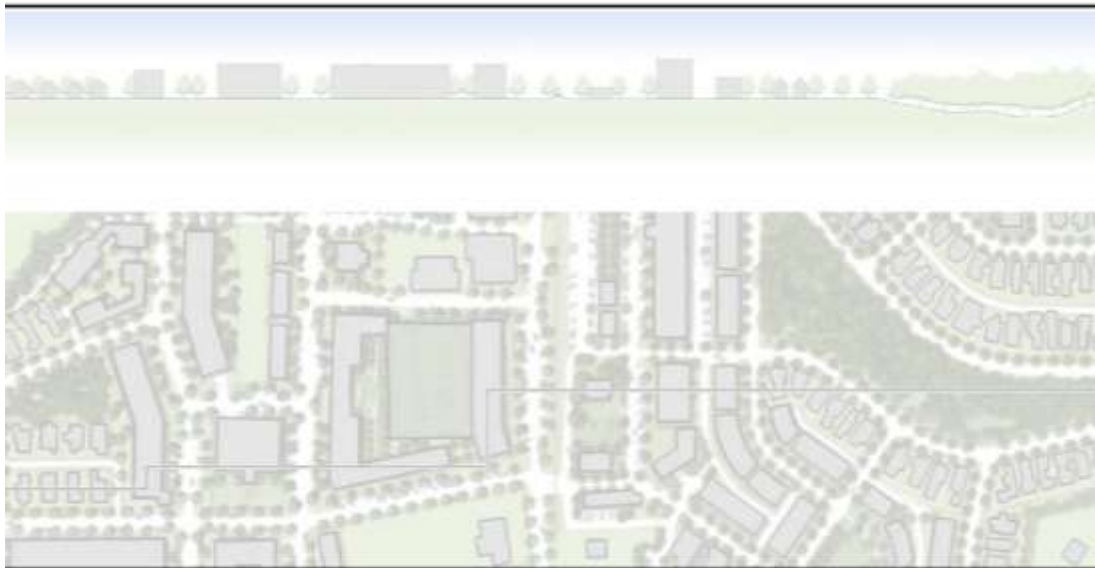




## **TRANSIT-ORIENTED SMARTCODE**



**Presentation to:  
LAND USE COORDINATING COMMITTEE**

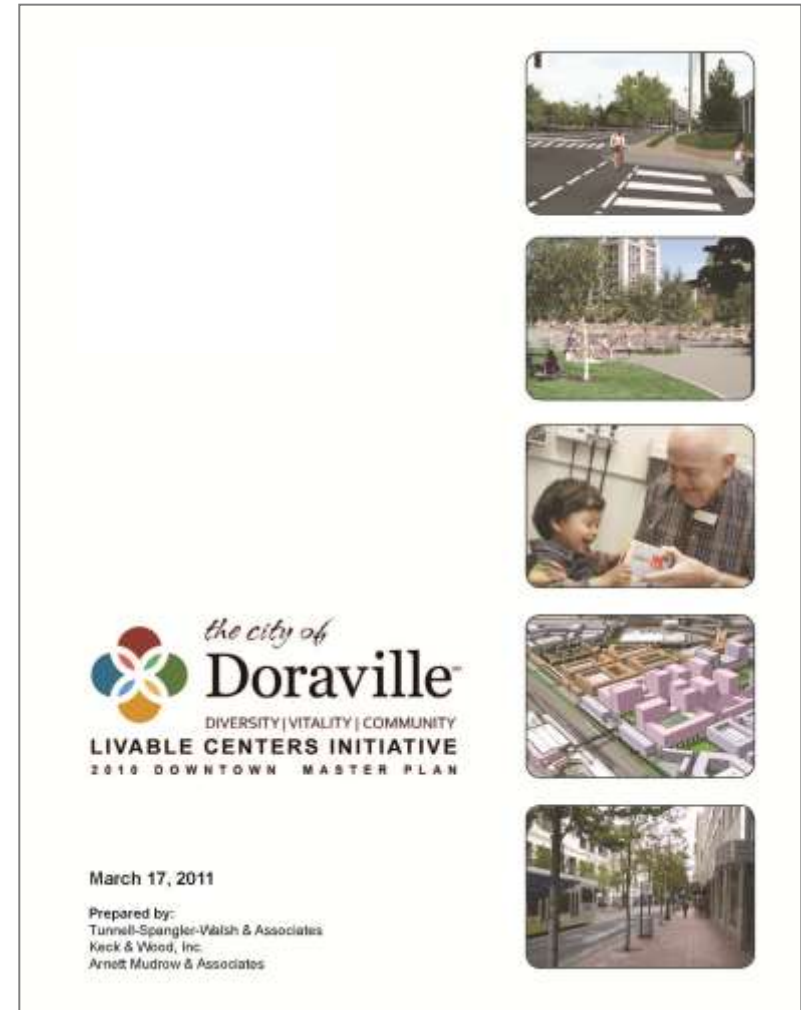
**Presentation by:  
THE CITY OF DORAVILLE  
TUNNELL-SPANGLER-WALSH & ASSOCIATES**

