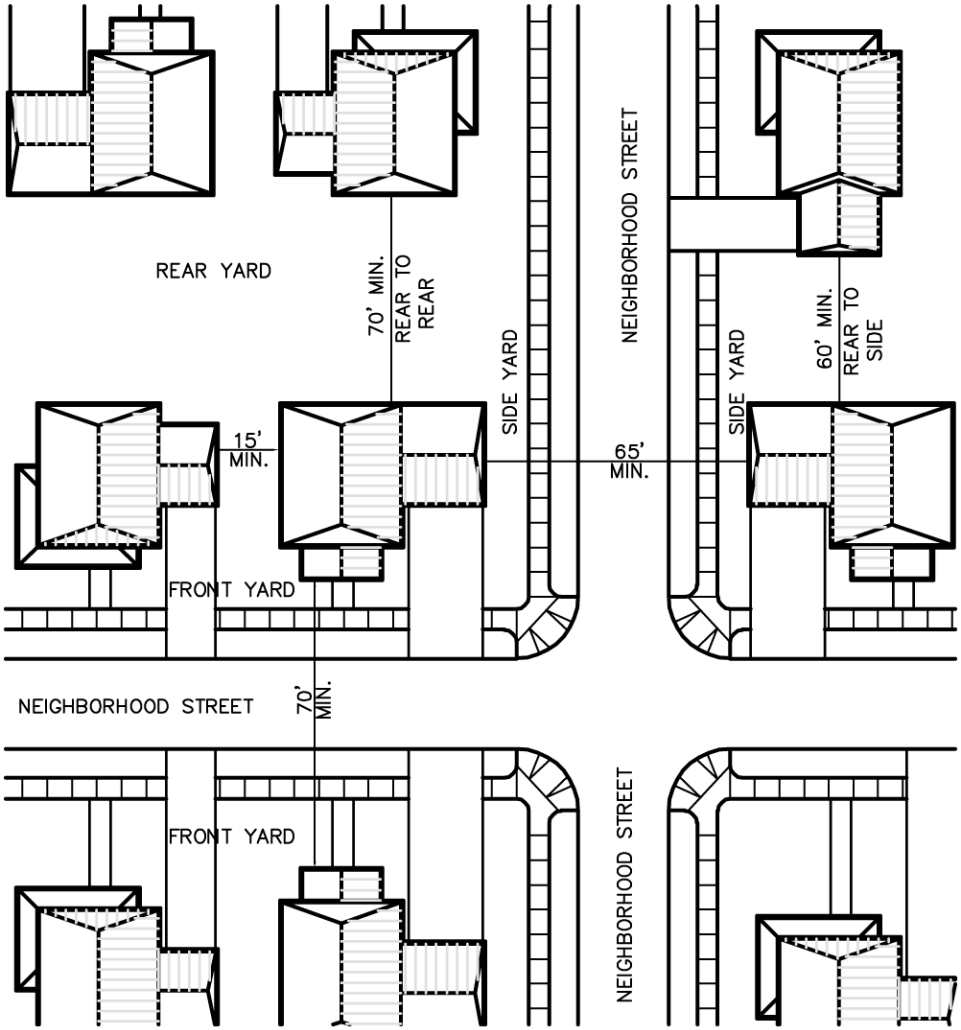
COBB COUNTY, GEORGIA

JAN. 20, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DS-2



DESIGN GUIDELINES

A. THE MINIMUM BUILDING SPACING FOR PRINCIPAL STRUCTURES SHALL BE AS FOLLOWS:

- MINIMUM FRONT TO FRONT SPACING: 70 FEET
- MINIMUM FRONT TO REAR SPACING: 85 FEET
- MINIMUM REAR TO REAR SPACING: 70 FEET
- MINIMUM REAR TO SIDE SPACING: 50 FEET
- MINIMUM SIDE TO SIDE SPACING: 15 FEET. (INTERIOR LOTS)

