

1 CITY OF LOGANVILLE

2 ORDINANCE NO.

3 AN ORDINANCE TO AMEND DIVISION 2, ARTICLE IV OF CHAPTER 119 OF THE
4 CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA,
5 ENTITLED PLANNED URBAN VILLAGE DISTRICT; TO PROVIDE AN
6 EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7 THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

8 **Section 1.** That Article IV be amended by deleting Section 119-221 in its entirety and replacing it with
9 the following:

10 Sec. 119-221. PUV planned urban village district.

11 (a) Scope and purpose.

12 (1) The provisions of this section apply to the PUV planned urban village district.

13 (2) The planned urban village (PUV) district is intended to encourage and accommodate high-
14 quality, pedestrian oriented, unified design and combinations of retail, cultural, public and
15 residential uses and facilities in accordance with an approved master plan. The district allows
16 for flexibility and encourages creative, efficient and aesthetically desirable design and
17 placement of buildings, open spaces, circulation patterns and parking facilities in order to best
18 utilize special site features of topography, size or shape.

19 (3) The PUV district is intended to:

- 20 a. Promote more efficient and economic uses of land while respecting historic context and
21 landscape features.
- 22 b. Encourage land uses that reduce transportation need and that conserve energy and natural
23 resources to the maximum extent possible.
- 24 c. Encourage a pedestrian-friendly environment with emphasis on street level commercial
25 and/or cultural activities.
- 26 d. Encourage, cultural, retail and residential uses in a mixed-use, urban setting with uses in
27 close proximity to maximize opportunities for pedestrian traffic, thereby reducing the
28 need for automobile dependency and demand for parking.
- 29 e. Preserve, to the greatest extent possible, and incorporate in harmonious fashion, mature
30 trees and unique topographic and hydrologic features of the site.
- 31 f. Create an atmosphere with wide sidewalks and associated public spaces and amenities,
32 providing access to a variety of commercial, civic, residential, recreational and pedestrian
33 uses and activities.

34 (b) Applicability; eligibility. Properties proposed for designation as a PUV shall contain a minimum of
35 twenty (20) acres but in no case shall be larger than 250 acres. The proposed site must have a
36 minimum of 100 feet of frontage on and access to at least one arterial or major collector road as
37 classified by the City of Loganville.

38 (c) Unified control/ownership. All land included for the purpose of development within a planned urban
39 village district shall be owned by or under the complete control of the applicant for such zoning

40 designation, whether the applicant is an individual, corporation, or other entity, group or agency.
41 Unified control shall be maintained throughout the development and construction of all phases of the
42 project. For purposes of this paragraph, the meaning of Complete Control shall include land use
43 regulations, operational limitations, architectural design standards, mandatory reviews of plans, such
44 as architectural elevations, site plans, or landscape designs, and/or other regulations or operational
45 controls established in a Declaration of Covenants, Property Owners Association, or other similar
46 instrument.

47 (d) Detailed master plan required.

48 (1) Development in this district requires approval by the mayor and city council of a detailed
49 master plan that shall become a condition of zoning approval. All development shall be in
50 substantial conformance to the approved master plan. Substantial deviations from or
51 modifications to the approved master plan, as determined by the director of planning and
52 development, shall require mayor and city council approval.

53 a. Infrastructure is the area included within the surrounding development or a portion thereof,
54 excluding the area occupied by the Buildable lot area, "infrastructure" (e.g., Streets, Right
55 of Ways, Detention Ponds, and other similar uses) shall not count toward the calculation of
56 buildable lot area (i.e. units per acre or FAR -floor area ratio if used)

57
58 (2) Building Permit Concurrency:

59 a. Building permits in the PUV zoning classification will be issued in 25% increments of the
60 total amount of proposed development of each of the three (3) types of structures allowed
61 in this classification (i.e., 25% of the total proposed commercial development; 25% of the
62 total proposed single-family dwellings; and 25% of the total proposed townhomes). No
63 additional building permits shall be issued until the previously permitted 25% of each type
64 of structure has been fully completed and a certificate of occupancy has been issued for all
65 of the structures subject to the previous permit. At that time, the developer may apply for
66 a permit to build the next 25% of the total amount of proposed development of each of the
67 three (3) types of structures. Once the certificates of occupancy have been issued for that
68 second 25%, the developer may apply to develop the next 25% of the total amount of
69 proposed development of each of the three (3) types of structures. This procedure shall
70 apply for each 25% of the total proposed development until 100% of the development has
71 been permitted. No building permit will be issued pursuant to this subsection unless and
72 until certificates of occupancy have been issued for any and all structures that were
73 previously permitted.