**March 28, 2013**

# BACKGROUND

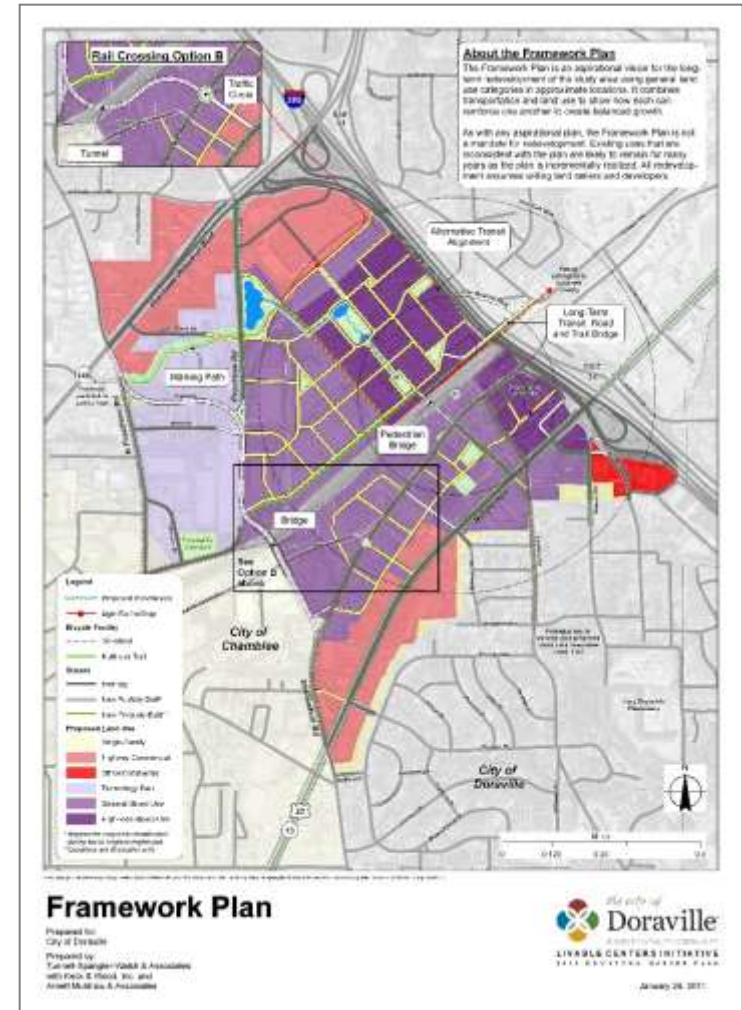
# Implementing the 2010 LCI Vision

- Assorted policies
  - Economic development
  - Environmental performance
  - And more!
- A model for transit-oriented coding
- Quality development
  - Balancing design with financial feasibility



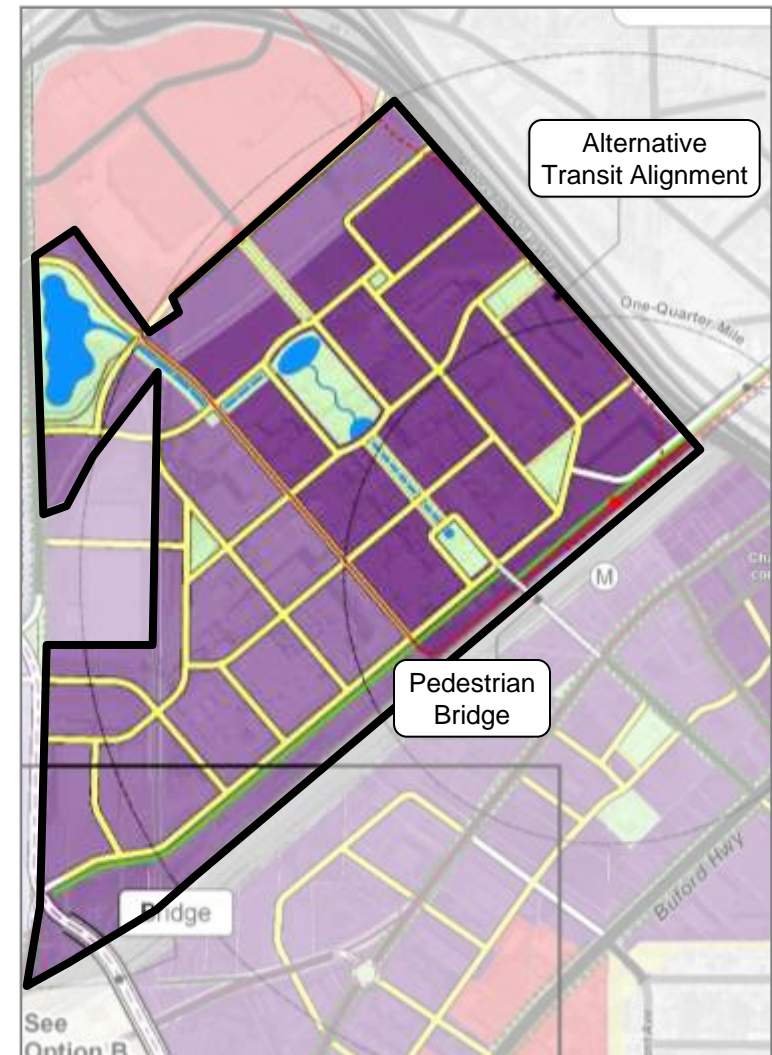
# Implementing the 2010 LCI Vision

- Street framework
  - Publicly-built
  - Developer-built
- Public spaces
- Bicycle facilities
- Intensity zones
- Other features



# Implementing the 2010 LCI Vision – GM Site

- Mixed-use
  - A model transit-oriented development
- Street and open space framework
  - Flexible land use program
- Ability to respond to market conditions
- Standards for high quality design