MINIMUM SPACING BETWEEN BUILDINGS ON NEW STREETS

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

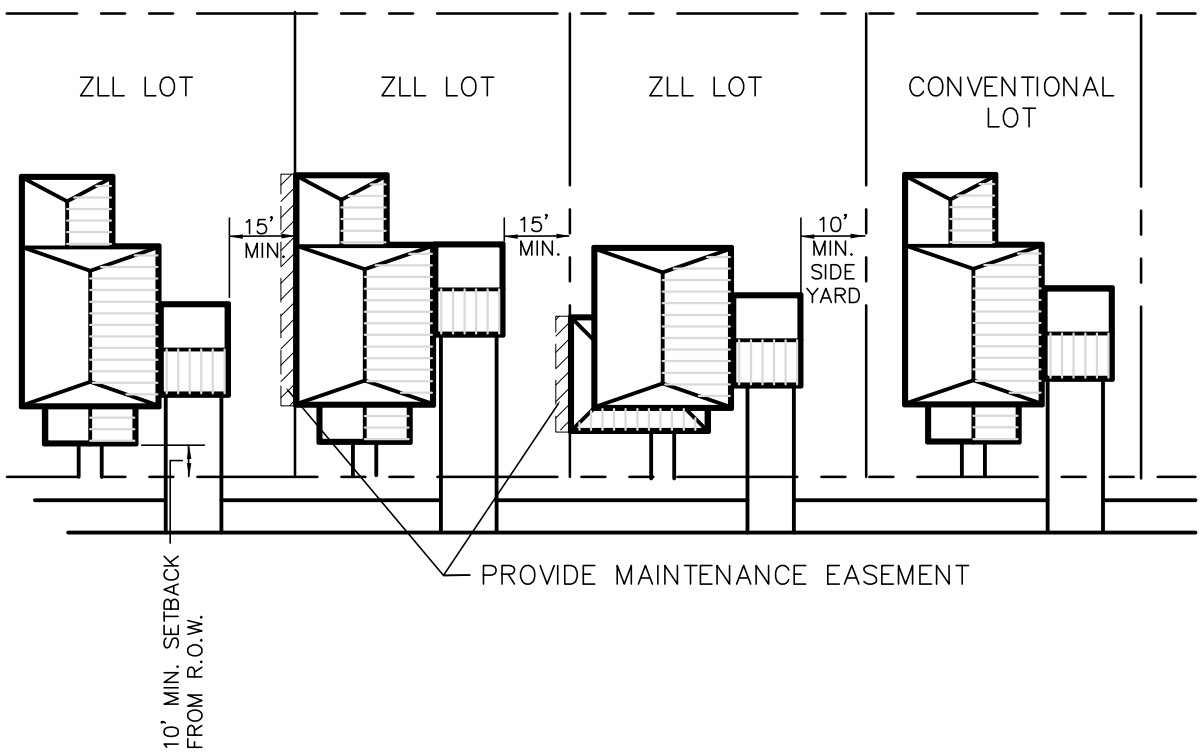
COBB COUNTY, GEORGIA

MARCH 16, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DG-1



DESIGN GUIDELINES

A. PRIOR TO BUILDING PERMIT APPROVAL, THE APPLICANT SHALL RECORD AN EASEMENT FOR EACH ZERO LOT LINE LOT TO GUARANTEE RIGHTS FOR CONSTRUCTION AND MAINTENANCE OF STRUCTURES AND YARDS.

B. ALONG THE SIDE WALLS, WINDOW PLACEMENT AND DESIGN SHALL PROVIDE FOR PRIVACY.

C. WHEN A ZERO LOT LINE HOUSE SHARES A SIDE PROPERTY LINE WITH A HOUSE ON A CONVENTIONAL LOT, THE ZERO LOT LINE HOUSE SHALL BE SET BACK FROM THE COMMON PROPERTY LINE BY A MINIMUM OF 10 FEET.