74 (3) The detailed master plan shall contain, at a minimum, the following:

75 a. Location of:

- 76 1. Buildings and their principal uses;
- 77 2. Public streets and private roadways;
- 78 3. Parking areas;
- 79 4. Open spaces, plazas, squares, courtyards, and other landscaped;
- 80 5. Pedestrian and/or bicycle pathways;
- 81 6. Stormwater facilities.

82 b. Design guidelines that address:

- 83 1. Overall architectural character illustrated through typical building elevations;

- 84 2. Public plazas, open spaces and buffer areas;
- 85 3. Relationship to adjacent properties;
- 86 4. Pedestrian pathways and sidewalks;
- 87 5. Construction materials and color themes;
- 88 6. Coordinated signage and graphics;
- 89 7. Streetscapes, including street trees and furniture such as benches and light
90 standards;
- 91 8. Parking area landscaping.
- 92 9. Total buildable lot area in acres.
- 93 (e) Permitted uses. Planned urban village developments shall contain at least three principal uses,
94 including at least two residential type. The principal uses permitted in the district are:
- 95 1. Retail sales and services, including open-air markets;
- 96 2. Eating and drinking establishments;
- 97 3. Banking services;
- 98 4. Residential flats or lofts above the ground floor in a retail building;
- 99 5. Townhouses;
- 100 6. Spas/Salons;
- 101 7. Indoor recreation and entertainment;
- 102 8. Craft shops, visual and performing artist studios and galleries, with accessory light
103 manufacturing
- 104 9. Religious facilities;
- 105 10. Theaters and performing arts uses;
- 106 11. Open space and public uses;
- 107 12. Single-family detached dwellings, but not including manufactured/mobile homes;
- 108 13. Accessory uses customary to any permitted use.
- 109 14. Parking structures
- 110 (f) Prohibited uses. The following uses are specifically prohibited in the district:
- 111 1. Automotive, boat, recreational vehicle, or equipment sales or rental;
- 112 2. Automotive, boat, recreational vehicle repair shops;
- 113 3. Personal services, dry cleaners, Contractor’s offices, etc. excluding 119-221(e);
- 114 4. Clubs, lodges or fraternal institutions;
- 115 5. Hotel and bed and breakfast inns;
- 116 6. Drive-through service windows;
- 117 7. Telecommunication towers;
- 118 8. Indoor or outdoor storage or warehousing;

- 119 9. Garden supply centers and greenhouses;
 120 10. Group or congregate personal care homes;
 121 11. Kennels;
 122 12. Veterinary offices;
 123 13. Medical and dental offices;
 124 14. Machine, welding or small engine repair shops;
 125 15. Recovered materials processing or composting;
 126 16. Residential or community shelter.
 127 17. Dance/Gymnastic studios
 128 18. Health clubs/Fitness centers
 129 19. Gas Stations
 130 20. Tattoo Parlors
 131 21. Vape Shops
 132 22. Title Loan/Pawn
 133 (g) Site design standards.
 134 (1) Proposed Land Use Mix:
 135 a. Single-family detached: 45%
 136 b. Townhomes: 15%
 137 c. Commercial: 20%
 138 d. Open Space: 20%
 139
 140 (2) Nonresidential uses: commercial uses shall constitute no more than 20% of the total project
 141 and for every 100 residential units, developer must provide 10,000 square feet of
 142 commercial space
 143 (3) Single-family Detached Specs:
 144 a. Single Family Detached shall constitute no more than 45% of the total project
 145 b. 3.1 units per acre maximum
 146 c. 9,000 square foot lots minimum
 147 (4) Townhouses: Townhome Specs: shall constitute no more than 15% of the total project
 148 a. Maximum 6 units per acre
 149 b. Maximum 8 units per building
 150 c. Guest parking shall be provided in off-street lots or dedicated on-street parallel spaces.
 151 Otherwise, no parking on the street.
 152
 153 (5) Height of buildings (not including cupolas, towers or other roofline projections).
 154 a. Maximum height, townhouses: Two stories or 35 feet.
 155 b. Maximum height, single-family detached dwellings: Two stories or 35 feet.
 156 c. Maximum height, nonresidential or mixed use: Two stories or 35 feet.

