

DOWNTOWN CHAMBLEE TOWN CENTER

PLANNED UNIT DEVELOPMENT PATTERN BOOK

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DOWNTOWN CHAMBLEE TOWN CENTER

CHAPTER 1: INTRODUCTION



ROLE & PURPOSE OF PATTERN BOOK

PURPOSE

This pattern book governs the development of property within the boundaries of the Downtown Chamblee Town Center Master Plan PUD district (see the map to the right). This area is bound by Peachtree Boulevard to the north, Peachtree Road to the south, Chamblee-Dunwoody Road to the southwest, and approximately Ingersoll Rand Drive to the east. This PUD district will permit innovative development as a unified and integrated town center in accordance with detailed development plans. The PUD district will accomplish the following:

- Permit development concepts not otherwise allowed within the zoning ordinance;
- Provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures, and common facilities;
- Encourage innovations in quality mixed-use development so that growing demands of the population may be met by greater variety in type and design;
- Promote quality building and site design through the creation and conservation of usable open space;
- Integrate the existing natural and artificial site conditions into new building and site design; and
- Support walking, biking, and transit on streets to reduce the burden of car traffic.

The PUD zoning district encourages

development by removing procedural barriers and ensures the development of the Town Center meets the desires of the community. This pattern book includes the following components:

- **PUD zoning district regulations and corresponding Regulating Plan (Chapter 2)**, which establishes the PUD zoning requirements, street locations, street types, shopfront streets, and required building stepbacks.
- **Chamblee Town Center Master Plan (Chapter 3)**, which provides a conceptual design for the PUD in a manner that is consistent with the standards found in other chapters of this pattern book. This chapter also establishes the typical sections for all permitted street types.
- **Architectural Patterns (Chapter 4)**, which includes materials, architectural styles, and signage types that are required on all new buildings.
- **Landscape Patterns (Chapter 5)**, which describes the required plant materials, hardscape materials, and streetscape furnishings for streets and public spaces.

The above collectively are deemed to constitute and conform to all of the requirements of the PUD district and the UDO, including the required Overall Development Standards and Overall Development Plan.



DOWNTOWN CHAMBLEE TOWN CENTER

CHAPTER 2: ZONING REQUIREMENTS



DEVELOPMENT STANDARDS

1. Zoning Compliance

1A. Title

- 1. These development standards will be collectively known, cited, and referred to as "these standards."
- 2. These standards are part of the Downtown Chamblee Town Center Planned Unit Development Pattern Book, which will be referred to as "this pattern book."

1B. Findings

- In approving this Planned Unit Development (PUD) application, the Mayor and City Council find that:
- 1. This pattern book satisfies the requirements of Section 220-3 PUD district;
 - 2. This application supports various City of Chamblee policies and plans encouraging planned growth and development in downtown Chamblee; and
 - 3. When a standard contained in this pattern book varies from a standard contained in Section 220-3 PUD district or elsewhere in City Code, the alternate standard in this pattern book is justified by "2" immediately above and has been found to promote the public health, safety, and general welfare.

2. General Provisions

2A. Applicability

These standards and this pattern book apply to all properties in the boundaries identified in the Downtown Chamblee Town Center Planned Unit Development Regulating Plan, which is shown on page 23 of this pattern book and is herein incorporated by reference.

2B. Exceptions

- 1. All development authorized by these standards must conform to all other requirements of the City of Chamblee Unified Development Ordinance (UDO), except as specifically stated to the contrary in these standards. When a conflict exists between these standards and the UDO, these standards shall prevail.
- 2. The UDO Addendum 3.0 Streetscape Guidelines shall not apply except as specifically noted in these standards.

2C. Redevelopment Thresholds

- 1. The redevelopment thresholds of Section 270-9 of the UDO (Redevelopment Thresholds) shall apply, except as indicated in "2" immediately below.
- 2. The following table shall apply in place of Figure 270-9 Redevelopment Thresholds Summary Table. Symbols used

in the table have the following meanings:

M = Mandatory conformance with the indicated part of these standards.

X = No mandatory conformance.

Redevelopment Thresholds Summary Table

Part of these standards	Redevelopment costs as a percentage of the fair market value of the structure			
	Less than 30%	30% or more	60% or more	70% or more
9. Pedestrian Access	X	M	M	M
10. Storefront Streets	X	X	M	M
11A. Blocks, 11B. Streets	X	X	M	M
11C. Streetscapes	X	M	M	M
12. Rail Trail	X	X	M	M
13B Bicycle Parking	X	M	M	M
Remainder of these standards	X	X	X	M
Other UDO standards	Section 270-9 of the UDO (Redevelopment Thresholds) applies			

2D. Subareas Established

The following subareas are established for areas regulated by these standards:

- 1. **Subarea 1: Mixed-Use (SA-1)**, which is intended to provide for compact, mixed-use development in Chamblee's core that supports its role as a focal point for the city.
- 2. **Subarea 2: Highway Commercial (SA-2)**, which is intended to allow highway-oriented commercial uses along Peachtree Boulevard, while encouraging a greater

mix of uses to develop over time.

2E. Regulating Plan

The Downtown Chamblee Town Center Planned Unit Development Regulating Plan (the "Regulating Plan") on page 23 of this pattern book shows the location of the following:

- 1. Subareas.
- 2. New streets and alleys required by these standards.
- 3. Storefront streets.
- 4. The Chamblee Rail Trail (the "Rail Trail").
- 5. Required building setbacks above the second story.
- 6. Other site-specific requirements.

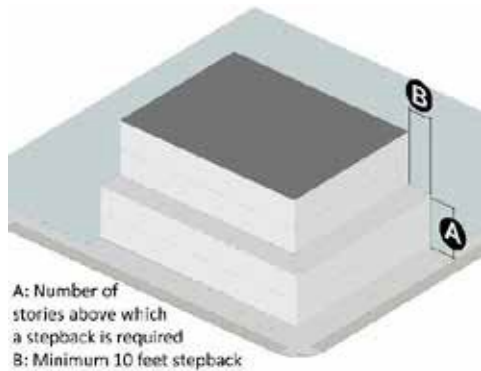
2F. Definitions

The following words, when used in this pattern book, shall have the following meanings. Terms not defined here shall be accorded their commonly accepted meanings.

Craft manufacturing. A facility whose primary use is for the shared or individual use of hand-operated tools for the manufacturing of products or parts, including their design, processing, fabrication, assembly, treatment, and packaging. Craft manufacturing may also include the incidental storage, sale, and distribution of said products or parts. Craft manufacturing specifically includes, but is not limited to, the manufacturing of electronic goods, food and bakery products, non-alcoholic beverages, printmaking, household appliances, leather products, jewelry and clothing,

metal work, furniture, glass or ceramics, and paper.

Simulated divided lights. A window made up of one piece of glass with removable muntins attached to both the interior and exterior of the glass, usually with a strong adhesive.



Stepback. A requirement above a certain number of stories that the street-facing building façade of a building must be set back at least 10 feet from the street-facing façade of the story immediately below.

True divided light. A window made up of multiple panes of glass that are separated by muntins or grilles.