D. FOR BUILDING SPACING, SEE DG–1.

ZERO LOT LINE DWELLINGS

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

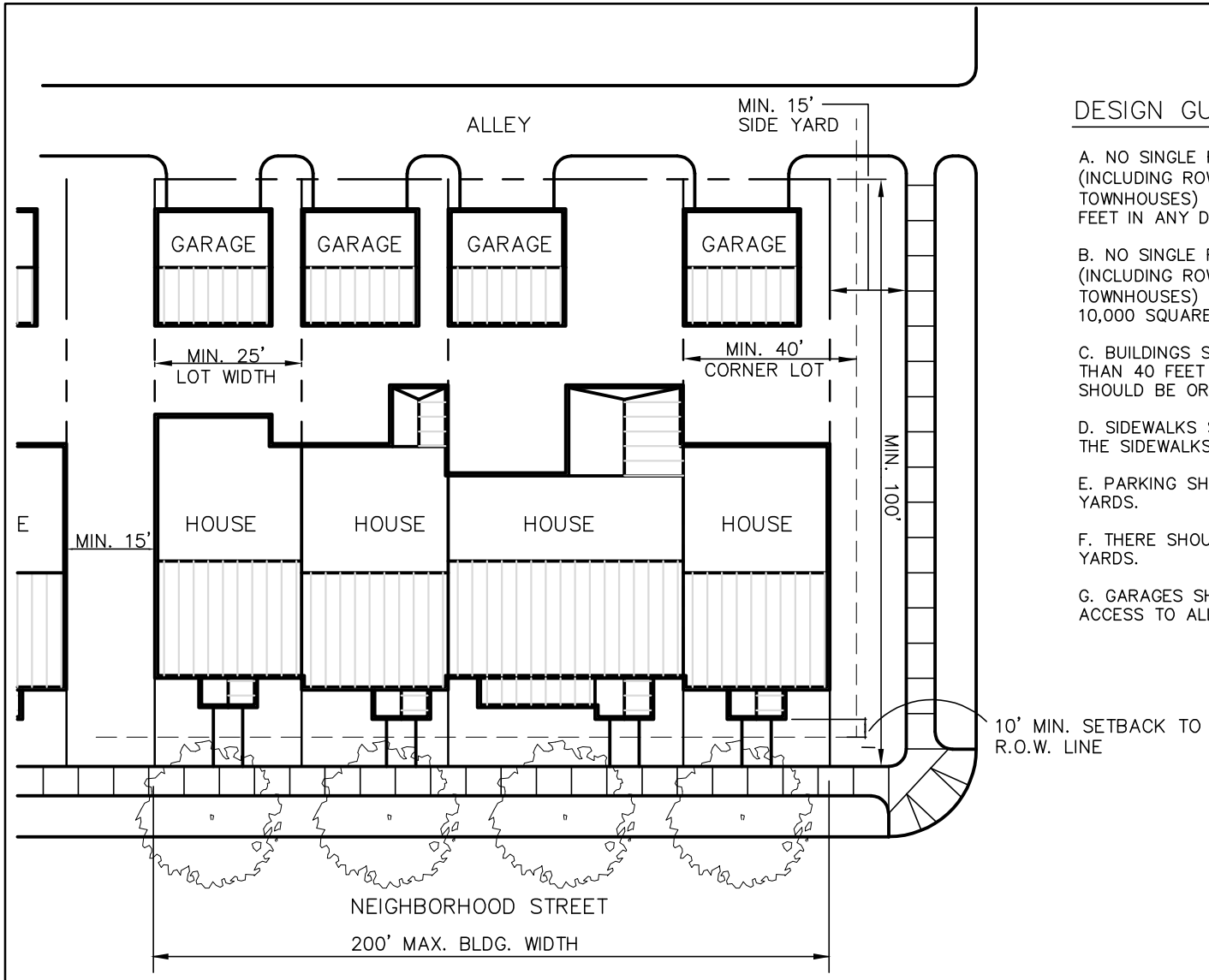
COBB COUNTY, GEORGIA

JAN. 20, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DG-2



DESIGN GUIDELINES

A. NO SINGLE RESIDENTIAL STRUCTURE (INCLUDING ROWS OF ATTACHED DWELLINGS OR TOWNHOUSES) SHOULD MEASURE MORE THAN 200 FEET IN ANY DIRECTION.

B. NO SINGLE RESIDENTIAL STRUCTURE (INCLUDING ROWS OF ATTACHED DWELLINGS OR TOWNHOUSES) SHOULD OCCUPY MORE THAN 10,000 SQUARE FEET ON THE GROUND FLOOR.

C. BUILDINGS SHOULD BE SETBACK NO MORE THAN 40 FEET AND PRINCIPAL ENTRANCES SHOULD BE ORIENTED TO THE STREET.

D. SIDEWALKS SHALL CONNECT FRONT DOORS TO THE SIDEWALKS LOCATED ALONG THE STREETS.

E. PARKING SHOULD NOT BE PERMITTED IN FRONT YARDS.

F. THERE SHOULD BE NO DRIVEWAYS IN FRONT YARDS.

G. GARAGES SHOULD BE IN REAR YARDS WITH ACCESS TO ALLEY.

SINGLE-FAMILY ATTACHED / TOWNHOUSE DWELLINGS

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

COBB COUNTY, GEORGIA

JAN. 20, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

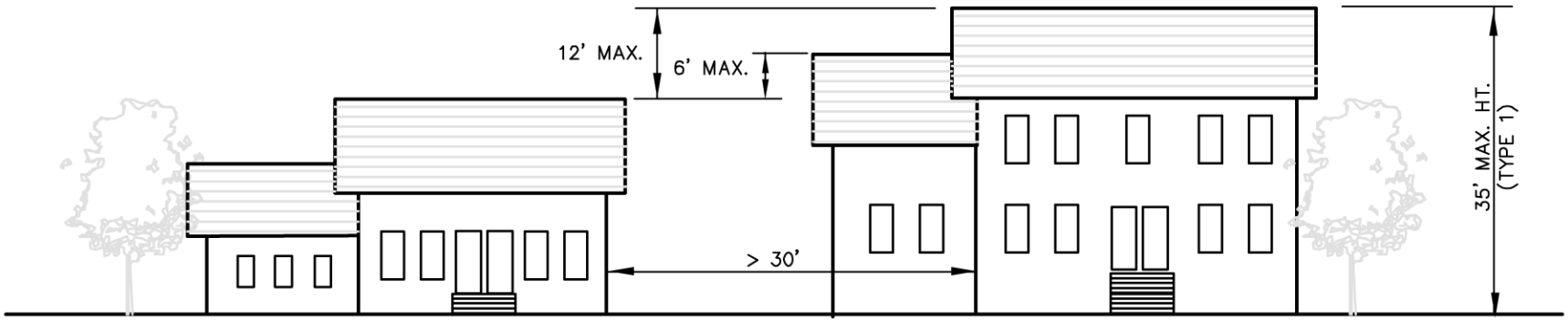
FIGURE
DG-3

DESIGN GUIDELINES

1. MAXIMUM BUILDING HEIGHT
   (A) TYPE 1 DEVELOPMENT: MAXIMUM 35 FEET.

   (B) TYPE 2 DEVELOPMENT: THE HIGHEST POINT OF ANY NEW STRUCTURE OR NEWLY CONSTRUCTED PORTION OF AN EXISTING STRUCTURE SHALL BE NO MORE THAN 12 FEET ABOVE THE HIGHEST POINT OF THE ROOF OF ANOTHER HOUSE ON EITHER SIDE.

