



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

PROPOSED ACTION:	Text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district MXI (Mixed Use Commercial Industrial)
PROPOSED USE:	Combination of commercial and innovative industrial uses to address potential negative impacts that industrial uses can have when adjacent to streams, rivers, schools and residential land uses and serve as a transitional buffer between industrial and residential land uses.
EXISTING USE:	N/A
LOCATION:	Citywide
WARD:	Citywide
PARCEL ID#:	Citywide
TAX DIGEST MARKET VALUE:	N/A
OWNER:	N/A
APPLICANT:	City of East Point

APPLICANT'S INTENT: Amend Part 10, Chapter 2, Article C Text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district MXI (Mixed Use Commercial Industrial)



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Application No. 2020M-001-01

TEXT AMENDMENT ANALYSIS:

Based on the historical documents and maps presented and researched by the Department of Planning & Community Development, staff offers the following considerations. Analysis is based historical, qualitative data, quantitative data, as well as existing conditions, and the 2017 Comprehensive Plan Update and Development Map.

CURRENT ZONING: N/A

PROPERTY ACREAGE: Within the City of East Point, 11% of the properties are zoned Industrial.

Ward	Industrial Acres	Industrial Sites	I-1 Zoning	I-2 Zoning
A	19.92	9	25%	NONE
B	909.1	346	6.88%	2.35%
C	NONE	NONE	NONE	NONE
D	646.5	27	1.68%	0.38%

EXISTING SQ FT: Light Industrial-53,252,527 sq ft. (1,222.5 acres citywide)

PUBLIC UTILITIES

Awaiting Review/Comments

PUBLIC WORKS

Awaiting Review/Comments

SANITATION:

Awaiting Review/Comments

WATER RESOURCES

Awaiting Review/Comments

TRAFFIC IMPACT ANALYSIS:

Awaiting Review/Comments

INSPECTION REPORT:

Awaiting Review/Comments

CZIM REPORT:

None

FINDINGS OF FACT:

On February 13, 2020, City of East Point Mayor and City Council initiated a moratorium on Industrial properties within the I-1 and I-2 zoning districts. This moratorium allowed the opportunity for staff to research and analyze the impacts that certain industrial uses may impose on adjacent residential communities. On June 13, the date that Council had originally planned to terminate this moratorium, it was decided that, out of the interest and concern for the health, safety, and general welfare for the citizens of East Point, that more time was needed to further research this delicate matter. From this research and analysis, staff concluded that the best way to mitigate these potential hazards was to establish a new zoning district that would effectively act as a transitional downzoning of properties. This downzoning would capture certain land uses through a rezoning process. In this case, a rezoning to MXI (Mixed Use Commercial Industrial), the proposed new zoning district. This process allows Staff to better manage which types of developments come into the city and alleviate any negative impacts that would affect residents.

Historically zoning has been used as a way to deem certain areas “appropriate” for certain uses. Although the original purpose of zoning was to protect the health, safety, and welfare of the public, it has often proved to be exclusionary. In many cities, industrial zoning is surrounded by large residential areas. In fact, most noxious uses within industrial uses have been more concentrated in lower-income or minority communities. This causes negative impacts on the residents who directly serve as a buffer to these industrial zoning districts. Not only does this type of zoning practice have a negative impact on the health of residents, but it is also a practice that does not address equity, health, or welfare of the public.

While the comprehensive plan identifies the economic benefits of these areas, it also identifies there may be “special zoning concerns.” Both subareas call for the permitted uses of warehouses and with appropriate buffers between residential and industrial uses. Staff recognizes the lack of transitional uses between industrial and residential areas, thus creating negative environmental impacts such as noise, health, and safety.

This text amendment aims to prevent industrial development from encroaching or expanding into residential/community areas that are envisioned for environmental protection of open spaces and environmental resources as well as areas envisioned for redevelopment. While also providing innovative, creative solutions to zoning concerns through transitional permitted uses (see at end of report).



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

STAFF RECOMMENDATION: Staff recommends APPROVAL for text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district MX-I (Mixed Use Commercial Industrial)

P & Z RECOMMENDATION: TBD

COUNCIL ACTION: *TBD*



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

2017 Municode Permitted Uses for I-1 (Light Industrial) Zoning
District

2017 Permitted uses via Municode

Sec. 10-2079. - I-1 Light Industrial District.

I-1 District scope and intent. Regulations set forth in this section are the I-1 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The intent of this section, in establishing the I-1 District, is to provide areas within the City for the manufacture, storage, sale and distribution of goods and the conduct of related commercial and industrial activities. The I-1 District is comprised primarily of those existing industrial areas that are located on or have ready access to major thoroughfares and/or rail facilities, and are well adapted to industrial development and are not objectionable by reasons of dust, odor, noise, traffic safety or congestion.

Use regulations. Within the I-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

(a) *Permitted uses.* Structures and land may be used for only the following purposes: Any permitted use, provided that all manufacturing, processing, assembly and/or disassembly operations and all storage operations associated with such uses not specifically identified below shall be housed entirely within an enclosed building or buildings. All outside storage shall be enclosed by an opaque fence meeting the district height regulations.