# PROPOSED DRAFT CODE



# Form Based Codes

## Conventional Codes

1. Use
2. Administration
3. Form

## Form-Based Codes

1. Form
2. Use
3. Administration



CVS Pharmacy – East Haven, CT



CVS Pharmacy - Davidson, NC

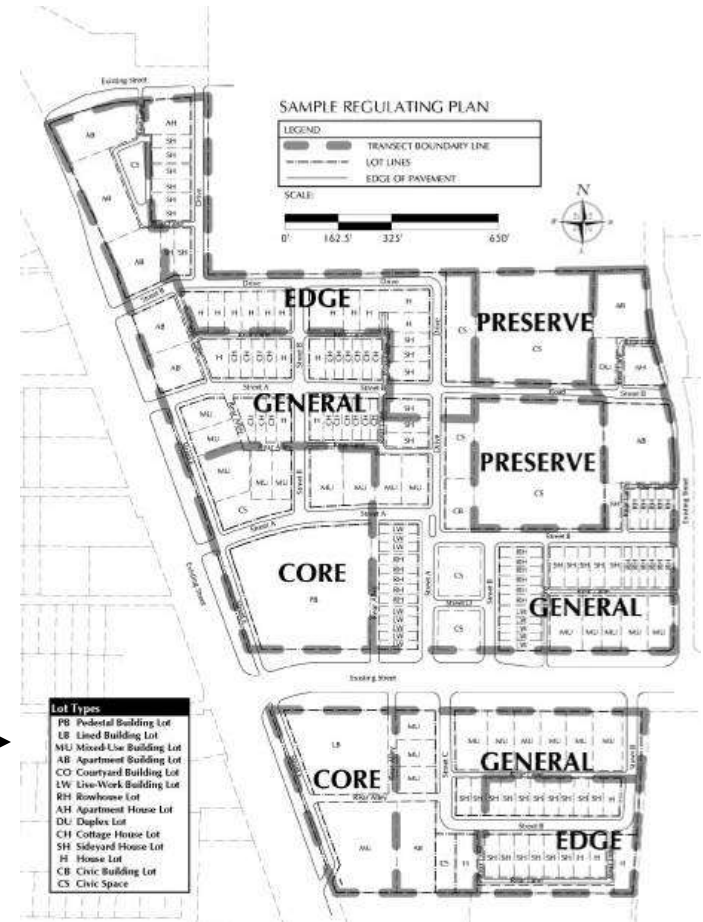
**TRANSIT-ORIENTED SMARTCODE**

**Tunnell-Spangler-Walsh & Associates**

# Regulating Plan



← The plan or vision



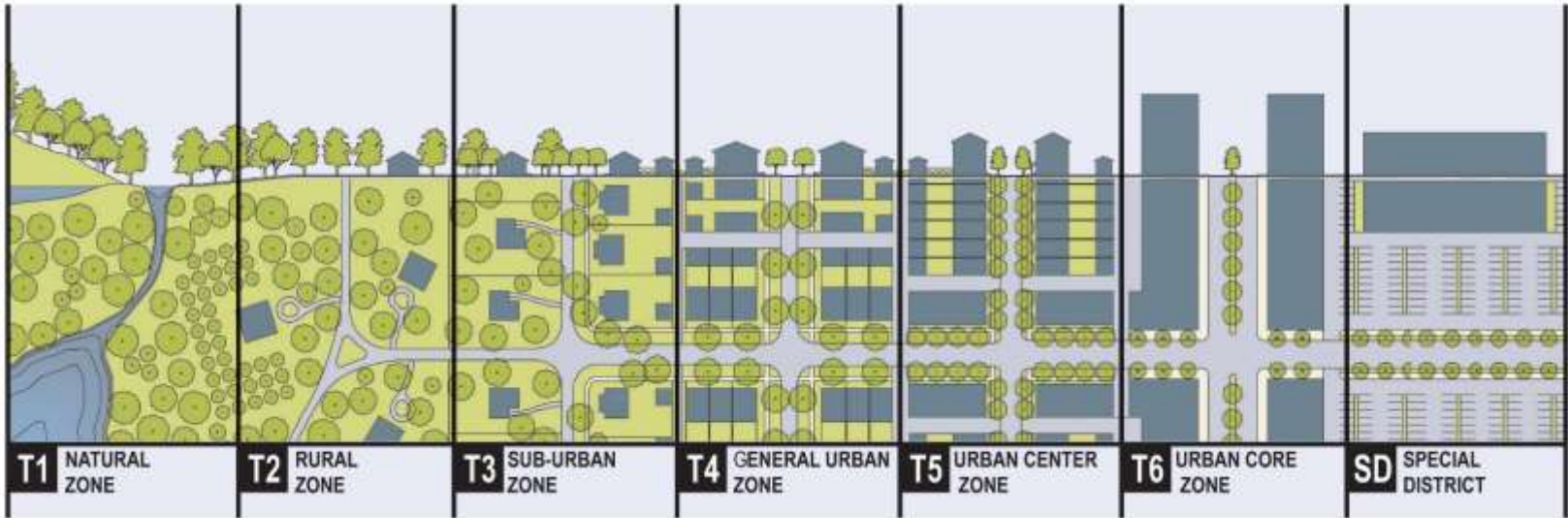
The Code/  
Regulating  
Plan →

Lot Types	
FB	Industrial Building Lot
LB	Lined Building Lot
MU	Mixed-Use Building Lot
AB	Apartment Building Lot
CO	Courtyard Building Lot
LW	Live-Work Building Lot
RH	Rowhouse Lot
AH	Apartment House Lot
DU	Duplex Lot
CH	Cottage House Lot
SH	Sideway House Lot
H	House Lot
CB	Civic Building Lot
CS	Civic Space

Images Courtesy Bill Spikowski



# The SmartCode



- Rural-Urban Transect (T-Zones)