Upper story. An above-ground story of a building other than the ground floor.

2G. Text and Graphics

Illustrations, photos, and graphics are included in these standards and this pattern book to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustrations, photos, or graphics otherwise found in these standards or other parts of this pattern book, the text of these standards governs.

2H. Reference to Specific Brands

These standards and this pattern book include specific products and brands for illustrative purposes only. The use of specific products and brands is not required. Visually similar designs may be used when approved by the Planning and Development Director or required by Georgia Power or other authorities.

2I. DCI Review

1. Article 3 of Chapter 280 (Developments of Community Impact) applies in this PUD.
2. In addition to the general requirements for DCI review, when DCI review is required all DCI applications shall submit evidence demonstrating conformance with this pattern book.

2J. Variances

1. The Planning and Development Director may grant administrative variances to the following standards of this pattern book:
 - a. Part 4. Building Types;
 - b. Part 10A. Blocks (block perimeter and stub streets only, as provided in that part);
 - c. Chapter 4: Architectural Patterns; and
 - d. Chapter 5: Landscape Patterns.

These administrative variances are in addition to those allowed by Article 5 of Chapter 280 of the UDO (Administrative Variances).

2. When the administrative variance is granted, it must be

justified by this pattern book’s purpose (as established in Chapter 1) and by the findings of Part 1B.

3. Variances to a standards of this pattern book, other than identified in “1” above, shall be processed in accordance with Article 4 of Chapter 280 of the UDO (Variances).
4. Variances to citywide standards not identified in “1” through “3” above shall be processed according to their usual procedures.
5. Variances granted within this PUD shall only apply to the specific lot seeking such variance, not to the overall PUD. No variance that applies to all lots in this PUD may be granted except as a PUD modification to this pattern book.

3. Use Standards

3A. Permitted Uses

1. The following table states the permitted principal and accessory uses authorized within each subarea. Symbols used in the table have the following meanings:

P = Permitted as a principal use and subject to any use standards of this pattern book, but not subject to Section 240-13 of the UDO (Supplemental Use Standards);

A = Permitted as an Accessory Use and subject to Section 240-7 of the UDO (Accessory Use Standards);

S = Permitted and subject to Section 240-13 of the UDO (Supplemental Use Standards); and

T = Permitted as a Temporary Use and subject to Section 240-14 of the UDO (Temporary and mobile uses).

2. When a use is permitted in the following table, the use standards of Section 240-7 of the UDO also apply except when otherwise stated in these standards.
3. When the following table refers to all individual uses within a specific land use category, the term includes all specific uses listed under said category in Section 240-1 of the UDO.
4. The Planning and Development Director is authorized to prepare a written interpretation whether a proposed use not specifically listed in this table is so similar in nature to a permitted use that it is also intended to be permitted in the same subarea. Such determination shall be made in conformance with Section 240-1(a)(2)(b) of the UDO (Permitted and Prohibited Uses).
5. Any use not listed in the table as permitted within a subarea, and not determined by the Planning and Development Director to be similar in nature to a listed use, is prohibited within that subarea.

Permitted Use Table

Land Use	SA-1	SA-2
Residential		
Single-family residences		
Single-family detached, one dwelling unit per lot		
Accessory dwellings		
Single-family attached (Townhouse) dwellings	P	P
Cottage cluster development		
Multifamily residences		
Multifamily development (including accessory uses) subject to Part 3B	P	P
Live-work units subject to Part 3C	P	P
Mixed-use		
Mixed-use development	P	P
Convertible space	S	S
Home occupations		
Home occupation	A	A
Homes emphasizing special services, treatment or supervision		
Group residential facilities, other than personal care		
Personal care homes, not used primarily for the treatment of contagious diseases, alcoholism, drug addiction, or mental illness	S	S
Child and personal care uses (including group day care homes and child care learning centers)	S	S
Family day care homes		
Institutional residence or care or confinement facilities		
Hospitals, clinics, other medical (including mental health) treatment facilities	P	P
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P
Institutions (other than halfway houses) where mentally ill persons are confined		P
Hospitality housing, rooms for rent situations		
Rooming houses, boarding houses		
Tourist homes (bed and breakfast), and other temporary residences renting by the day or week	P	P
Hotels, motels and similar businesses or institutions providing overnight accommodations	P	P
Extended-stay motels/hotels		
Short-term rentals	S	S
Temporary manufactured housing		
Temporary manufactured housing approved in the event of an emergency, construction, or repair	T	T

Land Use	SA-1	SA-2
Sales and rental of goods, merchandise or equipment		
Sales or rental of goods, merchandise or equipment establishments, not included in sales and rental uses listed below	P	P
Sales or rental establishments with drive-through facilities		
Bicycle sales and repair shops	P	P
Convenient cash businesses	S	S
Corner commercial (see list of specific uses in Section 240-13)	P	P
Drive-in theater		S
Electrical supply store	P	P
Farm equipment sales and service		
Food stores and groceries	P	P
Lumber and other building material establishments		P
Growler stores	P	P
Newsstands	P	P
Office equipment and supplies, sales and service, including accessory printing operations	P	P
Outdoor retail sales of goods in connection with a permanent establishment	T	T
Package stores for the sale of alcoholic beverages	S	S
Pawn shops		
Plumbing and AC/heating equipment dealers		
Printing, publishing and reproducing establishments, including photoengraving, typesetting, electrotyping and stereotyping and bookbinding related work	P	P
Private postal and delivery service	P	P
Shopping centers	P	P
Sporting goods retail (may include accessory indoor shooting ranges)	S	S
Tobacco products shop		
Wholesale sales, with no outdoor display or storage of goods	P	P
Wholesale sales, with outdoor display or storage of goods		
Fireworks sales		
Restaurants		
Restaurants with no substantial carry-out or delivery service, no drive-in or drive-through service, with no service or consumption outside fully enclosed structure (eating establishments with just inside dining)	P	P
Restaurants with outdoor dining	S	S
Restaurants with carry-out and delivery service, no consumption on the premise	P	P
Brew pubs	S	S
Restaurants with drive-through facilities		
Restaurant providing hookah		
Event center	S	S
Taproom	S	S

Land Use	SA-1	SA-2
Motor vehicle-related sales and service operations and modifications		
Automobile dealerships - motor vehicle sales and leasing, with repair and body work as an accessory use (not permitted on Storefront Streets)		S
Automobile parts and tire stores, both retail and wholesale		
Motor vehicle repair and maintenance, not including substantial body work		
Motor vehicle repair and maintenance, including painting and body work and modifications as a principal use		
Automotive wash services (car wash), as a principal use		
Manufactured home and travel trailer sales		
Automobile rental establishments		
Truck and trailer lease and rental establishments		
Gasoline station with convenience store		
Boat, boat trailer, and other recreational vehicle sales and repair, provided all repair work is conducted within an enclosed structure		
Bus station	S	S
Services - office, clerical, repair, research and personal, not primarily related to the sale of goods or merchandise		
General Office	P	P
Personal services, other than those listed below	P	P
Acupuncture clinic	P	P
Ambulance services		
Automatic teller machines	A	A
Banks and financial institutions with no collateral goods storage on site	P	P
Barber and beauty shops and other similar service establishments	P	P
Clinics, including medical, dental, chiropractic, osteopathic, and similar operations	P	P
Contractors offices including general building, heavy construction and special trade, provided there is not outdoor storage of equipment, materials or construction vehicles	P	P
Contractors offices with outdoor storage of equipment, materials, or construction vehicles		
Fortune tellers and psychics		
Landscaping service		
Laundry and dry cleaning drop-off	P	P
Linen and diaper services	P	P
Locksmiths and gunsmiths	P	P
Medical and dental laboratories	P	P
Massage establishment (licensed by the state)	S	S
Photographic studios	P	P