- (1) Ambulance and emergency radical services.
 - (2) Animal hospitals, kennels (boarding and breeding) and veterinary clinics.
 - a. All structures shall be located and activities conducted at least one hundred (100) feet from any property zoned for residential purposes.
 - b. All animals shall be located within an enclosed building and adequate sound and odor control shall be maintained.
 - (3) Animal grooming shops.
 - a. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes
 - (4) Artisan's workshop.
 - (5) Automobile and truck sales (including retail parts sales and/ or tire store).
 - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
 - b. All activities shall be carried on entirely within an enclosed building.
 - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
 - d. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
 - (6) Automobile, trailer and boat sales/service.
 - a. Minimum one acre lot size.
 - b. All vehicles shall be set back at least ten feet from the street right-of-way line.
 - c. Such use shall be located at least 50 feet from any properties zoned for residential purposes.
 - d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.
 - (7) Automobile and truck repair (including paint, body, brake repair, installation of tires, tune-up shops, oil change services, and emission stations).
 - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
 - b. All activities shall be carried on entirely within an enclosed building.
 - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
 - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
 - e. No engine/body dismantling is allowed.
 - (8) Automobile towing.
 - a. All outside storage must be in rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
 - (9) Bookbinding and related work.
 - (10) Carnival, video, horseshow, shooting or athletic event.
 - (11) Car wash, automatic, hand car wash, and selfservice.
 - a. Establishment shall provide an oil water separator and a sand trap.
 - b. Establishment shall have no more than 4 washing bays.
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- (12) Commercial greenhouses or plant nursery.
 - (13) Cultural facilities. Art galleries, museums, legitimate theaters, libraries, and other uses similar in character to those listed.
 - (14) Drive-in movie theater.
 - a. The theater screen and all buildings shall be set back at least 50 feet from any property line.
 - b. Central loudspeakers are prohibited.
 - c. The theater screen shall not be visible from an interstate or arterial roadway.
 - (15) Dwellings; residence for watchmen or caretaker employed on premises.
 - (16) Education.
 - a. College and university.
 - b. K-12 private or special.
 - c. Technical school.
 - d. Vocational school.
 - (17) Electric supply store.
 - (18) Electric transformer station, gas regulator station and telephone exchange.
 - (19) Farm equipment sales.
 - (20) Fuel and ice dealers, manufacturers and wholesalers.
 - (21) Food processing plants not to include slaughterhouses.
 - (22) Gas station minimart.
 - a. All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines.
 - b. Canopies over fuel islands shall not encroach within fifteen (15) feet of any property line.
 - c. Minor automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.
 - d. No outside storage or engine/body dismantling is allowed.
 - (23) Home appliance repair and related service.
 - (24) Laundry and dry-cleaning pickup stations.
 - (25) Linen and diaper services, garment pressing, alteration and repair.
 - (26) Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.
 - (27) Lumber, hardware and other building material establishments.
 - a. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
 - (28) Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property.
 - ~~(29) Newspaper publishing facilities.~~
 - (30) Office, business.
 - (31) Office, professional.
 - (32) Paint, glass and wallpaper stores.
 - (33) Plumbing and heating equipment dealers.
 - (34) Printing, publishing and reproducing establishments.
 - ~~(35) Radio and television broadcasting stations.~~
 - (36) Railroad car classification yards and train truck yards.
 - (37) Railroad stations for freight.
 - ~~(38) Research and experimental testing laboratories including medical and dental laboratories.~~
 - ~~(39) Restaurants, bars, grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.~~
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
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- b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right of way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
- c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
- (40) Self-storage mini-warehouse facilities.
- (41) Taxi stands and dispatching agencies.
- (42) Truck terminals.
- (43) Veterinary clinic/hospital or kennel.
- (44) Warehousing and storage.
- (45) Wholesale trade and distribution establishments and warehousing facilities, including offices.
- (b) *Accessory uses.*
- (1) Accessory uses and structures incidental to any legal permitted use, provided:
- a. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory. Temporary PODS/temporary storage units are intended for a limited period of time and not for permanent storage.
- b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-1 District:
- (1) 10-2089. Alternative Antenna Support Structure
- (2) 10-2090. Amateur Radio Antenna
- (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).
- (4) 10-2092. Club.
- (5) 10-2094. Driving Range (not associated with a golf course).
- (6) 10-2095. Electrified fences.
- (7) 10-2096. Film production.
- (8) 10-2098. Golf course.
- (9) 10-2099. Outdoor event, small.
- (10) 10-2107. Seasonal business use.
- (11) 10-2109. Swimming pool, private.
- (12) 10-2111. Temporary classroom.
- (13) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-1 District.
- (1) 10-2116. Adult Bookstore
- (2) 10-2119. Amateur Radio Antenna to Exceed the Administrative Permit Height
- (3) 10-2121. Antenna tower, and associated structure (radio, T.V., microwave broadcasting, etc.).
- (4) 10-2124. Cemetery and/or mausoleum (human or pet).
- (5) 10-2128. Composting.
- (6) 10-2134. Outdoor event, large.
- (7) 10-2144. Stadium (offsite) associated with a private school.
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Application No. 2020M-001-01

2017 Municode Permitted Uses for I-2 (Heavy Industrial) Zoning District

Sec. 10-2080. - I-2 Heavy Industrial District.

I-2 District scope and intent. Regulations set forth in this section are the I-2 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The I-2 District is to provide for light and heavy manufacturing, processing, assembly, packaging and warehousing operations, free from incompatible residential and commercial activities not directly serving or compatible with the industrial uses in order to achieve a favorable balance of land uses within the City.

Use regulations. Within the I-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes: Any heavy industrial use provided that all manufacturing, processing, assembly and/or disassembly shall be housed entirely within an enclosed building or buildings. Storage of any accessory materials specifically related to the use shall be housed behind opaque fencing no less than eight feet in height.
- (1) All uses allowed in I-1.
 - (2) Basic wood processing including sawmills, planing mills, veneering and laminating of wood.
 - (3) Battery manufacture.
 - (4) Blast furnace.
 - (5) Boiler works.
 - (6) Cement products manufacture and production of ready-MXI concrete.
 - (7) Cooperage and bottling works.
 - (8) Dry cleaning plants.
 - a. Such use shall be at least 300 feet from any property zoned or used for residential properties.
 - b. All applicable state, federal and local codes must be complied with
 - (9) Enameling, galvanizing and electroplating.
 - (10) Exterminating facilities.
 - (11) Heavy construction contractors.

- (12) Heavy repair services and trade shops.
 - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
 - b. All activities shall be carried on entirely within an enclosed building.
 - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
 - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
- (13) Iron or steel foundry or fabrication plant for heavy castings.
- (14) Manufacturing of:
 - a. Acetylene gas.
 - b. Acid.
 - c. Asphalt.
 - d. Bleaching powder.
 - e. Brick.
 - f. Cement.
 - g. Chlorine gas.
 - h. Coal tar.
 - i. Fertilizers.
 - j. Glue.
 - k. Gypsum board.
 - l. Linoleum.
 - m. Mineral dye.
 - n. Oil.
 - o. Oilcloth.
 - p. Paint.
 - q. Paper.
 - r. Paper pulp.
 - s. Patent leather.
 - t. Petroleum products.
 - u. Pottery.
 - v. Shellac.
 - w. Terra cotta.
 - x. Tile.
 - y. Turpentine.
 - z. Varnish.
 - aa. Yeast.
- (15) Outdoor advertising services. Includes construction, repair, and maintenance of outdoor advertising signs.

- (16) Removal or extraction of dirt, sand and soil.
 - (17) Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
 - (18) Storage of fuels, oils, gases and other combustible materials.
 - (19) Tar distillation.
 - (20) Tire retreading and recapping.
- (b) *Accessory uses.*
- (1) Accessory uses and structures:
 - a. Accessory uses and structures incidental to any permitted use are allowed. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory.
 - b. Temporary storage PODS are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-2 District:
- (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur RADIO Antenna.
 - (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).
 - (4) 10-2092. Club.
 - (5) 10-2094. Driving range (not associated with a golf course).
 - (6) 10-2095. Electrified fences.
 - (7) 10-2096. Film production.
 - (8) 10-2098. Golf course.
 - (9) 10-2107. Seasonal business use.
 - (10) 10-2109. Swimming pool, private.
 - (11) 10-2111. Temporary classroom.
 - (12) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-2 District.
- (1) 10-2116. Adult bookstore.
 - (2) 10-2118. Adult entertainment establishments.
 - (3) 10-2119. Amateur radio antenna to exceed the administrative permit height.
 - (4) 10-2124. Cemetery and/or mausoleum (human or pet).
 - (5) 10-2128. Composting.
 - (6) 10-2131. Landfill, solid waste disposal.

- (7) 10-2132. Lodge, retreat and/or campground.
- (8) 10.2134. Outdoor event, large.
- (9) 10-2137. Recycling center, processing.
- (10) 10-2139. Salvage, storage, and/or junk facility.
- (11) 10-2144. Stadium (offsite) associated with a private school.
- (12) 10-2145. Transfer station, solid waste.
- (e) *Development standards.*
 - a. *Height regulations* - 40 feet
 - b. *Minimum front yard setback* - 40 feet
 - c. *Minimum side yard setback* - 8 feet
 - d. *Minimum rear yard setback* - 30 feet
 - e. *Minimum lot area* - Per conditions specified
 - f. *Minimum width of lot frontage or width at building line* - 30 feet
 - g. *Minimum heated floor area per unit* - Per conditions specified
 - h. *Minimum accessory structure requirements* - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the I-2 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#))

Sec. 10-2073. - C-2 Central Business Commercial District.