157 d. Where adjacent to property zoned for single-family use, buildings shall be set back
158 from the property line 1.5 feet for each foot in height.

159 (6) Minimum/maximum floor areas and building lengths.

160 a. Residential.

161 1. Multifamily “lofts” may be provided on one (1) floor above commercial at a rate of 2:1
162 square feet. That is, if a single commercial building space totals 50,000 square feet, a
163 maximum of 25,000 square feet of loft units could be provided on a single floor for that
164 building.

165 a. Minimum loft unit square footages:

- 166 i. 1-bedroom: 800 square feet
- 167 ii. 2-bedroom: 1,000 square feet
- 168 iii. 3-bedroom: 1,200 square feet

169 2. Townhouses: Minimum 1,200 square feet. There shall be no more than eight units
170 attached in an individual building.

171 3. Single-family detached dwellings: Minimum 1,600 square feet.

172 b. Nonresidential.

173 1. Maximum building footprint: 25,000 square feet. No individual nonresidential or
174 mixed-use building shall exceed 300 feet along its greatest length.

175 2. A minimum of 10,000 square foot of commercial/office space must be built per 100
176 residential units or portion thereof.

177 (7) Building placement and massing.

178 a. Building location, design and orientation shall substantially conform to the approved
179 master plan. Large parking lots in front of buildings along the street frontage are
180 prohibited. Buildings fronting streets, principal drives or travel ways shall have no more
181 than one row of parking in front of them.

182 b. Site layout shall reinforce the street edge and create pedestrian-scaled open. The overall
183 design for vehicular circulation shall be a modified grid pattern with the use of alleys
184 where appropriate.

185 c. Buildings shall be placed perpendicular and parallel to streets, drives and travel ways.

186 d. Building fronts and entries shall be articulated and oriented toward streets, drives or
187 travel ways and arranged to create courtyards, plazas and other human-scale spaces.
188 Where possible, buildings shall be arranged to provide views and access to open spaces.

189 e. Where public streets are included within the development, nonresidential buildings shall
190 be located no more than 15 feet from the right-of-way.

191 (8) Streetscape amenities.

192 a. Within the project boundaries, public streets, drives and travel ways shall have provided
193 street landscaping and furnishings such as lamps, bicycle racks, seating and other
194 furniture, litter containers, etc.

195 b. Landscaping shall include trees of a shade-producing variety in a number equal to at least
196 one tree per 35 feet of length of public streets, drives and travel ways. Trees may be
197 clustered to create a more natural appearance.

198 (9) Open space and landscaping.

- 199 a. A minimum of 20 percent of the total project area shall consist of open space and
200 landscaping. Land area dedicated to the city, or other applicable governmental entity for
201 use as a public park, open space, or other public purpose may count 50% towards
202 requirement open space.
- 203 b. Permanent water impoundments excluding on-site detention, wetlands and other
204 environmentally sensitive areas may account for no more than 50 percent of the required
205 open space.
- 206 c. The required open space shall include at least one centrally located primary common
207 space consisting of at least 20,000 square feet. Land area dedicated to the city, or other
208 applicable governmental entity for use as a public park, open space, and other public
209 purpose may count 50% towards requirement open space whether or not it is centrally-
210 located.
- 211 d. Where adjacent to single-family zoned property along the project exterior, a 30-foot
212 buffer shall be provided. Otherwise, a landscape strip of at least ten feet in width is
213 required.
- 214 e. Buffers shall be natural and undisturbed except for supplemental planting where sparsely
215 vegetated.
- 216 f. Natural tree cover shall be preserved to the greatest extent possible.
- 217 g. Landscape strips shall include trees of a shade-producing variety in a number equal to at
218 least one tree per 35 feet of length along exterior boundaries. Trees may be clustered to
219 create a more natural appearance.