2. BUILDING HEIGHT TRANSITION
   TALLER BUILDINGS SHALL STEP DOWN TO PROVIDE A 6 FT. HEIGHT TRANSITION TO EXISTING ADJACENT BUILDINGS THAT ARE WITHIN 30 FEET OR LESS.



MAXIMUM BUILDING HEIGHT AND HEIGHT TRANSITION

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

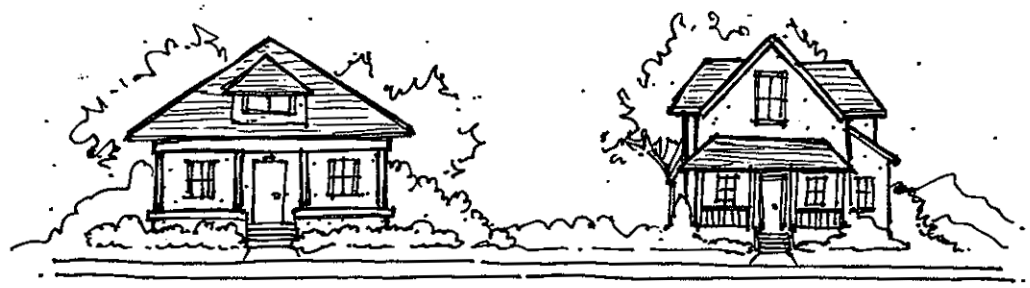
COBB COUNTY, GEORGIA

MARCH 16, 2004

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DG-4



EXISTING DEVELOPMENT

INFILL DEVELOPMENT

COMPATIBILITY IS DETERMINED BASED ON THE FOLLOWING FACTORS:

A. LOT SIZE

B. BUILDING SPACING

C. BUILDING SIZE

D. BUILDING HEIGHT AND HEIGHT TRANSITION

E. BUILDING ORIENTATION

F. SETBACK

G. MASSING

H. SCALE

I. ROOF SHAPES AND ORIENTATION

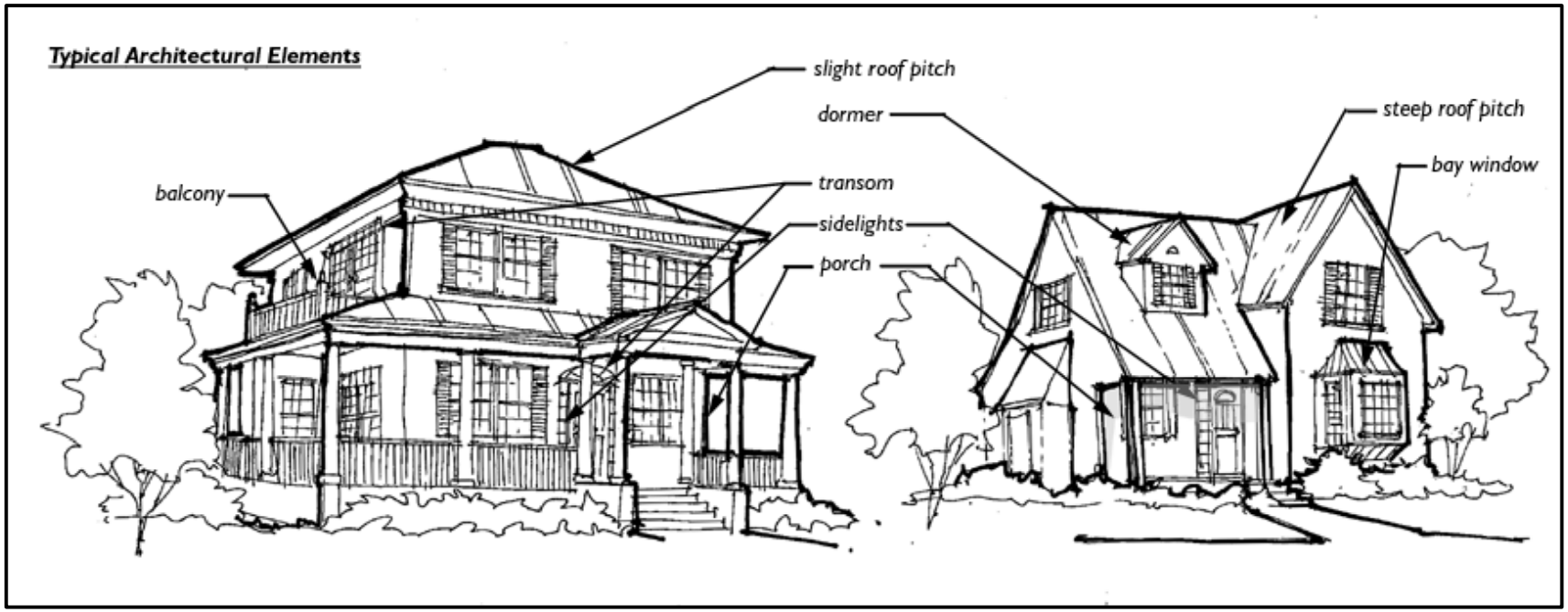
J. PRESENCE OF LIKE ELEMENTS OF RESIDENTIAL DESIGN

K. BUILDING MATERIALS

L. COLORS

EXAMPLE OF COMPATIBLE INFILL DEVELOPMENT

DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-5



DESIGN GUIDELINES

RECOMMENDED:

A. FACADES OF PRINCIPAL STRUCTURES SHOULD INCORPORATE ARCHITECTURAL ELEMENTS SUCH AS BAY OR BOW WINDOWS, RECESSED ENTRIES, COVERED PORCHES, COLUMNS, DORMERS, BELT COURSES, BALCONIES, RAILINGS, AND MULTIPLE ROOF ELEMENTS IN ORDER TO PROVIDE RHYTHM AND VARIETY TO FACADES.

B. REFLECT THE ELEMENTS OF RESIDENTIAL DESIGN THAT ARE PREVALENT IN THE NEIGHBORHOOD WHEN DESIGNING NEW HOMES OR REMODELING EXISTING HOMES.

C. INCLUDE TWO OR MORE OF THESE ELEMENTS IN EACH HOME, BUT NOT NECESSARILY THE SAME ONES EACH TIME.

ELEMENTS OF RESIDENTIAL DESIGN

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

COBB COUNTY, GEORGIA

JAN. 20, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DG-6

BUILDING ORIENTATION

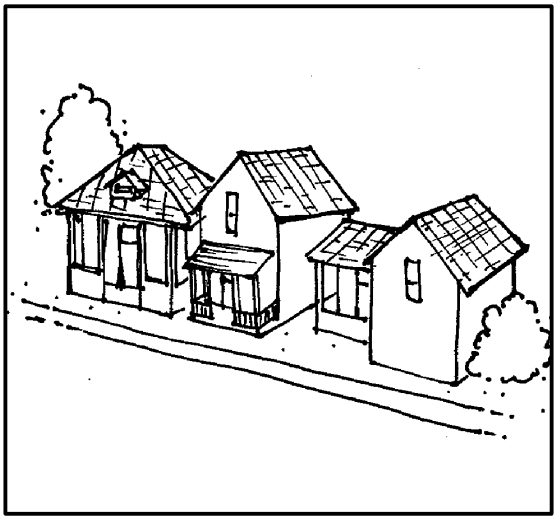
RECOMMENDED

1. BUILDINGS WITH MAIN ENTRY DIRECTLY FACING THE STREET.
2. SIDEWALKS LEADING FROM THE FRONT DOOR TO THE STREET.
3. CREATE A SENSE OF ENTRY WITH ENTRANCE FRAMED BY COVERED PORCHES, PORTICOS, OR OTHER PRONOUNCED RESIDENTIAL ELEMENTS OF DESIGN.

AVOID

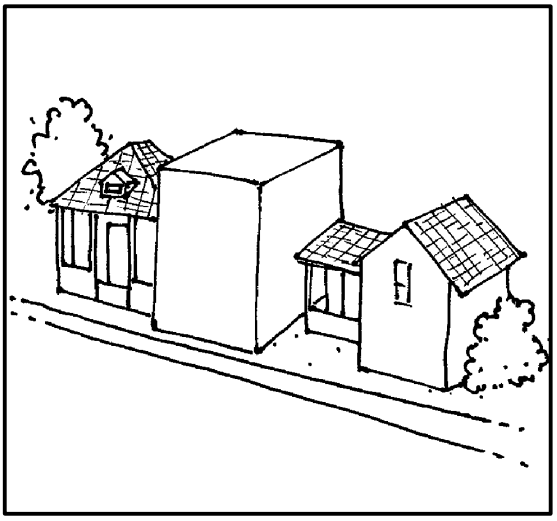
1. MAIN ENTRANCES FACING THE SIDE OR REAR OF PROPERTY.
2. FACADES WITH LARGE EXPANSES OF BLANK WALLS.
3. FACADES WITH NO STRONG SENSE OF ENTRY.

SETBACK



RECOMMENDED

1. MAINTAIN THE EXISTING SETBACKS OF ADJACENT HOMES ON THE SAME BLOCK FACE.
2. PORCHES MAY EXTEND UP TO 10 FEET BEYOND THE PLANE ESTABLISHED BY THE FRONT LINE OF PRINCIPAL STRUCTURES.
3. CORNER LOTS NEED LARGER EXTRA SIDE YARDS THAN INTERIOR LOTS AND HOUSES ON CORNER LOTS SHOULD RESPECT THE FRONT SETBACKS OF ADJACENT STRUCTURES ALONG THE SIDE STREET.



AVOID

1. AVOID VIOLATING THE EXISTING FRONT SETBACK PATTERN BY PLACING NEW BUILDINGS IN FRONT OR BEHIND THE PREVAILING FACADE LINE.

EXAMPLE OF COMPATIBLE BUILDING ORIENTATION AND SETBACK

DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-7

MASSING

RECOMMENDED

USE MASSING THAT IS COMMON TO BUILDINGS ON THE SAME BLOCK OR IN THE SAME AREA.