C-2 District scope and intent. Regulations set forth in this Section are the C-2 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-2 District is intended to provide those commercial goods and services which serve the entire community.

Use regulations. Within the C-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
- (1) All uses allowed in C-1.
 - (2) Amusement, indoor commercial.
 - (3) Amusement, outdoor commercial
 - (4) Arcade, amusement.
 - ~~(5) Artisan's workshop.~~
 - (6) Automobile/truck rental, lease and sales offices.
 - a. No vehicle/equipment storage in the minimum front yard.a
 - (7) Car wash, automatic, hand car wash, and self-service.
 - a. Establishment shall provide an oil water separator and a sand trap.
 - b. Establishment shall have no more than four washing bays.
 - (8) Automobile dealership, including repair and maintenance.
 - a. All repair and maintenance activities shall be carried on entirely within an enclosed building.
 - (9) Boat and trailers, sales and clinics and services.
 - ~~(10) Commercial parking lots and parking garages.~~
 - (11) Country inn.
 - a. Lot area shall be a minimum of 5 acres.
 - b. A minimum of 6 guest rooms and a maximum of 30 rooms are permitted.
 - c. The Country Inn shall be owner occupied.
 - d. Permitted curb cut access shall be from a local road or higher road classification.

- e. The establishment may provide meal services to guests.
 - f. Parking shall not be permitted within the minimum front yard setback.
 - g. The minimum landscape strip and buffer requirements for the MXI District as specified in Chapter 6 shall be required.
 - h. Parking requirements shall be the same as hotel/motel as specified in Article E.
- (12) Dog day care facility.
 - (13) Hotel/motel.
 - (14) ~~Movie theater.~~
 - (15) ~~Museums.~~
 - (16) ~~Nightclub.~~
 - (17) Office, business.
 - (18) Office, professional.
 - (19) Pawn Shop/Title Pawn and same or similar uses.
 - a. Prohibited.
 - (20) Pet shops and pet supply stores.
 - (21) Private ambulance and emergency medical services.
 - (22) Radio and television broadcasting stations, and telephone exchanges.
 - (23) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
 - b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right of way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
 - (24) Retail sales of spirituous liquors.
 - (25) Retail sales, bulk merchandise.
 - (26) Retail establishments, including catering establishments, delicatessens and bakeries.
 - (27) Sporting goods stores and bicycle sales.
 - ~~(28) Tasting room.~~
- (b) *Accessory uses.*
 - (1) Accessory uses and structures:
 - a. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.

- c. Revival tents are allowed via an Administrative Permit accessory to an existing church, temple or place of worship.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-2 District:
 - (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur radio antenna.
 - (3) 10-2092. Club.
 - (4) 10-2093. Community garden, landscaping business, plant nursery, or garden center with indoor retail component.
 - (5) 10-2094. Driving Range (not associated with a golf course).
 - (6) 10-2096. Film production.
 - (7) 10-2097. Food trucks.
 - (8) 10-2098. Golf course.
 - (9) 10-2099. Outdoor event, small.
 - (10) 10-2102. Recreational courts, public.
 - (11) 10-2104. Revival tent.
 - (12) 10-2105. Roadside produce stands.
 - (13) 10-2106. Roadside vending.
 - (14) 10-2107. Seasonal business use.
 - (15) 10-2110. Swimming pool, public.
 - (16) 10-2112. Temporary structures.
 - (17) 10-2114. Veterinary clinic/hospital or kennel.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-2 District:
 - (1) 10-2117. Adult day center.
 - (2) 10-2119. Amateur radio antenna to exceed the administrative permit height.
 - (3) 10-2120. Amphitheaters.
 - (4) 10-2134. Outdoor event, large.
 - (5) 10-2136. Recreational fields.
 - (6) 10-2141. Self-storage/mini.
 - (7) 10-2143. Skywalks.
 - (8) 10-2146. Veterinary clinic/hospital or kennel outside.
 - (E) *Development standards.*
 - a. *Height regulations* - No building shall exceed forty (40) feet in height.
 - b. *Minimum front yard* - 20 feet
 - c. *Minimum side yard*
 - 5 feet adjacent to interior lot lines

- 15 feet adjacent to street
- d. *Minimum rear yard* - 20 feet
- e. *Minimum lot area* - 7,500 square feet
- f. *Minimum width of lot frontage or width at building line* - 30 feet
- g. *Minimum heated floor area per unit* - 650 square feet
- h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the C-2 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#))

Sec. 10-2072. - C-1 Neighborhood Commercial District.

C-1 District scope and intent. Regulations set forth in this section are the C-1 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-1 District is intended to provide those convenient shopping goods and services required by the neighboring residences. Land areas zoned C-1 are further intended to provide a transition between medium and moderate density dwelling areas and higher density residential areas or nonresidential areas.

Use regulations. Within the C-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
- (1) Art galleries.
 - (2) Barber shops and beauty shops.
 - ~~(3) Brewpubs (in accordance with Chapter 1, Alcoholic Beverages, Section 11-1000).~~
 - (4) Banks and other financial institutions, including loan and finance companies.
 - (5) Car wash, including hand car wash.
 - a. Establishment shall provide an oil water separator and a sand trap.
 - b. Establishment shall have no more than two washing bays.
 - (6) Childcare learning center.
 - a. Facility shall locate no closer than 1,000 feet to another childcare learning center.
 - b. Provides care for 19 or more children under the age of 18.
 - c. Hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.
 - d. Copies of all applicable state and federal permits shall be provided to the Department of Planning and Community Development prior to the issuance of a certificate of occupancy and business license.
 - e. Provide minimum landscape strips, buffers, and improvement setbacks as specified for MXI when adjacent to residential.
 - f. Provide a minimum six-foot high decorative wrought iron or aluminum fence interior to required landscape strips and/or buffers around the periphery of the yard used for the play area.
 - g. Play areas shall be located within the rear or side yards.
 - h. No parking allowed in the front yard.
 - i. Driveway design shall permit vehicles to exit the property in a forward direction.
 - (7) Church, temple, or place of worship.
 - a. Where existing; no new church, temple or places of worship allowed.
 - (8) Convenience stores.