Land Use	SA-1	SA-2
Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting, and other similar activities		
Research and experimental testing laboratories		
Satellite dishes, as an accessory structure	A	A
Tailor, dress making and hat making shops	P	P
Tattoo establishments		
Taxi stands and dispatching agencies	P	P
Spa establishment	S	S
Staffing agency		
Recreation, amusement, entertainment		
Adult entertainment, including adult book stores and adult movies		
Baseball batting range		P
Bowling alleys	P	P
Golf driving range, and/or miniature golf		
Health clubs and other physical fitness establishments	P	P
Park, playground, community center, swimming pool, dog park, and other recreational facilities as a principal use	P	P
Swimming pools, as an accessory structure	A	A
Theaters (indoor)	P	P
Performing arts center, as defined in Chapter 6 of the UDO	P	P
Subdivision recreation area (private)		
Film production or recording studio (not to exceed 50,000 square feet in floor area)	P	P
Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise, or equipment		
All manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise, or equipment uses, except as listed below		
Catering and commercial kitchens		P
Craft brewery	S	S
Craft distillery	S	S
Craft manufacturing	P	P
Innovator space	P	P
Storage and Parking		
Parking structures, multi-level, a primary use, subject to Part 3D	P	P
Storage of goods not related to sale or use of those goods on the same lot where they are stored (see Subsection 240-13(h)(2), Outdoor Storage Standards)		
Building material or other outdoor storage yards as a principal use		
Building material or other outdoor storage		A
Truck terminal - carting, moving, or hauling terminal or yard		

Land Use	SA-1	SA-2
Cold storage and freezer lockers		
Self-storage		
Warehouse, storage, or distribution center as a principal use		
Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot (such as an auto dealership inventory storage lot)		
Commercial dumpsters	A	A
Services and enterprises related to animals		
Boarding and breeding kennels and animal hospitals with outdoor boarding of animals		
Keeping of animals	A	A
Veterinarian, including animal hospitals, veterinary clinics with no outdoor boarding of animals, and county animal control shelter		
Funeral related services		
All funeral related services		
Educational, cultural, religious, philanthropic, social, or fraternal uses		
All educational, cultural, religious, philanthropic, social, or fraternal uses	P	P
Miscellaneous public and semi-public facilities		
General public buildings and uses, not otherwise listed in this table	P	P
Communications facilities, including cellular tower	S	S
Collection container (as an accessory use)	A	A
Emergency services (police, fire, EMS, ambulance, civil defense)	P	P
Solar energy system, accessory	A	A
Solar energy system, principal		
Utility transmission and monitoring facilities	S	S
Agricultural, forestry, mining, quarrying operations		
Agricultural operations, farming and forestry (on lots 3 acres or greater)		
Community gardens	S	S
Greenhouse and horticultural nurseries	P	P
Recycling center		
Temporary structures and special events used in connection with the construction of a permanent building or for some non-recurring purpose		
Temporary outdoor sales events	T	T
Mobile food unit	T	T
Temporary construction trailer	T	T
Temporary sales trailer in connection with a building permit	T	T

Land Use	SA-1	SA-2
Temporary tent or storage	T	T
Temporary storage containers	T	T

3B. Multifamily Use Standards

The following standards apply to all multifamily uses regardless of whether freestanding or in a mixed-use building.

1. No more than 60% of multifamily units may have a floor area of less than 800 square feet.
2. A minimum of 50% of the multifamily units shall include a balcony with a minimum acceptable area of 32 or more square feet.
3. On Mercantile style buildings, balconies are discouraged on street-facing facades and no more than one-third of the length of any street-facing facade story may consist of balconies.
4. Common walls and common floors/ceiling between units shall be constructed to meet a sound transmission coefficient (STC) rating of 50 or higher.

3C. Live-work Units Standards

1. Live-work units shall be mixed-use dwellings that are fire separated from adjacent units as attached dwellings, such as townhouses or as part of a larger mixed-use building.
2. Each live-work unit shall contain a minimum of 2,400 gross square feet of which the nonresidential component shall be no less than 500 square feet and shall be on

the ground floor oriented to the street.

3. The owner-proprietor of the business shall be the occupant of the residential portion of the unit.
4. An occupational tax certificate shall be required for operation of a business. The business shall not be considered a home occupation.
5. The business use or activity shall not employ more than two persons other than the owner-proprietor.
6. Permitted business uses in a live-work unit shall be one of the following types:
 - a. Professional office, workshop, or design studio (art, architecture, engineering, jewelry design, real estate, marketing, counseling, etc.).
 - b. Professional services (travel agent, hairdresser, nail salon, tanning salon, music sales or instruction, tutoring, etc.).
 - c. Specialty retail sales (newsstand, books, jewelry, clothing, shoes, antiques, confections, coffee/tea, ice cream).
 - d. Other similar uses subject to approval of the Planning and Development Director.

3D. Multi-Story Parking Structure Standards

1. Standards Abutting a Public Street or the Rail Trail

- a. Above ground multi-level parking structures shall be screened from abutting public streets or the Rail Trail by "liner buildings" that cover the parking structure's entire width and height, except at services areas or pedestrian and/or vehicular entrances and exits. As used here, "liner buildings" means a building with a minimum depth of 20 feet that contains, but is not limited to, residential, commercial, office, or civic space, and conforms to the active use requirements of Part 4H.
- b. Required "liner buildings" shall conform to one or more of the building types established in Part 4.
- c. Above-ground parking structures, including any "liner buildings", that have a total frontage of 250 feet or more along a public street or the Rail Trail shall provide at least one lighted and signed 5-foot-wide pedestrian entrance and walkway passing completely through the parking structure connecting with buildings or other sidewalks leading to adjacent buildings or to the surrounding streets.
- d. Multi-story parking

structures located on Storefront Streets shall also meet the requirements of Part 9 of these standards.

