

Resolution No _____

A RESOLUTION OF THE CITY OF LOGANVILLE, GEORGIA, TO ENCOURAGE APPROPRIATE BUILDING FORM AND SITE DESIGN WITHIN MAIN STREET OVERLAY DISTRICT IN THE CITY OF LOGANVILLE, GEORGIA

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace, and general welfare of the City; and,

WHEREAS, the City has in its Zoning Ordinance identified a Main Street Overlay District in Section 119-250 of the Zoning Ordinance; and,

WHEREAS, this Main Street Overlay District is intended to encourage and accommodate high-quality, pedestrian oriented, unified design and combinations of retail, office, institutional, cultural, public and residential uses and facilities in accordance with an approved master plan. Further, the district allows for flexibility and encourages creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape and to build upon downtown Loganville's strength, enhance its small town character, create a vibrant live, work, shop and play environment, and make a vibrant Main Street featuring restored and new buildings filled with unique shops, restaurants, offices and upper-story lofts that complements the historic core of the City; and,

WHEREAS, Jeff Speck, a renowned urban planner and author of Walkable City, has developed 7 rules of a successful downtown that provide guidance on how to properly build and design downtown areas and their properties; and,

WHEREAS, those 7 rules can be ‘customized’ to address any given municipalities’ needs; and,

WHEREAS, the City can use these 7 rules as guidance for the future redevelopment and revitalization of the City’s downtown core;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Loganville do hereby adopt the following resolution:

All proposed projects that are located in the Main Street Overlay District should be reviewed by City staff in light of the following urban design criteria:

1. *Surface Parking Kills Vitality:* No surface parking lots should be placed between the building’s edge and the sidewalk. Only slanted or parallel spaces alongside roadways should be permitted for on-street parking.
2. *Dead walls create dead sidewalks:* Surface lots should be screened by habitable edges such as buildings, with a minimum 20 foot depth of greenery with shade producing trees, or parks/living/breathing outdoor space.
3. *Sidewalks need buildings near them:* All buildings should place their facades within 12 feet of the sidewalk edge. If retail or mixed use buildings, any setbacks should be paved to match the sidewalk. If residential then setbacks should be a maximum of 20 feet with 12 feet being sidewalk from curb

leaving up to 8 ft for greenery, stoops, patios, and other construction, with the exception that no walls or fences shall exceed 3 feet in height. Exceptions may be granted for public or semi-public plazas, or courtyards. Exceptions may also be granted if mature trees are present making longer set backs more workable to keep the tree in downtown.

4. *Curb cuts endanger people walking:* Curb cuts are highly discouraged for any buildings off main collectors including Main Street. Where curb cuts are allowed for rear entry loading of residential and for screened parking areas off collector streets, curb cuts should be no more than 2 lanes in number.
5. *Front doors are essential:* Buildings with sidewalk facades and rear (or side) parking should place a primary entrance on the frontage off the sidewalk.
6. *Residences against sidewalks need height:* Single residences including cottages, and row/town homes should have a ground floor elevation of at least 2 feet if alongside a sidewalk in the downtown. Ground-floor residential units are encouraged to have front porches, stoops, or patio.
7. *Urban Buildings need friendly faces:* Facades fronting sidewalks should be no less than 18 feet tall and have regularly spaced door and window openings on every story, with at least one opening in every 10 linear feet of wall, with a rare exception granted for architectural features. The wall to window ratio should not exceed 75 percent. It is encouraged to blend into the urban fabric as best as possible, with the exception being only to create exceptional architecture.

SO RESOLVED this 10th day of October, 2024.

CITY OF LOGANVILLE, GEORGIA

Approved: _____

Skip Baliles, Mayor

Attest: _____

Danny Roberts, City Manager