- (9) Funeral home.
- (10) Gas station minimart.
 - a. Vehicle repair is prohibited.
 - b. May not locate closer than 2,640 feet or one-half mile to the nearest location providing gas.
- (11) Group daycare home.
 - a. Facility shall locate no closer than 500 feet to another group daycare.
 - b. Provides care for seven to 18 children under the age of 18.
 - c. Hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.
 - d. Copies of all applicable state and federal permits shall be provided to the Department of Planning and Community Development prior to the issuance of a certificate of occupancy and business license.
 - e. Provide minimum landscape strips, buffers, and improvement setbacks as specified for MXI when adjacent to residential.
 - f. Provide a minimum six-foot high decorative wrought iron aluminum fence interior to any required landscape strips and/or buffers around the periphery of the yard used for the play area.
 - g. Play areas shall be located within the rear or side yards.
 - h. No parking allowed in the front yard.
 - i. Driveway design shall permit vehicles to exit the property in a forward direction.
- (12) Food stores.
- ~~(13) Laundry and dry cleaning collection stations limited to no more than 2,500 square feet.~~
- (14) Libraries.
- (15) Office, business.
 - a. Automobile/truck rental, lease, and equipment sales office is prohibited.
- (16) Office, professional.
- (17) Pawn shop/title pawn and same or similar uses.
 - a. Prohibited.
- ~~(18) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.~~
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
 - b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right-of-way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.

- (19) Retail establishments, including catering establishments, delicatessens and bakeries.
 - (20) Retail sales, general merchandise.
 - (21) Retail sales, household.
 - (22) Retail sales, specialty.
 - (23) Studios, art, dance, photographer.
 - (24) Theatrical community center.
- (b) *Accessory uses.*
- (1) Accessory uses and structures:
 - a. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
 - e. Revival tents are allowed via an Administrative Permit accessory to an existing church, temple or place of worship.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-1 District:
- (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur radio antenna.
 - (3) 10-2092. Club.
 - (4) 10-2093. Community garden, landscaping business, plant nursery, or garden center with indoor retail component.
 - (5) 10-2094. Driving range (not associated with a golf course).
 - (6) 10-2096. Film production.
 - (7) 10-2097. Food trucks.
 - (8) 10-2094. Golf course.
 - (9) 10-2099. Outdoor event, small.
 - (10) 10-2102. Recreational courts, public.
 - (11) 10-2104. Revival tent.
 - (12) 10-2105. Roadside produce stands.
 - (13) 10-2106. Roadside vending.
 - (14) 10-2107. Seasonal business use.
 - (15) 10-2110. Swimming pool, public.
 - (16) 10-2112. Temporary structures.
 - (17) 10-2113. Utility substations (telephone, electric, or gas, etc.).
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-1 District:
- (1) 10-2119. Amateur radio antenna to exceed the administrative permit height.

- (2) 10-2120. Amphitheaters.
 - (3) 10-2121. Antenna tower and associated structure (radio, T.V., microwave, broadcasting, etc.).
 - (4) 10-2126. Commercial amusement, outdoor.
 - (5) 10-2134. Outdoor event, large.
 - (6) 10-2136. Recreational fields.
 - (7) 10-2142. Self-storage/multi.
 - (8) 10-2143. Skywalks.
- (e) *Development standards.*
- a. *Height regulations* - No building shall exceed 40 feet in height.
 - b. *Minimum front yard* - 20 feet
 - c. *Minimum side yard*
 - 5 feet adjacent to interior lot lines
 - 15 feet adjacent to street
 - d. *Minimum rear yard* - 20 feet
 - e. *Minimum lot area* - 7,500 square feet
 - f. *Minimum width of lot frontage or width at building line* - 30 feet
 - g. *Minimum heated floor area per unit* - 650 square feet
 - h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the C-1 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#); Ord. No. [088-018](#), § 4, 4-16-18)

Sec. 10-2074. - C-L Commercial Limited District.

C-L District scope and intent. Regulations set forth in this section are the C-L District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-L District is intended to provide an area for the establishment of high quality commercial and professional service enterprises free of conflicting and distracting uses.

Use Regulations. Within the C-L District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
 - (1) Amusement, indoor commercial.
 - (2) Amusement, outdoor commercial.
 - ~~(3) Art galleries.~~
 - (4) Banks and other financial institutions, including loan and finance companies.
 - (5) Brewpubs (Chapter 1, Alcoholic Beverages 11-1000).
 - (6) Country inn.
 - a. Lot area shall be a minimum of five acres..
 - b. A minimum of 6 guest rooms and a maximum of 30 rooms are permitted. (See Section 10-2123, Bed and breakfast, for less than six guest rooms).
 - c. The country inn shall be owner occupied.
 - d. Permitted curb cut access shall be from a local road or higher road classification.
 - e. The establishment may provide meal services to guests.
 - f. Parking shall not be permitted within the minimum front yard setback.
 - g. The minimum landscape strip and buffer requirements for the MXI District as specified in Chapter 6 shall be required.
 - h. Parking requirements shall be the same as hotel/motel as specified in Article E.
 - (7) Food stores.
 - (8) Hotel/motel.
 - (9) Hotel, apartment.
 - (10) Libraries.
 - (11) Movie theater.
 - (12) Museums.
 - (13) Nightclub.
 - (14) Office, business.
 - a. Automobile/truck rental, lease, and equipment sales office is prohibited.
 - (15) Office, professional.

- (16) Pawn shop/title pawn and same or similar uses.
 - a. Prohibited.
- (17) Retail sales establishment, general merchandise.
- (18) Retail sales, specialty.
- (19) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
 - b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right of way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
- (20) Tasting room.
- (21) Theatrical community center.
- (b) *Accessory Uses.*
 - (1) Accessory uses and structures:
 - a. Accessory uses and structures incidental to any permitted use is allowed including but not limited to pools, or patio dining.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-L District:
 - (1) 10-2092. Club.
 - (2) 10-2094. Driving range (not associated with a golf course).
 - (3) 10-2096. Film production.
 - (4) 10-2097. Food trucks.
 - (5) 10-2098. Golf course.
 - (6) 10-2099. Outdoor event, small.
 - (7) 10-2105. Roadside produce stands.
 - (8) 10-2106. Roadside vending.
 - (9) 10-2107. Seasonal business use.
 - (10) 10-2112. Temporary structures.
 - (11) 10-2113. Utility substations (telephone, electric, or gas, etc.).
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-L District:

- (1) 10-2119. Amateur radio antenna to exceed the Administrative Permit Height.
 - (2) 10-2123. Bed and breakfast.
 - (3) 10-2134. Outdoor event, large.
 - (4) 10-2136. Recreational fields.
- (e) *Design standards.* To provide a guide to development proposals in the design and implementation of pedestrian circulation, streetscapes, landscape and site lighting.
- (1) *Streetscape:* Street types, relationship of building to street; street furniture zone; tree planting; sidewalk requirements.
 - a. Sidewalks shall be located along all public streets and shall be a minimum of 15 feet in width which shall include a clear zone with a minimum width of ten feet and a street furniture zone located adjacent to the curb as described below.
 - b. A street furniture zone shall be located adjacent to the curb and shall be minimum width of five feet. In addition to the planting of trees as required in this section, this zone is also intended for the placement of street furniture including utility poles, waste receptacles, fire hydrants, bus shelters, bicycle racks and similar elements as approved by the city.
 - c. Front yards shall be permitted between the sidewalk and the building facade and shall be a maximum width of ten feet.
 - d. Accessory outdoor dining is permitted on or adjacent to the sidewalk only when all other sidewalk requirements are met, and may be separated from the sidewalk only with movable planters or fencing which shall have a maximum height of 36 inches.
 - e. A clear zone shall be unobstructed by any permanent or nonpermanent element for a minimum width often ten feet and a minimum height of eight feet.
 - f. Awnings and canopies shall encroach a maximum of five feet over the public sidewalk.
 - g. Balconies, bay windows, and overhangs shall encroach a maximum of five feet over the sidewalk.
 - h. Trees shall be planted a maximum of 35 feet on center within the street furniture zone and shall have either a minimum planting area of 16 square feet which shall be planted with evergreen ground cover such as mondo liriopie or ivy or a decorative metal grate as approved by the City of East Point. All plantings, planting replacement and planting removal shall be approved by the Department of Planning and Community Development.
 - i. Street trees and other plants taller than 12 inches in height shall not be planted within the sight triangle and shall be arranged and maintained at intersections to provide reasonable visibility for warranted traffic control devices.
 - j. Where property within the district abuts a residential district without an intervening street, the sidewalk areas within 20 feet of the R district shall taper when necessary to provide a smooth transition to the exiting R district sidewalk.