2. General Standards

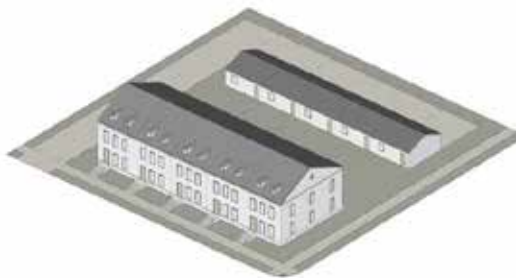
- a. External openings shall be screened with decorative elements, such as metal grill-work, brick screens, or louvers.
- b. Facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the public.
- c. The roof level of multi-story parking structures open to the sky shall provide adequate shade cover for a minimum of 40% of the upper surface.
- d. Structures shall be constructed to enable their future conversion to residential or non-residential uses by:
 - i. Providing a level base and flat floor plates on every above-ground level; and
 - ii. Providing a minimum 9.5-foot clear height on all above-ground levels (measured to the bottom of any trusses or beams); and
 - iii. Providing removable ramps; or
 - i. Providing other techniques to enable the structure's future conversion or removal.

4. Building Types

Building types regulate the design of buildings in this PUD. Each building type and standards are described below. All buildings must conform to the applicable standards. A building's type is determined by the Planning and Development Director. Note that building types are for zoning purposes only and not linked to the Building Code. Parking structures are not considered a building type. See Part 3D for parking structure standards.

4A. Townhouse

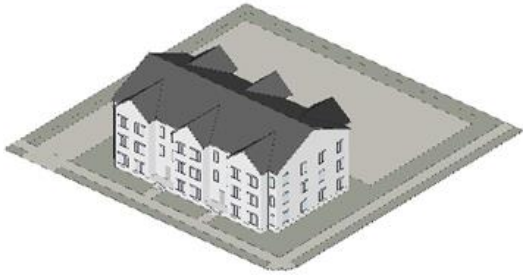
A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not for non-residential use, except live-work.



Site	
Townhouse units per building:	3 min. / 8 max.
Fenestration (see Part 6)	
Ground floor:	15% min.
Upper story:	15% min. / 35% max.
Blank wall area:	20 ft. max. (per story)
Pedestrian Access (see Part 8)	
Entrance facing street, Rail Trail:	Required for units along street, Rail Trail
Walkway width:	3 ft. min. /5 ft. max.
Parking Location (see Part 12)	
No off-street parking is allowed between the building and the street.	

4B. Flat

A building type that accommodates 3 or more dwelling units vertically and horizontally integrated, not including the townhouse building type. Not for non-residential use, except live-work.



Site	
Stacked flat units per building:	3 min.
Building Massing (see Part 6)	
Street-facing façade width:	200 ft. max.
Floor to Ceiling Height	
All stories:	9 ft. min. / 16 ft. max.
Fenestration (see Part 7)	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft. max. (per story)
Pedestrian Access (see Part 8)	
Entrance facing street	Required for lobby and ground floor units along street, Rail Trail
Walkway width:	3 ft. min. /8 ft. max.
Parking Location (see Part 12)	
No off-street parking is allowed between the building and the street.	

4C. Commercial House

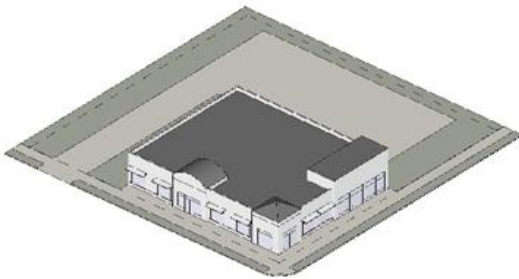
A building type that accommodates non-residential uses in a building that resembles a detached house. Not for residential uses.



Building Massing (see Part 6)	
Street-facing façade width:	60 ft. max.
Floor to Ceiling Height	
Ground story (Storefront Street):	See Storefront Street requirements
Ground story (non-Storefront Streets):	9 ft. min. / 20 ft. max.
Other stories (all streets):	9 ft. min. / 20 ft. max.
Fenestration (see Part 7)	
Ground floor:	15% min. / 30% max.
Upper story:	15% min. / 30% max.
Blank wall area:	20 ft. max. (per story)
Pedestrian Access (see Part 8)	
Entrance facing street, Rail Trail:	Required for businesses along street, Rail Trail
Walkway width:	6 ft. min.
Parking Location (see Part 12)	
No off-street parking is allowed between the building and the street.	

4D. Shopfront

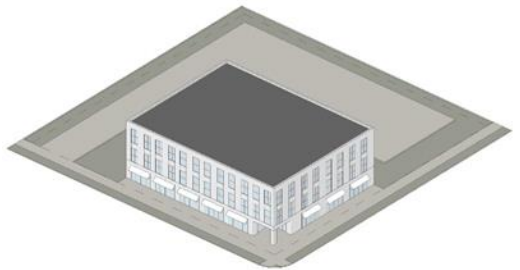
A single-story building type that accommodates retail or other commercial activity. Not for residential uses.



Building Massing (see Part 6)	
Street-facing façade width:	200 ft. max.
Floor to Ceiling Height	
Ground floor:	18 ft. min. / 24 ft. max.
Other stories:	9 ft. min. / 20 ft. max.
Fenestration (see Part 7)	
Ground floor: State Highway/local street:	30% min./70% min.
Blank wall area: State Highway/local street:	40 ft. max. / 20 ft. max.
Pedestrian Access (see Part 8)	
Entrance facing street, Rail Trail:	Required for businesses along street, Rail Trail
Walkway width:	6 ft. min.
Parking Location (see part 12)	
No off-street parking is allowed between the building and the street.	

4E. Mixed-Use Building

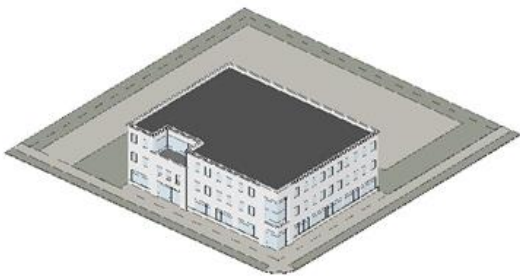
A multi-story building type that accommodates ground floor retail, office, convertible, or commercial uses with upper-story residential or office uses.



Building Massing (see part 6)	
Street-facing façade width:	200 ft. max.
Floor to Ceiling Height	
Ground floor:	18 ft. min.
Other stories:	9 ft. min.
Fenestration (see part 7)	
Ground floor:	70% min.
Blank wall area:	20 ft. max.
Upper story:	20% min. / 40% max.
Pedestrian Access (see part 8)	
Entrance facing street, Rail Trail:	Required for businesses along street, Rail Trail
Walkway width:	6 ft. min.
Parking Location (see part 12)	
No off-street parking is allowed between the building and the street.	

4F. General Building

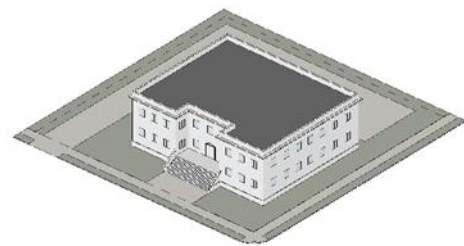
A multi-story building type that typically accommodates non-residential uses, such as hotel or office uses on all stories.