AVOID

AVOID SINGLE, MONOLITHIC FORMS THAT ARE NOT RELIEVED BY VARIATIONS IN MASSING.

SCALE

RECOMMENDED

RELATE THE SIZE AND PROPORTIONS OF NEW DWELLINGS TO THE SCALE OF OTHER DWELLINGS ON THE SAME BLOCK FACE OR IN THE SAME AREA.

AVOID

AVOID VIOLATING THE HEIGHT, WIDTH, OR MASSING OF THE EXISTING DWELLINGS ON THE SAME BLOCK FACE OR IN THE AREA.

EXAMPLE OF COMPATIBLE MASSING AND SCALE

DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-8

ROOF SHAPE

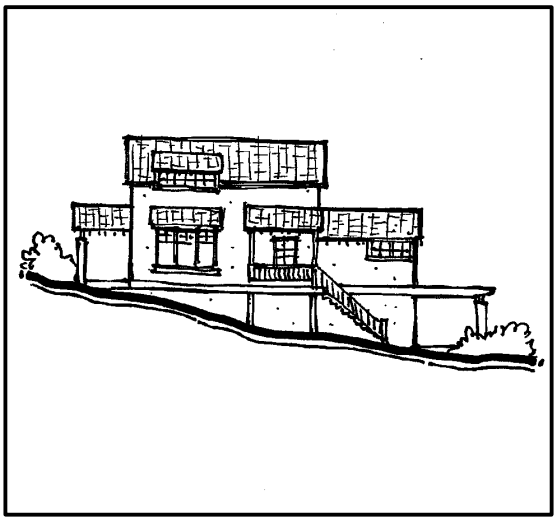
RECOMMENDED

NEW RESIDENTIAL STRUCTURES AND ADDITIONS TO EXISTING RESIDENTIAL STRUCTURES SHOULD USE MASSING AND ROOF PITCHES THAT ARE THE SAME OR COMPATIBLE WITH RESIDENTIAL STRUCTURES ON THE SAME BLOCK IN THE AREA.

AVOID

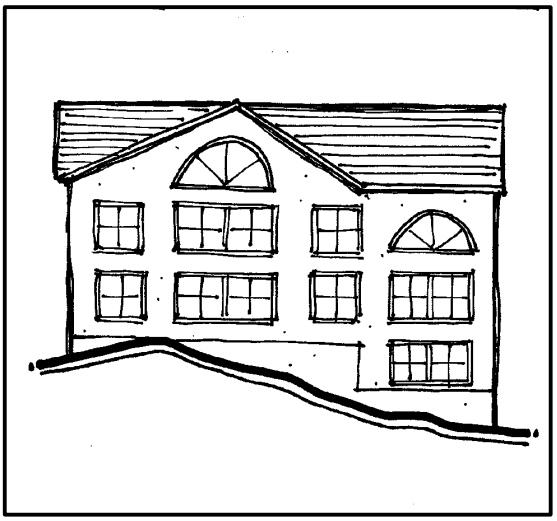
AVOID INTRODUCING ROOF STYLES, SHAPES, PITCHES OR MATERIALS THAT ARE VERY DIFFERENT FROM THOSE PREVALENT ON THE SAME BLOCK IN THE AREA.

ROOF ORIENTATION



RECOMMENDED

ROOFLINES SHOULD STEP DOWN WITH GRADES SO AS NOT TO ACCENTUATE BUILDING MASSING.

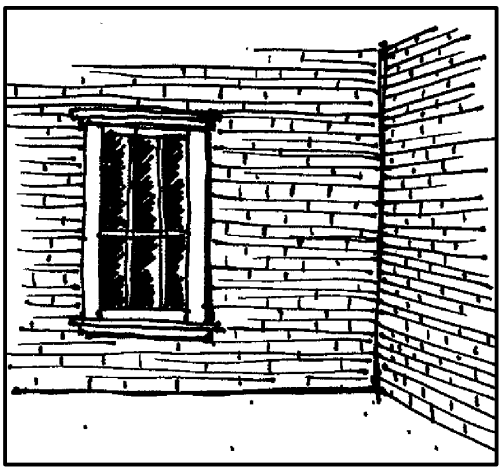


AVOID

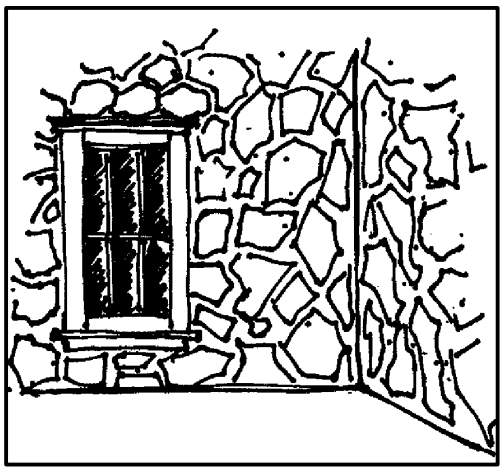
AVOID BUILDING AND ROOF FORMS THAT IGNORE THE NATURAL GRADE OR SLOPE.