220 (10) Parking and loading.

- 221 a. Parking shall be calculated for the development as a whole using on the ratios established
222 in section 119-380. On-site parking shall be provided at a minimum of 80 percent of the
223 calculated total for nonresidential uses and 100 percent of the total for residential uses.
- 224 b. Parking located in front of buildings facing public streets, principal drives or travel ways
225 may be either parallel or front-in.
- 226 c. Required parking for residential uses must be located within 150 feet of the use served.
- 227 d. Surface parking adjacent to public streets, principal drives or travel ways shall be
228 screened by any combination of grade change, earthen berm, decorative fence/wall and
229 vegetation to a height of 42 inches above the grade of the parking.
- 230 e. Landscaped islands are required at the end of each parking aisle.
- 231 f. A maximum of 12 parking spaces are permitted in a row before relieved by a landscaped
232 island.
- 233 g. Landscaped islands shall extend the full length of the parking stall. Landscaped strips
234 between aisles shall be a minimum of six feet in width.
- 235 h. Every landscaped island shall have at least one tree of a shade-producing variety. The
236 total number of trees within an individual lot shall be equal to at least one tree per ten
237 spaces.
- 238 i. Off-street loading and service areas shall not face and must be screened from public
239 streets, principal drives, travel ways and public spaces by walls at least six feet in height
240 or evergreen plan materials capable of reaching a height of six feet within 18 months of
241 installation.

- 242 (h) Architectural guidelines.
- 243 (1) Exterior building materials.
- 244 a. A minimum of 90 percent of the exterior (excluding windows) of all buildings shall
245 consist of two or more of the following materials:
- 246 1. Brick, natural stone or tile;
 - 247 2. Genuine stucco, if placed at least ten feet above grade level;
 - 248 3. Cultured or cast stone;
 - 249 4. Architecturally finished block;
 - 250 5. Fiber cement board;
 - 251 6. LEED-certified materials.
 - 252 7. A brick or stone water table shall be provided on all four sides of all buildings which
253 shall be at least as high as the bottom of the lowest first floor window.
- 254 b. Accent materials shall not include aluminum or vinyl siding, unfinished concrete block,
255 reflective glass (unless to comply with LEED) or galvanized steel.
- 256 c. A minimum of two different materials shall be used on each building.
- 257 d. Individual buildings shall present a consistent appearance on all elevations.
- 258 (2) Roof design and materials.
- 259 a. Roofs may be pitched or flat.
- 260 b. Pitched roofs of nonresidential or mixed-use buildings shall have a minimum pitch of
261 4:12 and pitched roofs of residential buildings shall have a minimum pitch of 6:12; except
262 that roofs covering porches are exempt from this requirement. Roofs with pitches
263 between 4:12 and 6:12 shall have a projecting eave of not less than two feet measured
264 horizontally from the vertical wall. Mansard roofs shall have a pitch of not less than 1:1.
- 265 c. Flat roofs require parapet screening conforming to the vertical articulation requirements
266 for the facade and cornice detailing.
- 267 d. Materials for pitched roofs shall be of:
- 268 1. Twenty-five-year dimensional asphalt or industry-approved synthetic shingle;
 - 269 2. Standing seam metal;
 - 270 3. Clay or concrete tile;
 - 271 4. Slate;
 - 272 5. LEED-certified materials.
- 273 e. Rooftop equipment shall be screened from view at ground level on adjacent public
274 streets, drives, travel ways or public spaces.
- 275 (3) Design features for nonresidential and mixed-use buildings.
- 276 a. All buildings shall incorporate a minimum of four of the following features. Buildings
277 with a length of 200 feet or greater shall incorporate at minimum of six design features:
- 278 1. Canopies, archways, covered walkways or porticos;
 - 279 2. Awnings;