Building Massing (see part 6)	
Street-facing façade width:	200 ft. max.
Floor to Ceiling Height	
Ground story (Storefront Street):	Per Storefront Street requirements
Ground floor (non-Storefront Streets):	11 ft. min.
Other stories (all streets):	9 ft. min.
Fenestration (see part 7)	
Ground floor::	50% min.
Blank wall area:	20 ft. max.
Upper story	20% min.
Pedestrian Access (see part 8)	
Entrance facing street, Rail Trail:	Required every 150 ft. of frontage
Walkway width:	6 ft. min.
Parking Location (see part 12)	
No off-street parking is allowed between the building and the street.	

4G. Civic Building

A building type that typically accommodates civic uses.



Fenestration (see part 7)	
Ground floor:	15% min.
Blank wall area:	60 ft. max.
Upper story:	15% min.
Pedestrian Access (see Part 8)	
Entrance facing street, Rail Trail:	Required
Walkway width:	6 ft. min.
Parking Location (see Part 12)	
No off-street parking lot is allowed between the building and the street.	

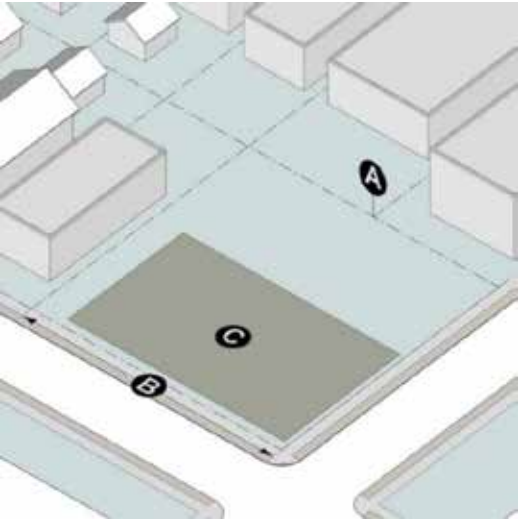
4H. Active Uses

The following applies to all building types:

- 1. No more than 10% of the total length of any building facade that abuts a public street or the Rail Trail may contain storage or equipment rooms within the first 20 feet of depth along such public street or the Rail Trail.
- 2. The above must be calculated separately per vertical division required by Part 6B and per story.
- 3. The above prohibition does not apply to long-term bicycle parking or to closets within dwelling units.

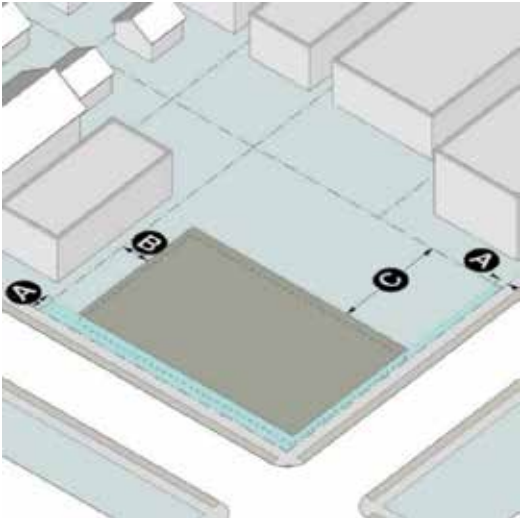
5. Dimensional Standards

5A. Site and Lot Standards



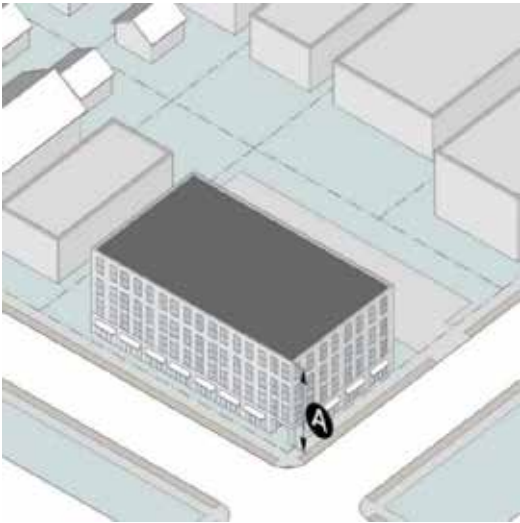
Site Standards		
Floor Area Ratio:	4.0 max.	
Min. Open Space Requirement (sites less than 1 acre):	10% of site	
Min. Open Space Requirement (sites 1 acre or larger):	20% of site	
Lot Standards	Ⓐ Area	Ⓑ Width
All Building Types:	No min.	No min.
Lot Coverage		
© All Building Types:	90% max.	

5B. Building Placement



Principal and Accessory Structure Setbacks	
Ⓐ Front Yard, Street Side Yard (except along Rail Trail):	0 ft. min.
Ⓑ Side Yard (except along Rail Trail):	0 ft. min.
© Rear Yard (except along Rail Trail):	0 ft. min.
All Yards along Rail Trail:	5 ft. min.
Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable Building or Fire Codes.	
A minimum 10-foot setback above the second story is required where shown on the Regulating Plan.	

5C. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories: 7 stories

Ⓐ Max. Height in Feet: 110 ft.

The maximum permitted building height is whichever is less.

6. Building Massing

6A. General

1. Building massing standards apply when to the following building types which include a maximum street-facing façade width:
 - a. Flat;
 - b. Commercial House;
 - c. Shopfront;
 - d. Mixed-use; and
 - e. General.
2. Building massing standards are in addition to any applicable standards of Section 230-27 of the UDO (Building Architecture).

6B. Standards



Street-facing building façades must use one of the following to divide the façade into vertical divisions at increments no greater than the maximum width dimension shown for building type, as measured along the base of the façade:

1. A change of façade material and window systems from grade to roof, and change of building height of at least one story; or
2. A change in façade composition and/or

architectural style (see Chapter 4) from grade to the roof; or

3. An open space or pedestrian passage with a minimum width of 10 feet and a minimum depth of 30 feet.
4. Similar means intended to convey the impression of separate buildings.

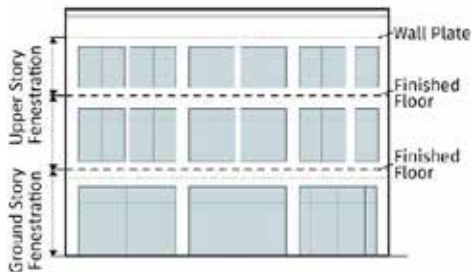
Change in color alone, setback alone, or any combination of the two may not be used to satisfy this requirement.

7. Fenestration

7A. General

1. The following fenestration standards apply in place of Sec. 230-27(a)(6) of the UDO (Building Architecture).
2. Fenestration shall conform to the requirements for the particular building type established in Part 4 of these standards.

7B. Standards



1. Fenestration is the minimum percentage of window and door glass that must cover a façade. It is calculated based on façade area and by floor.
2. Fenestration requirements apply to façades that abut a street (not including an alley), a public park, or the Rail Trail.

3. Glass used to satisfy fenestration requirements shall be unpainted, shall have a transparency (visible light transmission) higher than 70%, and shall have an external reflectance of less than 15%. Transparency and external light reflectance shall be established using the manufacturer's specifications.

4. Window frames, sashes, mullions, and similar features that are integral to the window system count towards fenestration requirements. Opaque doors do not.