- k. A building may have zero lot lines; except if a building is not constructed to the lot line it shall be set back a minimum distance of five feet from the lot line, and except as required for a transitional yard.

(2) *Design elements and street furniture:*

- a. Sidewalks: 15'-0" sidewalk (10'-0" clear zone with 5'-0" street furniture zone).
- b. Tree: Legacy Sugar Maple 35'-0" on center.
- c. Street furnishings: Wood bench and cast iron frame.
 - Type: C-97 by Victor Stanley, Inc. or equal
 - Litter receptacle: Ironsites style, 3-35, 24-gallon, black by Victor Stanley, Inc. or equal
- d. Pedestrian street lamp: Aluminum post, ALN 414 by Architectural Area Lighting or equal. To be installed 35'-0" on center minimum 12'-0" high.
- e. Landscape buffer: Evergreen shrubs to provide visual screens.
- f. Pedestrian connections: Clear and direct sidewalk connections to be provided from all public rights-of-way onto which any development property has a building.
- g. Fence: Maximum 5'-0" ornamentally detailed, black metal fence. Where fences are required in lieu of landscaped buffer. Chain link fence not permitted.
- h. Siting building: Building footprints and orientations will be determined to compliment and promote pedestrian circulation.
- i. Cross walk paver/street furniture zone: Must be constructed with brick paver or stamped concrete to be approved by the city.

(3) *Standards of development:*

- a. In the CL district, buildings shall have a minimum height of 20 feet and shall appear at a minimum as a two-story building along each facade visible from any public right-of-way. This does not apply to existing one-story building renovations or infill projects between two existing one-story buildings.
- b. Materials and colors used both, in new building construction, additions, and renovations should be of the highest quality and be compatible with surrounding architecture. Cementitious Stucco may be used as an accent only and may not be used on ground level. The principal material shall be either stone or brick and may include accents or details in precast concrete, or stucco.
- c. A street address number shall be located above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six inches in height.
- d. All street fronting, ground level development shall provide clear, unpainted or otherwise treated fenestration for a minimum of 85 percent of the length of the frontage, beginning at a point not more than three feet above the public sidewalk, for a height no less than ten feet above the sidewalk.
- e. All front facades of the principal building shall face and be parallel to the street.

- f. The placement of mechanical equipment, utility meters, transformers, and storage tanks, window air-conditioners, and satellite dishes shall be located and/or screened so as to minimize their visual impact.
- g. The primary pedestrian entrance to all uses with street frontage shall face and be visible from the street, shall be directly accessible from the public sidewalk adjacent to such street and shall open directly onto the adjacent public sidewalk, or an outdoor dining area or plaza adjacent to the public sidewalk.
- h. Provisions for separate vehicular and pedestrian traffic on individual sites is required. This includes parking areas. At a minimum, striping that identifies pedestrian paths is required.
- i. Dumpsters and loading areas shall be screened so as not to be visible from any public plaza, outdoor dining area, public right-of-way or residential area.
- j. Parking deck facades shall conceal automobiles from visibility and shall have the appearance of a horizontal storied building.
- k. Above ground parking structures shall provide continuous street fronting retail or other uses, except at ingress and egress points into the structure.
- l. A common or joint driveway may be required by the director of public works, when adjacent lots have direct vehicular access to a street. A pedestrian walkway a minimum of four feet in width shall be provided, connecting the public sidewalk to the surface parking area. See Tree Protection and Landscaping Ordinance.
- m. Curb cut widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the director of public works.
- n. One curb cut is permitted for each development with the exception of properties with more than one front yard, which may have two curb cuts.
- o. No chain link fencing shall be visible from any public plaza, outdoor dining area or public right-of-way.
- p. All outdoor vending machines, telephones, and newsstands shall be located in designated areas as approved by the city.
- q. Underground utilities shall be used in all new construction in the Commercial Limited (C-L) District and are subject to approval by the public utilities and public works departments.

(f) *Development standards.*

- a. *Height regulations* - No building shall exceed 40 feet in height.
- b. *Minimum front yard setback* - 10 feet
- c. *Minimum side yard setback* - none
- d. *Minimum rear yard setback* - 25 feet
- e. *Minimum lot area* - none
- f. *Minimum width of lot frontage or width at building line* - 30 feet
- g. *Minimum heated floor area per unit* - none

- h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the C-L District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#))

Sec. 10-2078. - B-P Business Park District.

B-P District scope and intent. Regulations set forth in this Section are the B-P District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The B-P District is to encourage the development of a quality multi-use business community where office, research, assembly, warehouse and distribution needs can be met at a single location. Such uses shall be designed for ease of access to truck loading areas. It is intended that such uses exist in a "park-like" setting.

Use regulations. Within the B-P District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
 - ~~(1) Assembly and production of electronic equipment.~~
 - (2) Banks and other financial institutions including loan and finance companies.
 - (3) Distribution and/or assembly provided such activity is limited to assembly of completed parts or components into finished or semi-finished products, and involves no hazardous materials and no excessive noise, odor, vibration or other negative impact.
 - (4) Education.
 - a. College and university.
 - b. K-12 private or special.
 - c. Technical school.
 - d. Vocational school.
 - (5) Health clubs and physical fitness center.
 - (6) Hospitals and clinics: Medical, dental, chiropractic and similar facilities for humans.
 - (7) Laboratories and research facilities.
 - ~~(8) Office, business.~~
 - ~~(9) Office, professional.~~
 - (10) Printing and publishing operations.
 - (11) Training facilities related to other permitted uses.
 - (12) Warehousing, provided such is auxiliary to other permitted uses or such use is related to distribution activities.
- (b) *Accessory uses.*
 - (1) Accessory uses and structures:
 - a. Accessory uses and structures incidental to any permitted use are allowed.

