

CITY OF LOGANVILLE  
ORDINANCE NO.

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

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

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

Sec. 119-221 PUV Planned Urban Village District.

(a) Scope and purpose.

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

(2) The planned urban village (PUV) district is intended to encourage and accommodate high-quality, pedestrian oriented, unified design and combinations of retail, cultural, public and residential uses and facilities in accordance with an approved master plan. 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.

(3) The PUV district is intended to:

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

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

(c) Unified control/ownership. All land included for the purpose of development within a planned urban village district shall be owned by or under the complete control of the applicant for such zoning designation, whether the applicant is an individual, corporation, or other entity, group or agency. Unified control shall be maintained throughout the development and construction of all phases of the project. For purposes of this paragraph, the meaning of Complete Control shall include land use regulations, operational limitations, architectural design standards, mandatory reviews of plans, such as architectural elevations, site plans, or landscape designs, and/or other regulations or operational

controls established in a Declaration of Covenants, Property Owners Association, or other similar instrument.

(d) Detailed master plan required.

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

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

(2) Building Permit Concurrency:

a. A minimum of 25% of all three (3) types of building construction (commercial, townhomes, and single-family dwellings) must be permitted at one time and under continuous concurrent construction. Permits will only be issued in a minimum of 25% increments of all 3 building construction types (commercial, townhomes and single family dwellings) of development at a time, and no building or occupancy permit shall be issued for any structure or use until such time as the 25% has been completed, and any such structure or use shall be in full accord with the requirements and limitations set forth in this ordinance. Without the exception of mayor and council approval.

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

a. Location of:

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

b. Design guidelines that address:

1. Overall architectural character illustrated through typical building elevations;
2. Public plazas, open spaces and buffer areas;
3. Relationship to adjacent properties;
4. Pedestrian pathways and sidewalks;
5. Construction materials and color themes;
6. Coordinated signage and graphics;
7. Streetscapes, including street trees and furniture such as benches and light standards;
8. Parking area landscaping.
9. Total buildable lot area in acres.

(e) Permitted uses. Planned urban village developments shall contain at least three principal uses, including at least two residential type. The principal uses permitted in the district are:

1. Retail sales and services, including open-air markets;
2. Eating and drinking establishments;
3. Banks, financial and professional services;
4. Residential flats or lofts above the ground floor in a retail building;
5. Townhouses;
6. Spas/Salons;
7. Indoor recreation and entertainment;
8. Craft shops, visual and performing artist studios and galleries, with accessory light manufacturing;
9. Religious facilities;
10. Theaters and performing arts uses;
11. Civic, cultural, open space and public uses;
12. Single-family detached dwellings, but not including manufactured/mobile homes;
13. Accessory uses customary to any permitted use.
14. Parking structures

(f) Prohibited uses. The following uses are specifically prohibited in the district:

1. Automotive, boat, recreational vehicle, or equipment sales or rental;
2. Automotive, boat, recreational vehicle repair shops;
3. Personal services, dry cleaners, Contractor's offices, etc. excluding 119-221(e);
4. Clubs, lodges or fraternal institutions;
5. Hotel and bed and breakfast inns;
6. Drive-through service windows;
7. Telecommunication towers;
8. Indoor or outdoor storage or warehousing;
9. Garden supply centers and greenhouses;
10. Group or congregate personal care homes;
11. Kennels;
12. Veterinary offices;
13. Medical and dental offices;
14. Machine, welding or small engine repair shops;
15. Recovered materials processing or composting;
16. Residential or community shelter.
17. Dance/Gymnastic studios