5. The façade area used to determine fenestration is measured from the top of the finished floor to the top of the finished floor above.

6. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

7. Blank wall area is measured in linear feet applied in both a vertical and horizontal direction.



8. Blank wall area applies to ground and upper story façades that face a street (not including an alley) or the Rail Trail.

8. Pedestrian Access

- 8A. An entrance providing both ingress and egress, operable to residents

at all times or customers during business hours, is required to meet the street-facing or Rail Trail-facing entrance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted and encouraged.

- 8B. When a building type includes a maximum street-facing facade width, the entrance requirements must be met on each required vertical division (See Part 6B).
- 8C. A street address number must be located directly above or beside the primary building and business establishment entrances, must be clearly visible from the street or Rail Trail, and must have a minimum height of 6 inches.
- 8D. Required walkways must be paved surfaces that connect the pedestrian entrance to the closest public sidewalk or to the adjacent Rail Trail.

9. Storefront Streets

9A. Designations

- 1. The following storefront designations apply in place of those shown on the Streetscapes and Gateways Map located in UDO Addendum 3.0 Streetscape Guidelines.
- 2. Portions of parcels subject to Storefront Street requirements are shown on the Regulating Plan on page 23.
- 3. Portions of parcels abutting the Rail Trail are also subject to Storefront Street requirements.
- 4. Storefront street requirements only apply to portions of buildings directly abutting the Storefront Street or Rail Trail.

9B. Standards

All buildings that abut Storefront Streets must meet the following:

- 1. The requirements of Section 230-29 of the UDO (Storefront Streets), except that residential uses are also permitted for up to 75% of the linear building frontage along American Industrial Way and the Rail Trail.
- 2. Only Shopfront, Civic, Mixed-Use Buildings, and Commercial House building types may be built along a Storefront Street, except as further restricted along Peachtree Road and Broad Street in "3" below. Additional building types may be located on the site behind the Shopfront, Civic, Mixed-Use Building, or Commercial House building type.
- 3. Only Shopfront, Civic, and Mixed-Use Building building types may be built along Peachtree Road and Broad Street. Additional building types may be located on the site behind the Shopfront, Civic, or Mixed-Use Building building type.
- 4. Facades of Shopfront, Civic, Mixed-Use Building, or Commercial House building types identified in "2" and "3" above shall be built to the back of the supplemental zone for at least 65% of the zone's width, measured based on the sum of all such facades per abutting Storefront Street.

10. Blocks and Streets

10A. Blocks

1. General

- a. All sites shall incorporate new streets shown on the Regulating Plan on page 23. When the Regulating Plan shows a new street on a specific site, the Planning and Development Director may adjust the location shown by up to 100 feet in any direction to accommodate a proposed development program, provided the adjusted location remains on the same site.
- b. Sites over 4 acres in size shall incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter of 1,600 feet.
- c. Other than stub-out streets, dead-end streets are not allowed.

2. Block Measurement

- a. A block is bounded by a public street (not including an alley) or the Rail Trail.
- b. Block perimeter is measured along the edge of the property abutting a public street or the Rail Trail, except for the measurement of existing dead-end streets, which are measured from intersecting centerlines.



- c. The Planning and Development Director may grant an administrative variance to increase the block perimeter when steep slopes in excess of 18%, waterways, tree conservation areas, flood zones, railroads, stream buffers, greenways, open space, or easements would make the provision of a complete block

infeasible.

3. Stub-Out Streets

- a. Stub-out streets within new development must be installed to meet the block standards of “1” and “2” above.
- b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
- c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.
- d. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.
- e. The Planning and Development Director may grant an administrative variance to eliminate the requirement for a stub-out street or require pedestrian and bicycle-only access when steep slopes in excess of 18%, waterways, tree conservation areas, flood zones, railroads, stream buffers, greenways, open space, or easements would make the provision of a stub-out street infeasible.

10B. Streets

- 1. New streets must conform to the standards shown in Chapter 3 of this pattern book, except when an official City plan or project uses an alternate design. When an alternate design is used, new streets must conform to said design.
- 2. Vehicular lane width and on-street parking dimensions may be increased or decreased by the Planning and Development Director when the public health, safety, and welfare demands.

10C. Streetscapes

- 1. Streetscapes must be installed along all existing and new streets.
- 2. Streetscapes identified in Chapter 3 and Chapter 5 of this pattern book must conform to said standards, except when an official City plan or project uses an alternate design. When an alternate design is used, streetscapes must conform to said design.
- 3. Streetscapes not identified in “2” above” must conform to The UDO Addendum 3.0 Streetscape Guidelines, except when an official City plan or project uses an alternate design. When an alternate design is used, streetscapes must conform to said design.

11. Rail Trail

11A. Required

- 1. The Rail Trail shall be installed in the location shown in the

Regulating Plan, except when an official City plan project designates an alternate location. When an alternate location is designated, the Rail Trail shall be installed there.

- 2. The Rail Trail must conform to the standards shown in Chapter 3 and Chapter 5 of this pattern book.

11B. Conflict with Streetscapes

A streetscape is not required when the Rail Trail is required in the same location.

12. Parking and Loading

12A. Vehicular Parking

1. Minimum Requirement.

There is no minimum number of parking spaces required.

2. Structured Parking, General

All structured parking, regardless of whether or not it is a principal use, accessory use, freestanding, or part of a building, shall conform to the requirements of Part 3D of these standards, except as otherwise provided in “3” immediately below for townhouse garages.

3. Townhouses

Townhouse garages shall only be accessed through an alley or shared driveway and shall not face a public street, public park, or the Rail Trail.

4. Location of Parking Lots

Off-street parking lots and driveways shall not be located between any building and the Rail Trail or between any building and the street.

12B. Bicycle Parking

1. Minimum Requirements

Minimum required bicycle parking ratios are as follows:

	Short-Term	Long-Term
Residential		
Multifamily	1 per 10 units	1 per 10 units
Non-residential		
Offices	1 per 2,000 sf	1 per 2,000 sf
Other non-residential	1 per 1,000 sf	n/a

2. Short-Term Bicycle Parking

Short-term bicycle parking:

- a. Shall not be located inside a building, but may be covered.
- b. Shall be publicly accessible and provided with lighting at all hours.
- c. Shall be spaced to provide clear and maneuverable access to a public street or the Rail Trail without the use of stairs.
- d. Shall be located on-site or in the adjacent streetscape.
- e. Shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- f. When located on-site, shall be located at least as close as the closest automobile space serving the building, except for handicapped parking spaces.

- g. When located in the streetscape, shall not impede pedestrian use of the sidewalk and shall be a maximum distance of 100 feet of the building entrance that the rack is intended to serve.
- h. Developments with frontage along both a street and the Rail Trail shall locate required short-term bicycle parking so that a minimum of 25% and a maximum of 75% of the spaces along the Rail Trail, with the remainder along the street. Short-term bicycle parking that exceeds the minimum required may be along either.