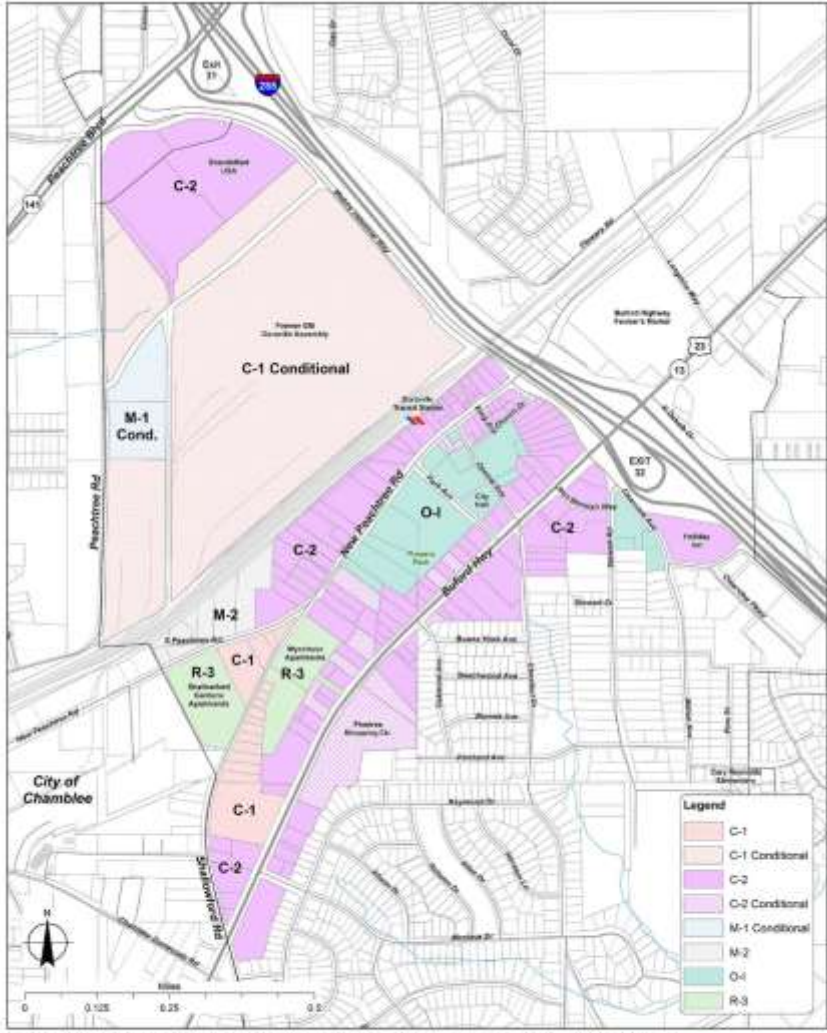
Most zones allow some mix of uses

Offer a range of buildings, uses, thoroughfares & civic spaces that each has appropriate characteristics for its location

# Existing Code Analysis

	EXISTING					
	C1 Neighborhood Commercial	C2 General Business	M1 Light Manufacturing	M2 Heavy Manufacturing	OI Office Institutional	R3 Multiple-Family Residential
<b>DENSITY</b>						
Residential Units/Acre	0	0	0	0	0	12 by-right, 50 by approval
Non-Residential FAR*	1.5	5.0	1.25	1.25	2.5	0.0
Total Acres in LCI Area	175.9	155.6	11.8	9.8	29.2	18.5
By-Right Residential	0.0	0.0	0.0	0.0	0.0	222.0
By-Right Non-Residential	11,493,306	33,889,680	642,510	533,610	3,179,880	0
<b>LOT</b>						
Minimum Area	20,000 sf	30,000 sf	1 acre	2 acre	10,200 sf	10 ac
Width	30 ft min	30 ft min	100 ft min	150 ft min	50 ft min	85 ft min
Impervious Coverage	85%	85%	70%	60%	85%	90%
<b>SETBACKS</b>						
Front	5 ft from ROW max/25 ft max	5 ft from ROW max/25 ft max	50 ft min	75 ft min	5 ft from ROW max/25 ft max	20 ft min
Side	0 ft or buffer + 5 ft	3 ft min or buffer + 5ft	50 ft min or 250 ft min by res.	50 ft min or 500 ft min by res.	0 ft or buffer + 5 ft	15 ft min
Rear	0 ft or buffer + 5 ft	10 ft min or buffer + 5ft	25 ft min or 250 ft min by res.	25 ft min or 500 ft min by res.	0 ft or buffer + 5 ft	15 ft min
<b>HEIGHT</b>						
Principal Building	3 ft max	10 stories max	50 ft max	50 ft max	5 stories max	100 ft max / 8 stories max
<b>PARKING</b>						
Residential	n/a	n/a	n/a	n/a	n/a	2 per unit
Retail - Freestanding	1 per 300	1 per 300	1 per 300	1 per 300	1 per 300	n/a
Retail - Shopping Center	1 per 500	1 per 500	1 per 500	1 per 500	1 per 500	n/a
Retail - Wholesale	1 per 400 + 1 per emp.	1 per 400 + 1 per emp.	1 per 400 + 1 per emp.	1 per 400 + 1 per emp.	1 per 400 + 1 per emp.	n/a
Manufacturing	4 per 10,000 + 1 per emp.	4 per 10,000 + 1 per emp.	4 per 10,000 + 1 per emp.	4 per 10,000 + 1 per emp.	4 per 10,000 + 1 per emp.	n/a
Offices	1 per 400	1 per 400	1 per 400	1 per 400	1 per 400	n/a
Hotels	1 per room + 0.5 per emp.	1 per room + 0.5 per emp.	1 per room + 0.5 per emp.	1 per room + 0.5 per emp.	1 per room + 0.5 per emp.	n/a
Laboratory/Research	1 per 1,000	1 per 1,000	1 per 1,000	1 per 1,000	1 per 1,000	n/a
<b>BUILDING USE</b>						
Residential	not permitted	not permitted	not permitted	not permitted	not permitted	permitted
Lodging	not permitted	not permitted	not permitted	restricted	not permitted	not permitted
Office	permitted	permitted	permitted	not permitted	permitted	not permitted
Retail	permitted	permitted	not permitted	not permitted	restricted	not permitted
Manufacturing	not permitted	not permitted	permitted	permitted	not permitted	not permitted