- 121 18. Health clubs/Fitness centers
- 122 19. Gas Stations – Planning Commission
- 123 20. Tattoo Parlors– Planning Commission
- 124 21. Vape Shops– Planning Commission
- 125 22. Title Loan/Pawn - Planning Commission
- 126 (g) Site design standards.
- 127 (1) Proposed Land Use Mix:
- 128 a. Single-family detached: 45%
- 129 b. Townhomes: 15%
- 130 c. Commercial: 20%
- 131 d. Open Space: 20%
- 132 (2) Nonresidential uses: commercial uses should constitute no more than 20% of the total project
- 133 and for every 100 residential units, developer must provide 10,000 square feet of
- 134 commercial space
- 135 (3) Single-family Detached Specs:
- 136 a. Single Family Detached will constitute no more than 45% of the total project
- 137 b. 3.1 units per acre maximum
- 138 c. 9,000 square foot lots minimum
- 139 (4) Townhouses: Townhome Specs: will constitute no more than 15% of the total project
- 140 a. Maximum 6 units per acre
- 141 b. Maximum 8 units per building
- 142 c. Guest parking shall be provided in off-street lots or dedicated on-street parallel spaces.
- 143 Otherwise, no parking on the street.
- 144 (5) Height of buildings (not including cupolas, towers or other roofline projections).
- 145 a. Minimum height, nonresidential or mixed use: Two stories or 25 feet, except that
- 146 freestanding restaurants may be one story.
- 147 b. Maximum height, townhouses: Three stories or 35 feet.
- 148 c. Maximum height, single-family detached dwellings: Two stories or 35 feet.
- 149 d. Maximum height, nonresidential or mixed use: Five stories or 65 feet.
- 150 e. Where adjacent to property zoned for single-family use, buildings shall be set back
- 151 from the property line 1.5 feet for each foot in height.
- 152 (6) Minimum/maximum floor areas and building lengths.
- 153 a. Residential.
- 154 1. Multifamily “lofts” may be provided on one (1) floor above commercial at a rate of 2:1
- 155 square feet. That is, if a single commercial building space totals 50,000 square feet, a
- 156 maximum of 25,000 square feet of loft units could be provided on a single floor for that
- 157 building.
- 158 a. Minimum loft unit square footages:
- 159 i. 1-bedroom: 800 square feet
- 160 ii. 2-bedroom: 1,000 square feet
- 161 iii. 3-bedroom: 1,200 square feet

- 162                   2.   Townhouses: Minimum 1,200 square feet. There shall be no more than eight units  
163                   attached in an individual building.
- 164                   3.   Single-family detached dwellings: Minimum 1,600 square feet.
- 165           b.   Nonresidential.
- 166                   1.   Maximum building footprint: 25,000 square feet. No individual nonresidential or  
167                   mixed-use building shall exceed 300 feet along its greatest length.
- 168                   2. A minimum of 10,000 square foot of commercial/office space must be built per 100  
169                   residential units or portion thereof.
- 170   (7) Building placement and massing.
- 171           a.   Building location, design and orientation shall substantially conform to the approved  
172           master plan. Large parking lots in front of buildings along the street frontage are  
173           prohibited. Buildings fronting streets, principal drives or travel ways shall have no more  
174           than one row of parking in front of them.
- 175           b.   Site layout shall reinforce the street edge and create pedestrian-scaled open spaces. The  
176           overall design for vehicular circulation shall be a modified grid pattern with the use of  
177           alleys where appropriate.
- 178           c.   Buildings shall be placed perpendicular and parallel to streets, drives and travel ways.
- 179           d.   Building fronts and entries shall be articulated and oriented toward streets, drives or  
180           travel ways and arranged to created courtyards, plazas and other human-scale spaces.  
181           Where possible, buildings shall be arranged to provide views and access to open spaces.
- 182           e.   Where public streets are included within the development, nonresidential buildings shall  
183           be located no more than 15 feet from the right-of-way.
- 184   (8) Streetscape amenities.
- 185           a.   Within the project boundaries, public streets, drives and travel ways shall have provided  
186           street landscaping and furnishings such as lamps, bicycle racks, seating and other  
187           furniture, litter containers, etc.
- 188           b.   Landscaping shall include trees of a shade-producing variety in a number equal to at least  
189           one tree per 35 feet of length of public streets, drives and travel ways. Trees may be  
190           clustered to create a more natural appearance.
- 191   (9) Open space and landscaping.
- 192           a.   A minimum of 20 percent of the total project area shall consist of open space and  
193           landscaping. Land area dedicated to the city, or other applicable governmental entity for  
194           use as a public park, open space, or other public purpose may count 50% towards  
195           requirement open space.
- 196           b.   Permanent water impoundments excluding on-site detention, wetlands and other  
197           environmentally sensitive areas may account for no more than 50 percent of the required  
198           open space.
- 199           c.   The required open space shall include at least one centrally located primary common  
200           space consisting of at least 20,000 square feet. Land area dedicated to the city, or other  
201           applicable governmental entity for use as a public park, open space, and other public  
202           purpose may count 50% towards requirement open space whether or not it is centrally-  
203           located.