EXAMPLE OF COMPATIBLE ROOF SHAPE AND ROOF ORIENTATION

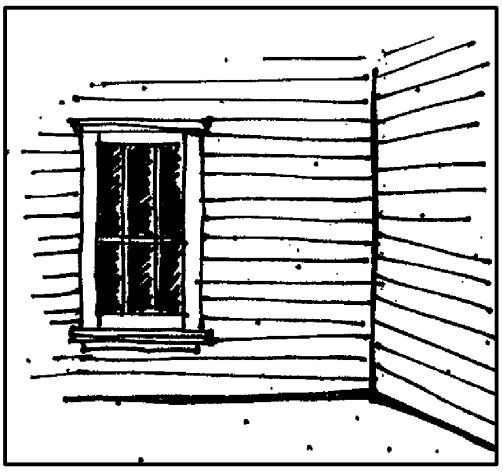
DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-9



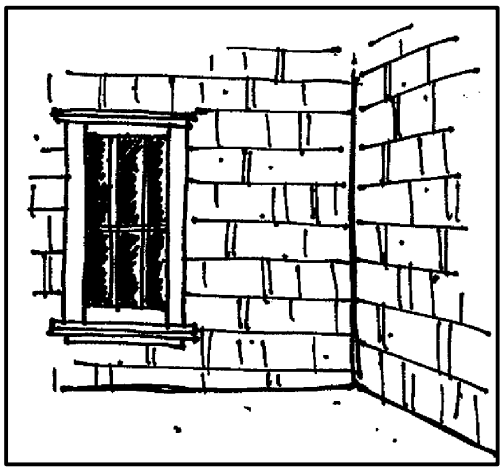
BRICK



STONE



CLAPBOARD SIDING



SHINGLE

RECOMMENDATIONS:

A. MAINTAINING THE PREVAILING BUILDING MATERIALS IN THE NEIGHBORHOOD PROVIDES A UNIFYING LINK BETWEEN NEW AND OLD HOMES IN THE SAME NEIGHBORHOOD.
B. TRADITIONAL EXTERIOR BUILDING MATERIALS FOR RESIDENTIAL CONSTRUCTION INCLUDE A VARIETY OF WOOD SIDING AND SHINGLE PATTERNS, AS WELL AS BRICK, STONE, AND STUCCO.
C. WINDOW SIZES, ORIENTATION, SHAPES AND STYLES ARE ALSO KEY FACTORS IN ESTABLISHING A COMMON THEME OF RESIDENTIAL ARCHITECTURE IN A NEIGHBORHOOD.
D. SUBDUED PASTEL COLORS AND EARTH TONES BLEND WELL WITH NATURAL MATERIALS SUCH AS BRICK, STONE, AND OTHER MASONRY.
E. CONSIDER SELECTING BUILDING MATERIALS THAT ARE THE SAME OR SIMILAR TO THOSE COMMONLY USED IN OTHER BUILDINGS IN THE NEIGHBORHOOD.
F. IN REMODELING PROJECTS AND ADDITIONS, THE PRIMARY EXTERIOR BUILDING MATERIAL SHOULD BE THE SAME AS, OR COMPLEMENT, THE EXTERIOR BUILDING MATERIAL THAT PREDOMINATED IN THE ORIGINAL DWELLING.
G. PROVIDE VISUAL INTEREST WITH THE CHOICE OF AT LEAST ONE ACCENT MATERIAL IN ADDITION TO THE PRIMARY EXTERIOR BUILDING MATERIAL.
H. SELECT WINDOW SIZES, SHAPES AND STYLES THAT ARE SIMILAR TO THOSE USED IN THE NEIGHBORHOOD.
I. CHOOSE COLOR SCHEMES FOR NEW CONSTRUCTION, REMODELING AND ADDITIONS THAT BLEND WELL WITH THE OTHER BUILDING MATERIALS ON THE SAME STRUCTURE AND REFLECT THE EXISTING PALETTE OF COLORS IN THE NEIGHBORHOOD.
J. USE A CONTRASTING COLOR FOR ACCENT AND TRIM THAT HIGHLIGHTS THE PRINCIPAL COLOR OR COLORS.

AVOID:

A. AVOID COMBINING TOO MANY DIFFERENT PRIMARY EXTERIOR BUILDING MATERIALS OR COLORS FOR THE SAME HOUSE.

EXAMPLES OF COMPATIBLE MATERIALS AND COLORS

DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-10

RECOMMENDED – FRONT PORCH

AVOID – DOUBLE STACKED PORCH

AVOID – SIDE PORCH

RECOMMENDED:
A. PORCHES, BALCONIES, AND DECKS ARE ENCOURAGED FOR RESIDENTIAL FACADES.