3. Long-Term Bicycle Parking

Long-term bicycle parking:

- a. Shall provide enclosed bicycle storage in lockers, a room within a building, or within a parking structure.
- b. Shall be accessible to all building occupants and to public entrances and walkways, secure, weather resistant, and provided with lighting at all hours.
- c. Shall provide clear and maneuverable access to a public street or the Rail Trail without the use of stairs or elevators.

12C.Loading and Dumpsters

- 1. Minimum loading requirements for non-residential uses are as follows:

Gross floor area	Required loading spaces
0 – 10,000 sf	None
10,000 – 49,000 sf	Min. 1
Over 49,000 sf	Min. 2

- 2. In addition to the above, all developments with more than 49,000 square feet of gross floor area, regardless of use, shall provide one on-street loading space adjacent to the development and on the same side of the street. The Planning and Development Director may waive this requirement as follows:
 - a. When the only adjacent street is controlled by the Georgia Department of Transportation; or
 - b. When the only adjacent street contains the Rail Trail; or
 - c. When there are existing on-street spaces within 300 feet of the development (measured along the street centerline); or
 - d. When installing on-street loading would harm the public health, safety, and welfare.
- 3. Loading structures and bays shall not face the Rail Trail, and shall be screened so that loading docks and related activity are not visible from the Rail Trail or any public street. Loading and unloading activity shall follow the

provisions of Section 250-20 of the UDO (Provision of Off-Street Loading).

- 4. Dumpsters serving residential and non-residential uses shall be enclosed in accordance with Section 240-7(b)(8) of the UDO (Specific Accessory Use Provisions) and shall not be located between the building and the Rail Trail.

13. Fences and Walls

13A.Design

Fencing design and materials visible from a public street, the Rail Trail, or public open space shall conform to Chapter 5 of this pattern book.

13B. Other Provisions

Except as provided in “13C” below, fences and walls shall be constructed according to the provisions provided in Section 230-6 of the UDO (Fences and Retaining Walls).

13C.Rail Trail

The following applies between the Rail Trail and adjacent buildings or uses:

- 1. Fences shall follow the front and street yard fence regulations provided in Section 230-6(c)(1) of the UDO (Fences and Retaining Walls).
- 2. Walls shall not exceed 24 inches in height unless existing topography requires retaining walls of greater height.
- 3. Outdoor dining may only be separated from the Rail Trail with movable planters, fencing, or similar barriers provided they do not exceed a height of 36 inches including any plant material.

14. Buffers

The buffer requirements of Section 230-1 of the UDO (Dimensional Standards of Zoning Districts) do not apply in this PUD.

15. Building Design

Building design shall conform to Chapter 4 of this pattern book.

16. Signs

Signs shall conform to the signage standards in Chapter 4 of this pattern book (see page 48).

17. Open Space

- 17A.The minimum 20% open space required by the PUD district regulations shall apply to each lot within this PUD district and shall be based on the percentage of lot area.
- 17B. Open space shall conform to Section 230-30 of the UDO (Standards Applying to All Districts), except as follows:
 - 1. There is no restriction on the amount of open space that may consist of hardscape or paved materials.
 - 2. Rooftop patios, rooftop decks, and green roofs may be used to satisfy open space requirements. These areas may only be counted towards the public access requirement of Section 230-30(a)(3) of the UDO (Open Space) when they can be accessed from the public sidewalk by unconditioned stairs, elevators, or ramps located on the building exterior.
- 17C.Open space materials must conform to Chapter 5: Landscape Patterns of this pattern book.

DOWNTOWN CHAMBLEE TOWN CENTER

CHAPTER 3: THE MASTER PLAN



PURPOSE

The purpose of this master plan is to demonstrate how new development could occur in a manner that is consistent with the general standards found in other chapters of this pattern book. It also provides additional detail on required streetscape design by street type beginning on page 24.

EXISTING CONDITIONS

LAND USE

The Chamblee Town Center is currently a mix of low-density commercial, civic, and industrial uses; however, the majority of the land is dedicated to commercial uses. Chamblee City Hall and other City offices are located along Peachtree Road and Broad Street, respectively. The famous Antique Row runs along Broad Street, and multiple restaurants have recently located in this area.

TOPOGRAPHY

Much of the land in the Town Center area has been manipulated over time to accommodate the large industrial and commercial buildings, which causes some steep drop-offs and points of elevation change (see right). This limits where streets can connect and open spaces can be created. However, a ridge along Broad Street that overlooks both the southwest and northeast sections of the Town Center, provides compelling vistas throughout the site that can be enhanced through building and site design.

CHAMBLEE DDA PROPERTIES

Large, irregular parcels comprise the majority of the Chamblee Town Center. The parcels are in varying stages of susceptibility to change, and some may not change for many years because of the success of existing businesses. As a result, the Master Plan (page 22) illustrates the street network in the Regulating Plan (page 23) and properties owned by the Chamblee Downtown Development Authority (DDA), shown in green on the map to the right. These parcels represent the potential first phase of development in the Town Center.



EXISTING CONDITIONS DIAGRAM: Elevation Change & Chamblee DDA Properties

**PROJECTS UNDERWAY & PLAN
COORDINATION**

Additional planning studies that affect the Chamblee Town Center are underway or have been completed, including the Chamblee Rail Trail Phase 3 Plan, the Multimodal Transportation Plan, and the Self-Driving Shuttle Feasibility Study and Concept Plan. All of these studies recommend improved connectivity throughout Chamblee, and treat the Town Center as an integral piece of the network. The Rail Trail in the Town Center fills the gap between Phases 1 and 2 of the Rail Trail, and the Shuttle Feasibility Study analyzed the potential for a shuttle between the Town Center and the Chamblee MARTA Station. These two items enhance the last-mile connectivity from the station, further opening opportunities for redevelopment and residential units in the Town Center. Since the 2014 LCI plan update, a private sector project has started on properties owned by the DDA at Broad Street and Irvindale Way. This document synchronizes the recommendations from all of these studies to create a distinct and progressive Downtown Chamblee Town Center.