- d. Where adjacent to single-family zoned property along the project exterior, a 30-foot buffer shall be provided. Otherwise, a landscape strip of at least ten feet in width is required.
- e. Buffers shall be natural and undisturbed except for supplemental planting where sparsely vegetated.
- f. Natural tree cover shall be preserved to the greatest extent possible.
- g. Landscape strips shall include trees of a shade-producing variety in a number equal to at least one tree per 35 feet of length along exterior boundaries. Trees may be clustered to create a more natural appearance.

(10) Parking and loading.

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

(h) Architectural guidelines.

(1) Exterior building materials.

- a. A minimum of 90 percent of the exterior (excluding windows) of all buildings shall consist of two or more of the following materials:
  - 1. Brick, natural stone or tile;
  - 2. Genuine stucco, if placed at least ten feet above grade level;
  - 3. Cultured or cast stone;
  - 4. Architecturally finished block;
  - 5. Fiber cement board;

- 244 6. LEED-certified materials.
- 245 7. A brick or stone water table shall be provided on all four sides of all buildings which
- 246 shall be at least as high as the bottom of the lowest first floor window.
- 247 b. Accent materials shall not include aluminum or vinyl siding, unfinished concrete block,
- 248 reflective glass (unless to comply with LEED) or galvanized steel.
- 249 c. A minimum of two different materials shall be used on each building.
- 250 d. Individual buildings shall present a consistent appearance on all elevations.
- 251 (2) Roof design and materials.
- 252 a. Roofs may be pitched or flat.
- 253 b. Pitched roofs of nonresidential or mixed-use buildings shall have a minimum pitch of
- 254 4:12 and pitched roofs of residential buildings shall have a minimum pitch of 6:12; except
- 255 that roofs covering porches are exempt from this requirement. Roofs with pitches
- 256 between 4:12 and 6:12 shall have a projecting eave of not less than two feet measured
- 257 horizontally from the vertical wall. Mansard roofs shall have a pitch of not less than 1:1.
- 258 c. Flat roofs require parapet screening conforming to the vertical articulation requirements
- 259 for the facade and cornice detailing.
- 260 d. Materials for pitched roofs shall be of:
- 261 1. Twenty-five-year dimensional asphalt or industry-approved synthetic shingle;
- 262 2. Standing seam metal;
- 263 3. Clay or concrete tile;
- 264 4. Slate;
- 265 5. LEED-certified materials.
- 266 e. Rooftop equipment shall be screened from view at ground level on adjacent public
- 267 streets, drives, travel ways or public spaces.
- 268 (3) Design features for nonresidential and mixed-use buildings.
- 269 a. All buildings shall incorporate a minimum of four of the following features. Buildings
- 270 with a length of 200 feet or greater shall incorporate at minimum of six design features:
- 271 1. Canopies, archways, covered walkways or porticos;
- 272 2. Awnings;
- 273 3. Arcades;
- 274 4. Courtyards;
- 275 5. Cupolas;
- 276 6. Balconies;
- 277 7. Tower elements;
- 278 8. Recesses, projections, columns, pilasters projecting from the plane, offsets, or
- 279 projecting ribs used to define architectural or structural bays;
- 280 9. Varied roof heights;
- 281 10. Articulated cornice line;

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



- b. All sides of a building will display a similar level of quality and architectural detailing. The majority of a building's architectural features shall not be limited to a single facade.
- c. Within each row or cluster, each unit shall be differentiated by two or more of the following methods:
1. Use of distinct color variation between individual units;
  2. Use of distinct variations in materials between individual units;
  3. Use of distinct variations in architectural style or features, such as a porch or similar feature, between individual units;
  4. Use of distinct variations in roof form; or
  5. A variation in the plane of the front facade to provide a minimum three-foot variation between individual units.
- d. Garages:
1. Side-loading garages shall provide windows or other architectural details that mimic the features of the living portion of the unit on the side of the garage in line with the front facade. Side-loading garage doors shall not exceed ten feet in width.
  2. Garage openings shall not occupy more than 45 percent of a unit's side facade.
  3. At least twenty-five (25) feet of driveway shall be provided between garage openings and sidewalks.
- 2.** Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.
- Section 3.** All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.
- Section 4.** This ordinance shall be effective on the date of its adoption.

This \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

CITY OF LOGANVILLE:

\_\_\_\_\_  
City Manager Danny Roberts

\_\_\_\_\_  
Mayor Skip Baliles