\*Approximation



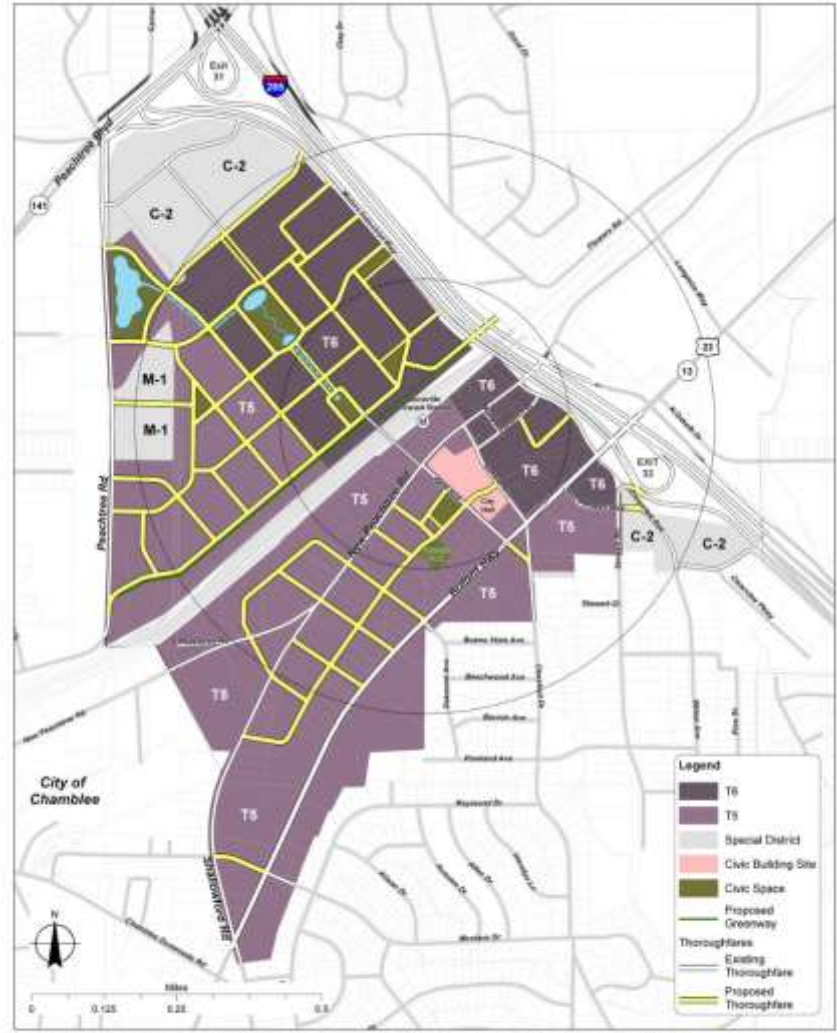
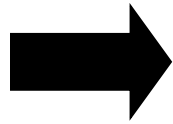
### Existing Zoning

Prepared for  
The City of Doraville  
and the Atlanta Regional Commission

Prepared by:  
Turnell-Spangler-Wash & Associates



September 11, 2012



### Regulating Plan - V0

Prepared for  
The City of Doraville  
and the Atlanta Regional Commission

Prepared by:  
Turnell-Spangler-Wash & Associates

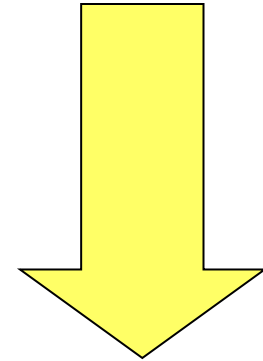


December 14, 2012

# Structure of the Code

- Article 1: General instructions
- Article 2: Regulating Plans
- Article 3: Public Standards
- Article 4: Lot and Building Plans
- Article 5: Standards and Tables
- Article 6: Definitions of Terms