- 280 3. Arcades;
- 281 4. Courtyards;
- 282 5. Cupolas;
- 283 6. Balconies;
- 284 7. Tower elements;
- 285 8. Recesses, projections, columns, pilasters projecting from the plane, offsets, or
- 286 projecting ribs used to define architectural or structural bays;
- 287 9. Varied roof heights;
- 288 10. Articulated cornice line;
- 289 11. Display windows, faux windows or decorative glass windows;
- 290 12. Architectural details such as tile work, molding or accent materials integrated into
- 291 the building facade;
- 292 13. Integrated planters or wing walls that incorporate landscaping, seating areas or
- 293 outdoor patios;
- 294 14. Other similar features approved as part of the detailed master plan.
- 295 b. All ground floor entrances shall be covered or inset.
- 296 c. Buildings over 100 feet in length shall incorporate elements such as arcades, porticos,
- 297 porches, alcoves or awnings for a minimum of 50 percent of the length of the building
- 298 frontage along a street or travel way.
- 299 d. Facades adjacent to or facing a street, travel way or public space shall include changes in
- 300 relief through offsets, varied roof heights, columns, fenestration and materials, with at
- 301 least one per distance equal to three times the building height.
- 302 e. At least 40 percent but not more than 75 percent of each facade adjacent to and facing a
- 303 street, travel way or public space shall contain windows or doorways. For mixed-use
- 304 buildings, floors that contain only residential uses may have a minimum of 25 percent of
- 305 the facade facing streets, travel ways and public spaces in windows and doorways.
- 306 f. Ground floor retail, service and restaurant uses shall have large pane display windows
- 307 above a lower wall section between 24 and 36 inches in height.
- 308 g. Each residential unit in a mixed-use building shall have a balcony or bay.
- 309 (4) Design features for townhouses and single-family detached dwellings.
- 310 a. Buildings that consist of townhouse units shall utilize a minimum of four of the following
- 311 design features:
- 312 1. Dormers;
- 313 2. Cupolas;
- 314 3. Gables;
- 315 4. Recessed entries;
- 316 5. Balconies;
- 317 6. Covered front porches of at least seven feet in depth and ten feet in length;

- 318 7. Courtyards;
- 319 8. Box windows;
- 320 9. Exterior chimneys;
- 321 10. Varied roof heights;
- 322 11. Porticos;
- 323 12. Shutters;
- 324 13. Articulated cornice lines;
- 325 14. Other similar features approved as part of the detailed master plan.
- 326 b. All sides of a building will display a similar level of quality and architectural detailing.
- 327 The majority of a building's architectural features shall not be limited to a single facade.
- 328 c. Within each row or cluster, each unit shall be differentiated by two or more of the
- 329 following methods:
- 330 1. Use of distinct color variation between individual units;
- 331 2. Use of distinct variations in materials between individual units;
- 332 3. Use of distinct variations in architectural style or features, such as a porch or similar
- 333 feature, between individual units;
- 334 4. Use of distinct variations in roof form; or
- 335 5. A variation in the plane of the front facade to provide a minimum three-foot
- 336 variation between individual units.
- 337 d. Garages:
- 338 1. Side-loading garages shall provide windows or other architectural details that mimic
- 339 the features of the living portion of the unit on the side of the garage in line with the
- 340 front facade. Side-loading garage doors shall not exceed ten feet in width.
- 341 2. Garage openings shall not occupy more than 45 percent of a unit's side facade.
- 342 3. At least twenty-five (25) feet of driveway shall be provided between garage
- 343 openings and sidewalks.

345 **Section 2.** Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this
 346 Ordinance unconstitutional, such determination shall not affect the remaining provisions of
 347 this Ordinance, which provisions shall remain in full force and effect.

348 **Section 3.** All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such
 349 conflict, hereby repealed.

350 **Section 4.** This ordinance shall be effective on the date of its adoption.

351
 352 This ____ day of _____, 2022.

353 ATTEST: CITY OF LOGANVILLE:
 354 _____
 355 City Manager Danny Roberts Mayor Skip Baliles