B. FRONT PORCHES AND BALCONIES ARE ALLOWED TO ENCROACH INTO FRONT YARDS BY UP TO 10 FEET.

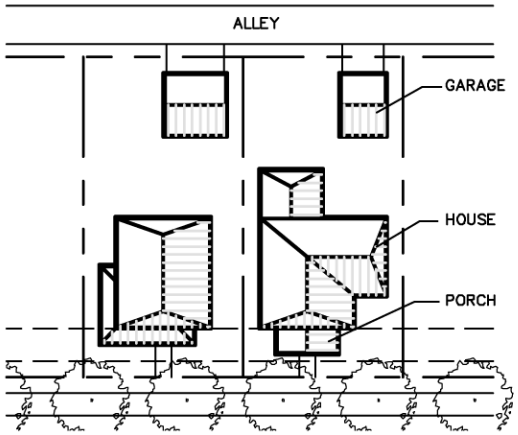
C. BALCONIES SHALL BE DESIGNED AND LOCATED TO MINIMIZE LOSS OF PRIVACY FOR NEIGHBORS

AVOID:
A. PORCHES, DECKS, AND BALCONIES IN SIDE YARDS THAT MAY INTERFERE WITH THE PRIVACY OF NEXT DOOR NEIGHBORS.

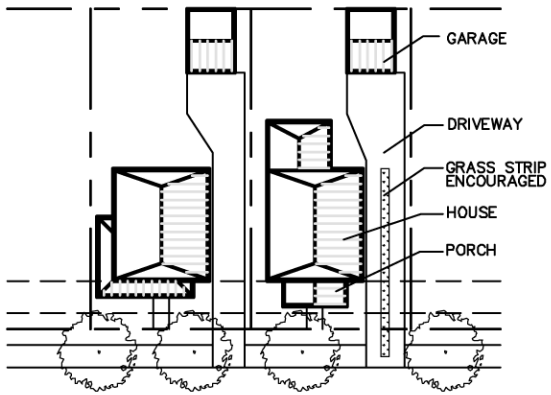
B. FRONT BALCONIES THAT ARE DOUBLE–STACKED EXAGGERATE THE MASSING OF THE FAÇADE AND SHOULD BE AVOIDED UNLESS THEY ARE COMMON TO THE SURROUNDING NEIGHBORHOOD.

EXAMPLES OF BALCONY, PORCH AND DECK LOCATIONS

DESIGN GUIDELINES FOR: NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE COBB COUNTY, GEORGIA	JAN. 20, 2006 PREPARED BY: JORDAN, JONES & GOULDING	FIGURE DG-11



DETACHED GARAGE WITH REAR ACCESS



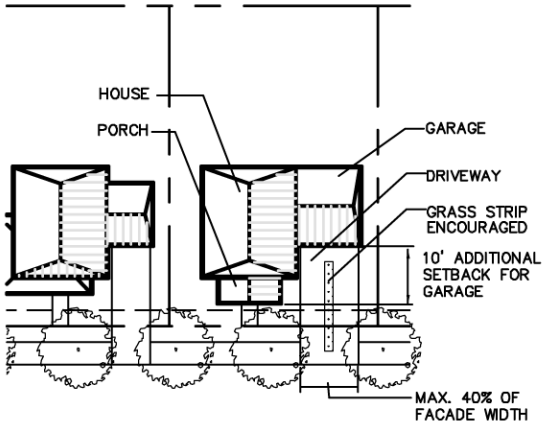
DETACHED GARAGE WITH FRONT ACCESS

DESIGN GUIDELINES

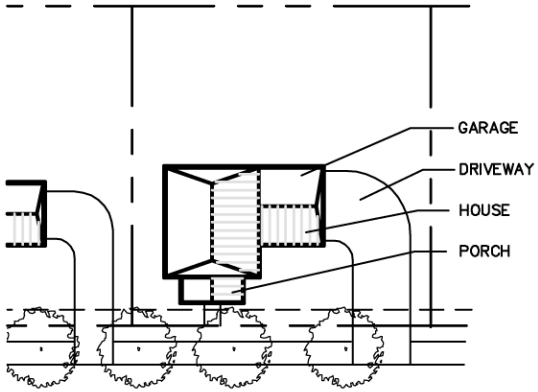
THERE ARE A NUMBER OF POSSIBLE LOCATIONS AND ORIENTATIONS FOR GARAGES. RECOMMENDED:

A. FRONT ENTRY GARAGES/CARPORTS SHOULD COMPRISE NO MORE THAN 35 PERCENT OF THE NEW HOMES AND SHOULD BE SET BACK AT LEAST 10 FEET BEHIND THE PRIMARY FAÇADE.

B. WHEN FRONT ENTRY GARAGES ARE USED, GARAGE DOOR OPENINGS SHALL NOT CONSTITUTE MORE THAN 40 PERCENT OF THE LENGTH OF A FAÇADE OF A RESIDENTIAL STRUCTURE MEASURED ALONG THE GROUND FLOOR.



ATTACHED GARAGE WITH FRONT ACCESS



ATTACHED GARAGE WITH SIDE ACCESS

ALTERNATIVE GARAGE PLACEMENTS

DESIGN GUIDELINES FOR:

NEIGHBORHOOD INFILL DEVELOPMENT ORDINANCE

COBB COUNTY, GEORGIA

MARCH 16, 2006

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

DG-12