Macro-Scale/  
Less Detail

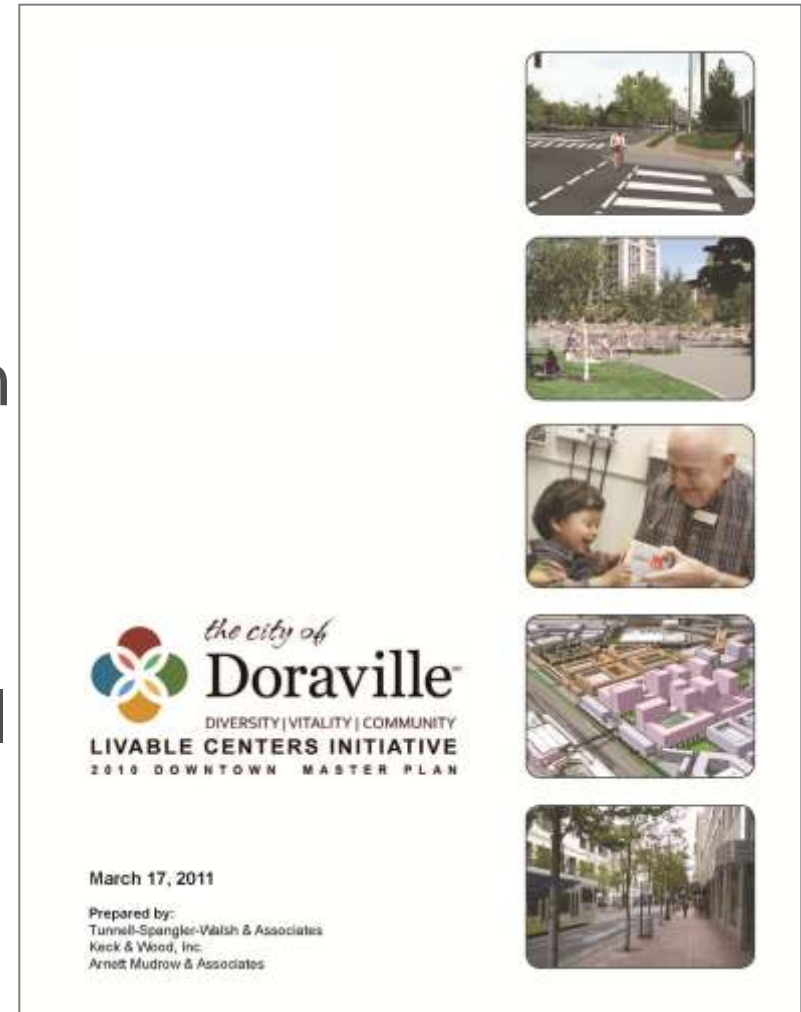


Micro-Scale/  
More Detail



# Article 1 Highlights

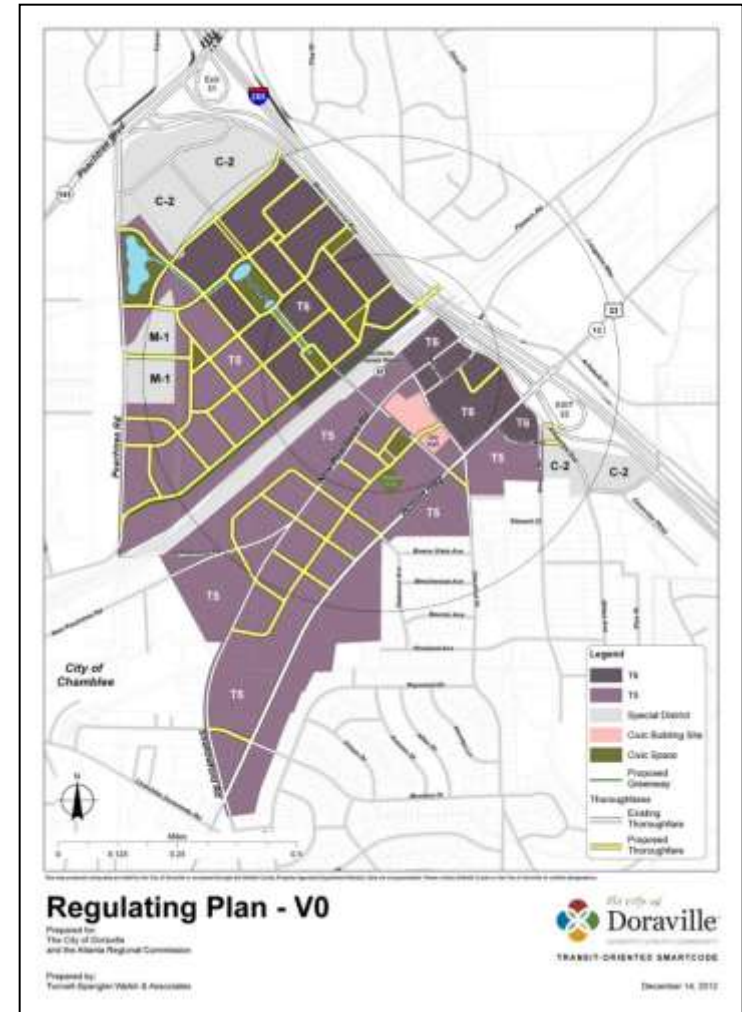
- **Code intent**
  - Policies supporting the Code
  - Key goals of the LCI plan
- **Variations**
  - Follow usual process
  - Concurrent with approval
- **Density**
  - Overall site area





# Article 2 Highlights

- Projects must be consistent with the Regulating Plan  
Reflects LCI vision
- Those that are not may seek “rezoning” to prepare an “Special Area Plan”



# Article 2 Highlights – Special Area Plans

- Site must be 30+ acres
- May map alternative
  - Transect zones/districts
  - Civic zones
  - Thoroughfares
- May customize
  - Parking requirements
  - Lighting standards
  - Signage standards
  - Building height
  - Architectural standards



# Article 2 Highlights – Special Area Plans

- Subject to “rezoning” process
  - Approval by Mayor and City Council
- Allows flexibly and incrementally build out site after approval
  - No need to seek approval as for individual buildings



# Article 3 Highlights

- Existing Thoroughfares  
Standards for new streetscapes and bicycle facilities
- New Thoroughfares  
“Complete streets”  
Standards for bicycle, pedestrian, and vehicular facilities





# Article 3 Highlights

- Civic Zones





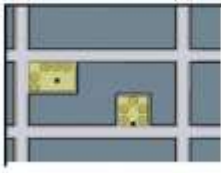
Per Regulating Plan or  
Minimum 5% of Special  
Area Plan

Highly useable spaces

Specific standards

FORM-BASED CODE - VI  
City of Doraville

TABLE 5: Civic Space

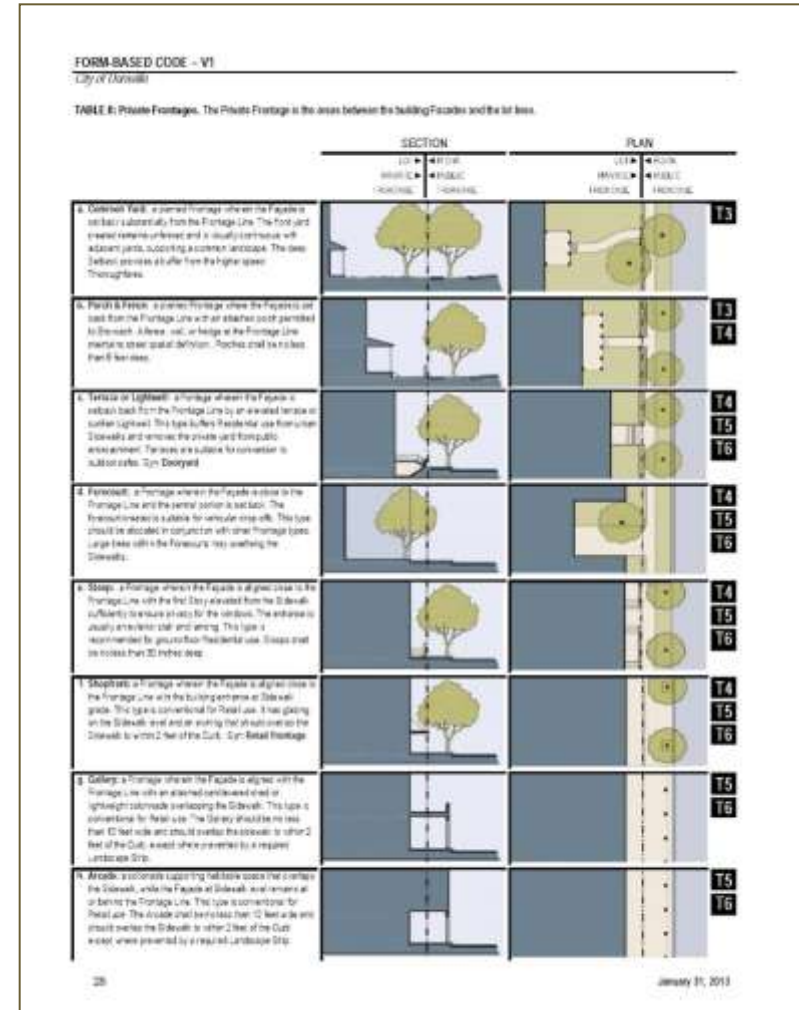
<p>1. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Footprints. Its landscape shall consist of Paths and trails, meadows, water bodies, wooded and open spaces, all naturally disposed. Parks may be linear, following the trajectory of natural corridors. The minimum size shall be 3 acres.</p>	 <p>T3 T4 T5 T6</p>
<p>2. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Footprints. Its landscape shall consist of lawn and trees, naturally disposed. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	 <p>T3 T4 T5 T6</p>
<p>3. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Footprints. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	 <p>T4 T5 T6</p>
<p>4. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Footprints. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	 <p>T5 T6</p>
<p>5. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within paths and greens. There shall be no minimum or maximum size.</p>	 <p>T2 T3 T4 T5 T6</p>