- b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the B-P District:
 - (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur radio antenna.
 - (3) 10-2091. Antenna, tower, and associated structures (radio, t.v., microwave broadcasting, etc.).
 - (4) 10-2094. Driving range (not associated with a golf course).
 - (5) 10-2096. Film production.
 - (6) 10-2097. Food trucks.
 - (7) 10-2098. Golf course.
 - (8) 10-2099. Outdoor event, small.
 - (9) 10-2101. Recreational court, private.
 - (10) 10-2109. Swimming pool, private.
 - (11) 10-2111. Temporary classroom.
 - (12) 10-2112. Temporary structures.
- (d) *Uses Permitted Through Use Permit Only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the B-P District
 - (1) 10-2119. Amateur radio antenna to exceed the Administrative Permit height.
 - (2) 10-2126. Commercial amusement, outdoor.
 - (3) 10-2134. Outdoor event, large.
 - (4) 10-2136. Recreational fields.
 - (5) 10-2144. Stadium (offsite) associated with a private school.
- (e) *Design Standards.* In order to establish and maintain the B-P Business Park District as a quality business area which will preserve the investments of all land owners and developers, as well as the tax base of the City of East Point, all construction and development within the B-P district must comply with the following site development and improvement standards:
 - a. *Setbacks for front, rear and side yards:*
 - 1. Structures fronting or adjoining a public street shall be located at least 45 feet from the front property;
 - 2. Structures, except fences shall be at least eight feet from the side line of any tract;
 - 3. Structures shall be at least thirty (30) feet from the rear line of any tract;

4. Only driveways, parking spaces, permitted signs, and landscaped areas shall be allowed between a structure and the front property line;
5. All paved areas must have concrete curbs.

b. *Buildings:*

1. Exterior wall materials shall be one or more of the following:
 - i. Hard burned clay brick;
 - ii. Stone with either a weathered face or a polished, fluted or broken face. No quarry faced stone shall be used except in the retaining walls;
 - iii. Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "Customize Architectural Concrete Masonry Units" or shall be broken-faced brick-type units with marble aggregate. There shall be no exposed concrete block on the exterior of any building, however, rear walls which do not front any street or building may be painted concrete block. Any concrete masonry units that have a gray cement color shall be coated with a coating approved by the building inspector;
 - iv. Concrete may be poured in-place, tilt-up or precast. Poured in-place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finishes shall be coated. Coating shall be an approved cementitious type.
2. Roof-mounted equipment. Roof-mounted equipment shall be located and/or screened to minimize visibility from streets or surrounding buildings.
 - i. Parking and maneuvering. Parking shall not be permitted on streets. Parking spaces and loading docks shall be so located as to make maneuvering in the streets unnecessary. Ample parking spaces shall be provided as required in Article E to accommodate the parking for the subject development. All parking areas and driveways shall be paved with concrete, asphalt, their equivalent or better.
 - ii. Outside storage. No outside storage of any type will be permitted without specific approval of the Planning and Zoning Commission. When such approval is given, the outside storage area shall be enclosed with an approved screen so that storage is not from neighboring property or streets and in no event may storage exceed the height of the screen. In no event shall outside storage be permitted in front of any building.
 - iii. The entire area of any lot containing a building site, including the area between the lot line and street curb line, shall be landscaped except for areas covered by buildings and paved areas. A minimum strip of landscaping ten feet wide shall be installed and maintained along any portion of the lot bordering a public street right-of-way except for entrance driveways onto the lot. The landscaping plan submitted to the planning and zoning commission for approval shall identify such features as the planting of trees, shrubs and grass and the installation of screens as appropriate. The landscaping, as approved by the Planning and Zoning Commission, shall be installed prior to the issuance of a certificate of occupancy. The maintenance of the landscaping shall be the responsibility of the owner and shall include the operation and maintenance of an irrigation system.
 - iv. Exterior lighting. All exterior lighting shall be designed, erected, altered and maintained in accordance with plans and specifications approved by the Planning and Zoning Commission.
 - v. Loading areas. No materials, supplies, merchandise or equipment shall be

stored in any area on a lot except inside of a closed building, or behind an approved visual barrier screening such areas so that they are not unsightly from surrounding properties or public streets. Loading doors and docks shall not be constructed facing any public street or highway without the express prior approval of the Planning and Zoning Commission.

- (f) *Development standards.*
 - a. *Height regulations* - 40 feet
 - b. *Minimum front yard setback* - 45 feet
 - c. *Minimum side yard setback* - 8 feet
 - d. *Minimum rear yard setback* - 30 feet
 - e. *Minimum lot area* - Per conditions specified
 - f. *Minimum width of lot frontage or width at building line* - 75 feet
 - g. *Minimum heated floor area per unit* - Per conditions specified
 - h. *Minimum accessory structure requirements* - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the B-P District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#))

Sec. 10-2075. - C-R Commercial Redevelopment.

C-R District scope and intent. Regulations set forth in this Section are the C-R District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-R District is intended to facilitate and encourage innovative, functional, aesthetically pleasing and creative design and development of the most compatible and desirable Mixed-use pattern of retail, commercial service, institutional and residential land uses which are primarily pedestrian and public transit oriented.

Use regulations. Within the C-R District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes:
 - (1) Art galleries.
 - ~~(2) Artisan's workshop, including but not limited to:~~
 - ~~a. Tailoring.~~
 - ~~b. Custom dressmaking.~~
 - ~~c. Millinery.~~
 - ~~d. Jewelry making.~~
 - e. Carpentry.
 - (3) Banks and other financial institutions including loan and finance companies.
 - (4) Barber shops and beauty shops.
 - (5) Brewpubs (Chapter 1, Alcoholic Beverages, Section 11-1000).
 - (6) Childcare learning center (allowed as an accessory use in association with an office, professional use. Facility shall locate no closer than 1,000 feet to another childcare learning center).
 - a. Provides care for 19 or more children under the age of 18.
 - b. Hours of operation shall be limited to Monday through Friday 6:00 a.m. to 7:00 p.m.
 - c. Copies of all applicable state and federal permits shall be provided to the Department of Planning and Community Development prior to the issuance of a certificate of occupancy and business license.
 - d. Provide minimum landscape strips, buffers, and improvement setbacks as specified for MXI when adjacent to residential.
 - e. Provide a minimum six-foot high decorative wrought iron or aluminum fence interior to required landscape strips and/or buffers around the periphery of the yard used for the play area.
 - f. Play areas shall be located within the rear or side yards.
 - g. No parking allowed in the front yard.
 - h. Driveway design shall permit vehicles to exit the property in a forward direction.
 - (7) Church, temple or place of worship.
 - a. Where existing; no new church, temple, or places of worship allowed.

- (8) Country inn.
 - a. Lot area shall be a minimum of five acres.
 - b. A minimum of six guest rooms and a maximum of 30 rooms are permitted.
 - c. The country inn shall be owner occupied.
 - d. Permitted curb cut access shall be from a local road or higher road classification.
 - e. The establishment may provide meal services to guests.
 - f. Parking shall not be permitted within the minimum front yard setback.
 - g. The minimum landscape strip and buffer requirements for the MXI District as specified in Chapter 6 shall be required.
 - h. Parking requirements shall be the same as hotel/motel as specified in Article E.
- (9) Dog day care facility.
- (10) Food stores.
- (11) Funeral home.
- (12) Hotel/motel.
- (13) Hotel/apartment.
- (14) Laundry and dry-cleaning collection stations limited to no more than 2,500 square feet.
- (15) Libraries.
- (16) Movie theater.
- (17) Museums.
- (18) Nightclub.
- (19) Office, business.
 - a. Automobile/truck rental, lease, and equipment sales office is prohibited.
- (20) Office, professional.
- (21) Pawn shop/title pawn and same or similar uses.
 - a. Prohibited.
- (22) Pet shops and pet supply stores.
- (23) Photographers' studios.
- (24) Restaurants, bars, grills, taverns, cafes, cafeterias, delis, coffee shops, and similar eating and/or drinking places are permitted.
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
- (25) Retail establishments, including catering establishments, delicatessens and bakeries.
- (26) Retail sales, general merchandise.
- (27) Retail sales, household.