26 January 31, 2013



# Article 4 Highlights

- Building placement
  - Lot widths and coverage
  - Building Placement types
  - Setbacks
- Building form
  - Frontage requirements
  - Height





# Proposed T3: Sub-Urban

**T3 consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.**



## RESIDENTIAL DENSITY

By Right	6 unit/ac.
----------	------------

## LOT

Width	70 ft min / 120 ft max
Coverage	60% max

## SETBACKS

Front	20 ft. min
Side	5/10 ft min
Rear	12 ft min

## BUILDING PLACEMENT

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

## PRIVATE FRONTAGE

Common Lawn	permitted
Porch & Fence	permitted
Terrace, Dooryard	not permitted
Stoop	not permitted
Shopfront	not permitted
Gallery	not permitted
Arcade	not permitted

## HEIGHT

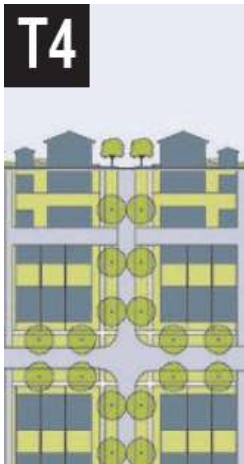
Principal Building	3 stories max
Outbuilding	2 stories max

## BUILDING FUNCTION

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	prohibited use

# Proposed T4: General Urban

**T4 consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized Blocks.**



## RESIDENTIAL DENSITY

By Right	12 unit/ac.
----------	-------------

## LOT

Width	18 ft min / 96 ft max
Coverage	70% max

## SETBACKS

Front	10 ft min / 30 ft max
Side	0 ft min
Rear	3 ft min

## BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

## PRIVATE FRONTAGE

Common Lawn	not permitted
Porch & Fence	permitted
Terrace, Dooryard	permitted
Stoop	permitted
Shopfront	permitted
Gallery	not permitted
Arcade	not permitted

## HEIGHT

Principal Building	4 stories max
Outbuilding	2 stories max

## BUILDING FUNCTION

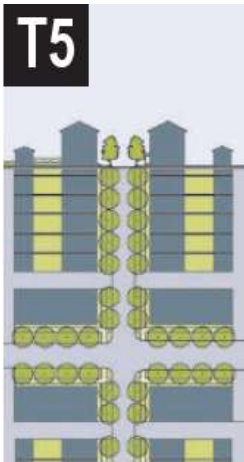
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**TRANSIT-ORIENTED SMARTCODE**

Tunnell-Spangler-Walsh & Associates

# Proposed T5: Urban Center

**T5 consists of mixed use buildings that accommodate Retail, Offices, Row-houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.**



## TRANSIT-ORIENTED SMARTCODE

Tunnell-Spangler-Walsh & Associates

### RESIDENTIAL DENSITY

By Right	50 unit/ac.
----------	-------------

### LOT

Width	18 ft min / no max
Coverage	100% max

### SETBACKS

Front	2 ft min / 15 ft max
Side	0 ft min
Rear	3 ft min

### BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

### PRIVATE FRONTAGE

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace, Dooryard	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

### HEIGHT

Principal Building	6 stories max
Outbuilding	2 stories max

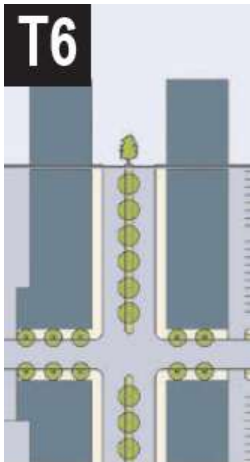
### BUILDING FUNCTION

Residential	open use
Lodging	open use
Office	open use
Retail	open use



# Proposed T6: Urban Core

**T6 consists of the highest density and height in Doraville, with the greatest variety of uses. It may have larger blocks and steady street plantings. Buildings are close to the sidewalk.**



## TRANSIT-ORIENTED SMARTCODE

Tunnell-Spangler-Walsh & Associates

### RESIDENTIAL DENSITY

By Right	80 unit/ac.
----------	-------------

### LOT

Width	18 ft min / no max
Coverage	100% max

### SETBACKS

Front	2 ft min / 15 ft max
Side	0 ft min
Rear	3 ft min

### BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

### PRIVATE FRONTAGE

Common Lawn	not permitted
Porch & Fence	not permitted
Dooryard	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