- (28) Retail sales, specialty.
- (29) Studios, art, dance, photographer.
- (30) Tasting room.
- ~~(31) Theatrical community center.~~

Dwellings:

- a. Multifamily permitted only on second story and above..
- b. Amenity package requirements: Multi-family, town home and condominium projects shall include an amenity package of two or more amenities. Amenities shall be defined as "a feature that increases the attractiveness or value of a project." These amenities shall include but not be limited to:
 - 1. Pool and cabana;
 - 2. Majority (51 percent) masonry materials in combination to include brick, stone or hard coat stucco;
 - 3. Enhanced landscaping;
 - 4. Clubhouse with meeting rooms and/or fitness gym;
 - 5. Significant recreational opportunities - waterpark, lighted tennis courts, basketball courts, playground, tot lots, baseball field, soccer/football field, walking and jogging track;
 - 6. Benches, architectural lighting, bike racks, and gazebos;
 - 7. Ponds/enhanced detention facilities;
 - 8. Mixture of uses within the development;
 - 9. Trails;
 - 10. Mini amphitheater; and
 - 11. Structured parking.
- c. Projects are eligible for density bonuses based on the following:

Three or more amenities	Density Bonus = 5%
Five or more amenities	Density Bonus = 15%
Seven or more amenities	Density Bonus = 20%
Nine or more amenities	Density Bonus = 30%

Development on undeveloped land: Multi-family, town home, and condominium projects shall be required to place in a conservation easement which will be dedicated to the HOA and/or property maintenance firm, prior to the issuance of a land disturbance permit a minimum of twenty-five (25) percent of the project area reserved as open and/or green space when developing on undeveloped property. New projects on undeveloped property must include seven (7) of the required amenities.

- d. Townhouses in accordance with the requirements for the R-T residential district.
- (b) *Accessory uses.*
- (1) Accessory uses and structures:

- a. Accessory uses and structures are allowed incidental to any permitted use.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
 - d. Revival tents are allowed via an Administrative Permit accessory to an existing church, temple, or place of worship.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-R District:
- (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur radio antenna.
 - (3) 10-2092. Club.
 - (4) 10-2094. Driving range (not associated with a golf course).
 - (5) 10-2096. Film production.
 - (6) 10-2097. Food trucks.
 - (7) 10-2098. Golf course.
 - (8) 10-2099. Outdoor event, small.
 - (9) 10-2101. Recreational court, private.
 - (10) 10-2104. Revival tent.
 - (11) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-R District:
- (1) 10-2119. Amateur radio antenna to exceed the administrative permit height.
 - (2) 10-2123. Bed and breakfast.
 - (3) 10-2134. Outdoor event, large.
- (e) *Development standards.*
- a. *Height regulations* - No specific height restriction
 - b. *Minimum front yard setback* - No specific restriction
 - c. *Minimum side yard setback* - No specific restriction
 - d. *Minimum rear yard setback* - No specific restriction
 - e. *Minimum lot area* - No specific area restriction
 - f. *Minimum width of lot frontage or width at building line* - 30 feet
 - g. *Minimum heated floor area per unit* - No specific restriction
 - h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.
 - i. *Drive-thru businesses (applies to all businesses):*

- i. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage stacking of cars for a minimum of ten vehicles, as measured from the forward most drive-thru window to the entrance to queuing space.
 - ii. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.
 - iii. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
 - iv. Double drive-thru lanes are prohibited.
 - v. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - vi. A five-foot wide landscaped planter shall be installed between the drive-thru lane and parking lot maneuvering area.
- j. *Structured parking.* All parking structures, or any story thereof, located in whole or in part above finished grade and used as accessory parking for another use shall meet the following standards:
- i. Parapet walls: On all level where parking is provided adjacent to an exterior wall, all facades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
 - ii. Public facades: When a parking structure façade is adjacent to or facing a public park or public right-of-way, such facades shall comply with the following:
 - A. Any such facades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - B. Screening elements shall be designed in a structurally sound manner and have a gap no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

Other regulations. The headings below contain provisions applicable to the C-R District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#) ; Ord. No. [088-018](#), § 5, 4-16-18)

Sec. 10-2076. - MIX Mixed Use District.

MIX District scope and intent. Regulations in this section are the MIX District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The MIX District is intended to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment compatible with surrounding uses. The MIX District is particularly encouraged in areas designated by the Comprehensive Plan Land Use Map as suitable for commercial (including retail, service commercial and office) uses and in living-working corridors. Mixed-use developments are defined as projects containing three or more of the following uses: residential, commercial, office, institutional, industrial, and conservation.

Use regulations. The MIX District mandates a residential component of single family dwellings, duplexes, triplexes, quadruplexes, townhouses, multifamily dwellings or any combination thereof along with at least two of the following: commercial, office or institutional uses. Within the MXI District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

(a) *Permitted uses.* Structures and land may be used for the following purposes:

- (1) All uses allowed in C-1, C-2, C-L and C-R.
- (2) Community center buildings.
- (3) Church, temple or place of worship.
- (4) Dwellings.
 - a. Single-family detached dwelling.
 - b. Single-family townhouse dwelling; attached in structures containing no more than ten dwelling units.
 - c. Two-family dwelling.
 - d. Multi-family dwelling.
 - e. Triplexes.
 - f. Quadraplexes.
- (5) ~~Education.~~
 - ~~a. College and university.~~
 - b. K-12 private or special.

- c. Technical school.
- d. Vocational school.
- (6) Family day care home.
 - a. Home occupation license required.
- (7) Funeral home.
- (8) Hospitals.
- ~~(9) Parking garages/decks.~~
- (b) *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. No more than 25 percent of the total floor area of a building may be devoted to storage. Temporary storage pods are intended for a limited period of time and not for permanent storage.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the MXI District:
 - (1) 10-2089. Alternative antenna support structure.
 - (2) 10-2090. Amateur antenna.
 - (3) 10.2094. Driving range (not associated with a golf course).
 - (4) 10-2096. Film production.
 - (5) 10-2098. Golf course.
 - (6) 10-2099. Outdoor event, small.
 - (7) 10-2101. Recreational court, private.
 - (8) 10-2102. Recreational courts, public.
 - (9) 10-2103. Relocated residential structure.
 - (10) 10-2104. Revival tent.
 - (11) 10-2107. Seasonal business use (with a commercial component).
 - (12) 10-2110. Swimming pool, public.
 - (13) 10-2111. Temporary classroom.
 - (14) 10-2113. Utility substations (telephone, electric, or gas, etc.)
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the MXI District:
 - (1) 10-2117. Adult DAY Center.
 - (2) 10-2119. Amateur radio antenna to exceed the administrative permit height.
 - (3) 10-2121. Antenna tower, and associated structure (radio, T.V., microwave broadcasting, etc.).
 - (4) 10-2122. Assisted living facility.
 - (5) 10-2124. Cemetery and/or mausoleum (human or pet).
 - (6) 10-2127. Community living arrangement.
 - (7) 10-2134. Outdoor event, large.