### HEIGHT

Principal Building	20 stories max
Outbuilding	2 stories max

### BUILDING FUNCTION

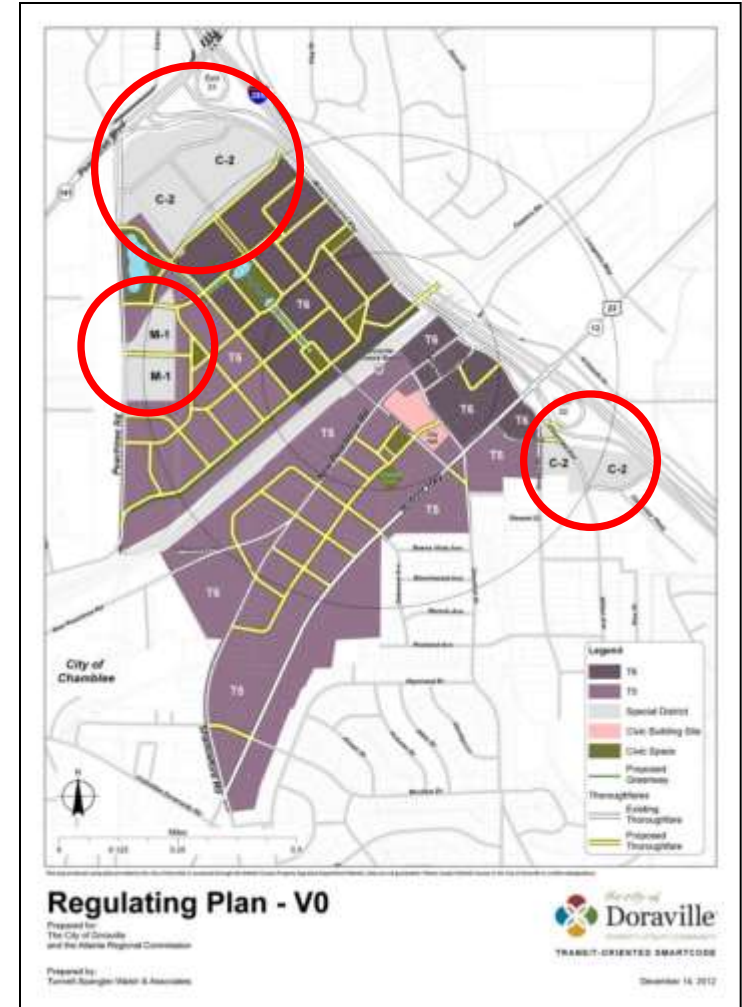
Residential	open use
Lodging	open use
Office	open use
Retail	open use

# Proposed Special Districts

Areas that, because of their intrinsic character, cannot conform to the requirements of any Transect Zone may be designated as Special Districts.

LCI plan acknowledge that certain areas would be less pedestrian-oriented:

- Certain C-2 zoned properties
- Certain M-1 zoned properties



# Article 4 Highlights

- Architectural

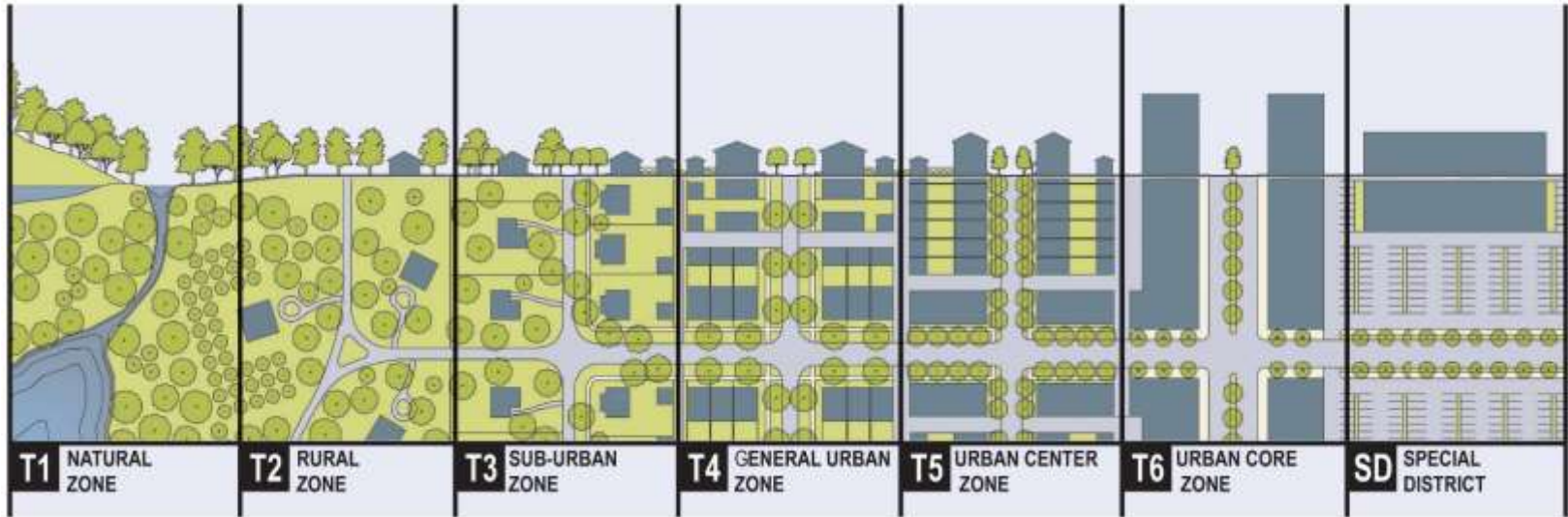
Commercial and mixed-use buildings conform to current citywide requirements

Additional standards created for residential buildings



# So What Makes this Doraville SmartCode Unique?

# The SmartCode



- Inherently supportive of transit-oriented developments
- Requires local calibration



# Locally Calibrated Features for Doraville

- Balance of entitlements with the LCI vision
- Can be expanded to other parts of the city
- Clean up of existing use requires
- Flexibility for transit-oriented development
  - Special Area Plan (GM site)
  - Customized parking
  - Greater flexibility
- Consideration for administrative capacity

# Questions?