- (8) 10-2135. Personal care home.
- (9) 10-2143. Skywalks.
- (10) 10-2144. Stadium (offsite) associated with a private school.
- (e) *Development standards.*
 - a. *Height regulations* - As specified in conditions
 - b. *Minimum development front yard* - As specified in conditions
 - c. *Minimum development side yards* - As specified in conditions
 - d. *Minimum development rear yard* - As specified in conditions
 - e. *Minimum development frontage* - 35 feet
 - f. *Minimum internal setbacks, separations, landscaping and buffering between uses* - As specified in conditions
 - g. *Minimum lot area per dwelling unit for single family or duplex* - As specified in conditions
 - h. *Minimum lot frontage for single family or duplex* - 20 feet adjoining a street
 - i. *Minimum lot width for single family or duplex* - None, unless specified in conditions
 - j. *Minimum interior setbacks for single family or duplex*
 - 1. *Minimum front yard* - As specified in conditions
 - 2. *Minimum side yard* - As specified in conditions
 - 3. *Minimum rear yard* - As specified in conditions
 - k. *Minimum building separations* - All building separations shall be as specified by the International Code Council.
 - l. *Minimum heated floor area per dwelling unit* - As specified in conditions
 - m. *Conservation subdivision* - The development standards of a conservation subdivision shall be in accordance with Chapter 4 of the East Point Subdivision Regulations.
 - n. *Minimum accessory structure requirements* - Single family, duplex and townhouse accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Multifamily accessory structures shall not be located in the minimum front yard.
 - o. *Minimum common outdoor area* - 20 percent of the total site area shall be common outdoor area and shall be maintained by the property owner(s).
 - p. *Pedestrian connectivity.* All components are required to be interconnected with pedestrian paths constructed of either colored/textured materials or conventional sidewalk materials and clearly identified.
 - q. *Parking* - Subject to the approval of the Director of Planning and Community Development, off-street parking as required by Article E may be reduced and shared parking among uses may be permitted.
 - r. A. *Amenity package requirements:* Multi-family, town home and condominium projects shall include an amenity package of two or more amenities. Amenities shall be defined as "a feature that

increases the attractiveness or value of a project." These amenities shall include but not be limited to:

1. Pool and cabana;
2. Majority (51 percent) masonry materials in combination to include brick, stone or stucco;
3. Enhanced landscaping;
4. Clubhouse with meeting rooms and/or fitness gym;
5. Significant recreational opportunities - waterpark, lighted tennis courts, basketball courts, playground, tot lots, baseball field, soccer/football field, walking and jogging track;
6. Benches, architectural lighting, bike racks, and gazebos;
7. Ponds/enhanced detention facilities;
8. Mixture of Uses within the development;
9. Trails;
10. Mini amphitheater; and
11. Structured parking.

B. Projects are eligible for density bonuses based on the following:

Three or more amenities	Density Bonus = 5%
Five or more amenities	Density Bonus = 15%
Seven or more amenities	Density Bonus = 20%
Nine or more amenities	Density Bonus = 30%

Development on undeveloped land: Multi-family, town home, and condominium projects shall be required to place in a conservation easement which will be dedicated to the HOA and/or property maintenance firm, prior to the issuance of a land disturbance permit a minimum of 25 percent of the project area reserved as open and/or green space when developing on undeveloped property. New projects on undeveloped property must include seven (7) of the required amenities.

s. *Drive-thru businesses (applies to all businesses)*

1. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage stacking of cars for a minimum of ten vehicles, as measured from the forward most drive-thru window to the entrance to queuing space.
2. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.
3. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
4. Double drive-thru lanes are prohibited.
5. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping,

arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.

6. A five-foot wide landscaped planter shall be installed between the drive-thru lane and parking lot maneuvering area.
- t. *Structured parking* - All parking structures, or any story thereof, located in whole or in part above finished grade and used as accessory parking for another use shall meet the following standards:
 - A. *Parapet walls*: On all level where parking is provided adjacent to an exterior wall, all facades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
 - B. *Public facades*: When a parking structure façade is adjacent to or facing a public park or public right-of-way, such facades shall comply with the following:
 - i. Any such facades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - ii. Screening elements shall be designed in a structurally sound manner and have a gap no more than 18 inches from the frame of the screening element to the wall opening. Mesh or decorative panels, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

Other regulations. The headings below contain some additional, but not necessarily all, provisions applicable to the MXI District:

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

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([Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#); Ord. No. [088-018](#), § 6, 4-16-18)

Proposed MXI (Mixed-use Commercial Industrial) Permitted Uses

- (1) All permitted uses within C-1, C-2, C-R, and MIX districts
- (2) Art galleries
- (3) Artisans workshops
- (4) Animal Care facilities, veterinary offices, grooming facilities
- (5) Assembly/production of electronic equipment
- (6) Banks
- (7) Brewpubs (in accordance with Chapter 1, Alcoholic Beverages, Section 11-1000).
- (8) Commercial parking lots/garages
- (9) Community center buildings
- (10) Education
 - a. College/University
- (11) Laundry and dry cleaning collection stations limited to no more than 2,500 square feet.
- (12) Movie theater
- (13) Museums
- (14) Gyms/ Exercise facilities
- (15) Collaborative workspaces
- (16) Community Kitchens
- (17) Residential uses: A building or premises shall be used for the following non-industrial residential uses and structures:
 - a. Single-family or two-family dwellings.
 - b. Multifamily dwellings.
- (18) Rooftop gardens
- (19) Newspaper publishing facilities
- (20) Nightclub
- (21) Office, business
- (22) Office, professional
- (23) Radio and television broadcasting stations
- (24) Research and experimental testing labs
- (25) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
- (26) Tasting room
- (27) Training facilities
- (28) Retail
- (29) Cigar/smoke shops

Sec. XX-XX. - Design requirements

The following design requirements are to be incorporated into the project:

1. Parking in rear of structure or street parking
2. Underground parking decks
3. Shared parking with contiguous businesses;
4. Pervious/permeable material for parking areas and roadways under 25 mph;
5. Use of bio-retention islands and other storm water practices with parking lot landscaped and setback areas;
6. Use of pervious/permeable materials for walking paths;
7. Use of pervious materials for driveways;
8. Use of green roofs;
9. Use of rain gardens, rain barrels and other residential rain collection practices;
10. Discharge of roof drainage into pervious areas;
11. Preservation of natural vegetation and shade within the lot.
12. Downcast lighting
13. Refuse screening
14. Natural vegetative transitional buffer
15. Combination of masonry materials: brick, stone
16. Landscaping/screening must include noninvasive plant species

17. Parking reduction in density requirements;

Transparency Requirements:

<i>Ground story, nonresidential</i>	<i>50% min</i>
<i>Upper story</i>	<i>20% min</i>
<i>Blank wall length</i>	<i>30' max</i>
<i>Entrance facing primary street</i>	<i>Required</i>