CHAMBLEE RAIL TRAIL

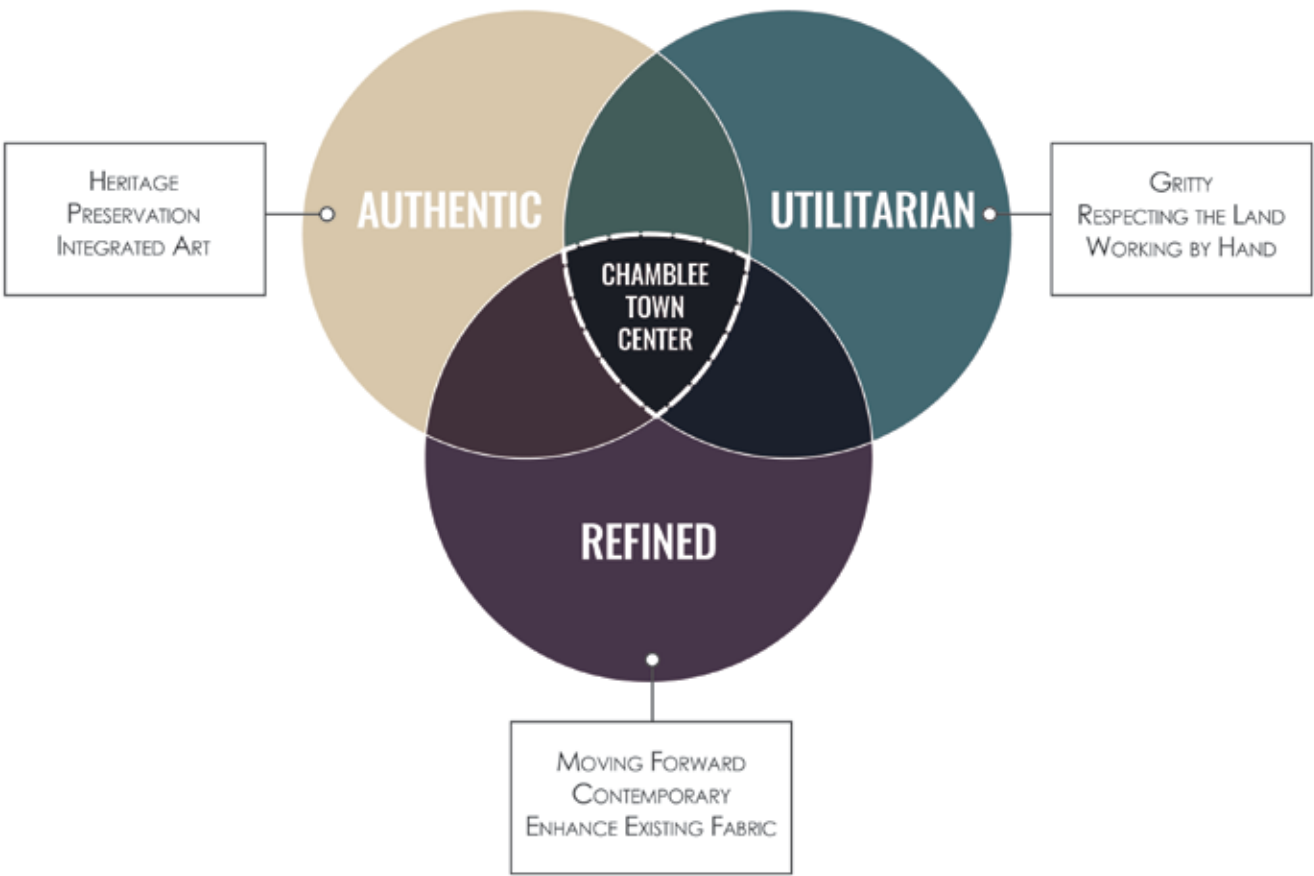
Though the Chamblee Rail Trail Phase 3 alignment is currently being studied, this Master Plan and the Regulating Plan provide locations for the Rail Trail based on previous recommendations in the 2014 LCI and coordination with the planning team. The Chamblee Town Center PUD is excluded from the Chamblee Rail Trail Overlay and Phases 1 and 2 of the Trail are not completely constructed. This Master Plan includes both on-street and off-street Rail Trail routes through the Town Center to connect to both end points of the Rail Trail on Peachtree Road.

**INSPIRATION -
BUILD ON EXISTING
CHARACTER**

Chamblee, incorporated in 1908, is historically a railroad town. The Norfolk Southern Railroad and Roswell Railroad intersected here, which allowed Chamblee to serve as a regional hub. On the Norfolk Southern Line, passengers traveled between Atlanta and Charlotte; along the Roswell Railroad, textiles and goods were transported. In addition to the railroad, dairies, manufacturing, and the military were the major catalysts for growth in Chamblee. Manufacturing plants located along Peachtree Boulevard between the 1940s and 1980s, but many of these properties were later redeveloped to commercial strip centers or car dealerships. As the manufacturing downsized, Chamblee lost population to the northern Atlanta suburbs, but immigrants and refugees began repopulating the city in recent years. Eventually, the City designated a Central Business District to protect the historic town center, to preserve the history of Chamblee, and to allow for contemporary redevelopment (City of Chamblee website, 2018).

This pattern book builds on this history by incorporating contemporary design with railroad-inspired elements in the landscape, streetscape, and architecture. Three words define the history of the past and the contemporary design of present day to become the inspiration for the Master Plan:

AUTHENTIC, UTILITARIAN, REFINED.



AUTHENTIC

The Chamblee Town Center design reflects authenticity for Chamblee's history as a railroad town, regional hub, manufacturing economy, and military base. The **heritage** is reflected through designed streetscapes (see Street Sections on page 24 and 29, and Tree Canopy Design on page 27 and 28), architectural styles, and materials. Key historic buildings are **preserved** along Broad Street and enhanced through design controls for future development to reduce the building scale along the street frontage, including building stepbacks as noted in Chapter 2. It is anticipated that quality **art** reflecting Chamblee's history and progress can be **integrated** in public spaces, along the Rail Trail, and on the streets.



UTILITARIAN

This patternbook uses utilitarian elements to recollect the **gritty** nature of manufacturing and railroad economies. Although much of the land has been manipulated in the past to accommodate large industrial and commercial buildings, this pattern book **respects the land** through thoughtful street placement in order to take advantage of steep elevation changes and create an efficient and walkable grid network. Opportunities for mixed-use development promote the idea of **working by hand** by allowing craft manufacturing and artisan businesses, in addition to the retail required along the storefront streets.



REFINED

The City of Chamblee has been advancing the quality of life for residents through progressive policies and implementation. The Rail Trail, forward thinking about the future of autonomous vehicles, and reduced parking requirements around MARTA all **move the city forward** to create an urban, connected, and bustling environment where all needs are met in close proximity. While respecting the mercantile and railroad style of the past, new buildings and site designs incorporate **contemporary** elements. The Town Center will become the model of this philosophy. The Town Center has the opportunity to **enhance the existing fabric** by improving the street grid, preserving the historic retail buildings and front setbacks on Broad Street, and requiring the thoughtful use of architectural design that complements the historic character of Chamblee.



THE MASTER PLAN

The Master Plan shows how the area might be developed in a manner consistent with this pattern book. Key aspects of the plan are:

- The plan is intended to be conceptual - building and site design will change when sites redevelop;
- Buildings on Broad Street in this plan step-back from two stories along the street to higher stories in the back to maintain the scale of existing historic buildings;
- Buildings are drawn to the side property lines , to the back of the required supplemental zone, and to their maximum intensity and height.
- Many buildings in the plan are illustrated on top of parking garages with green roofs or usable open spaces;
- Adjacent buildings share parking decks and on-street parking spaces; and
- The supply of new parking has been minimized by assuming shared parking, use of on-street parking spaces, and low parking ratios.

Refer to the Street Sections for street types and streetscape requirements. Chapter 4: Architectural Patterns describes the requirements for all buildings within the Chamblee Town Center PUD. Chapter 5: Landscape Patterns describes the required furnishings and materials for the streets and open spaces.



REGULATING PLAN

Downtown Chamblee Town Center Planned Unit Development

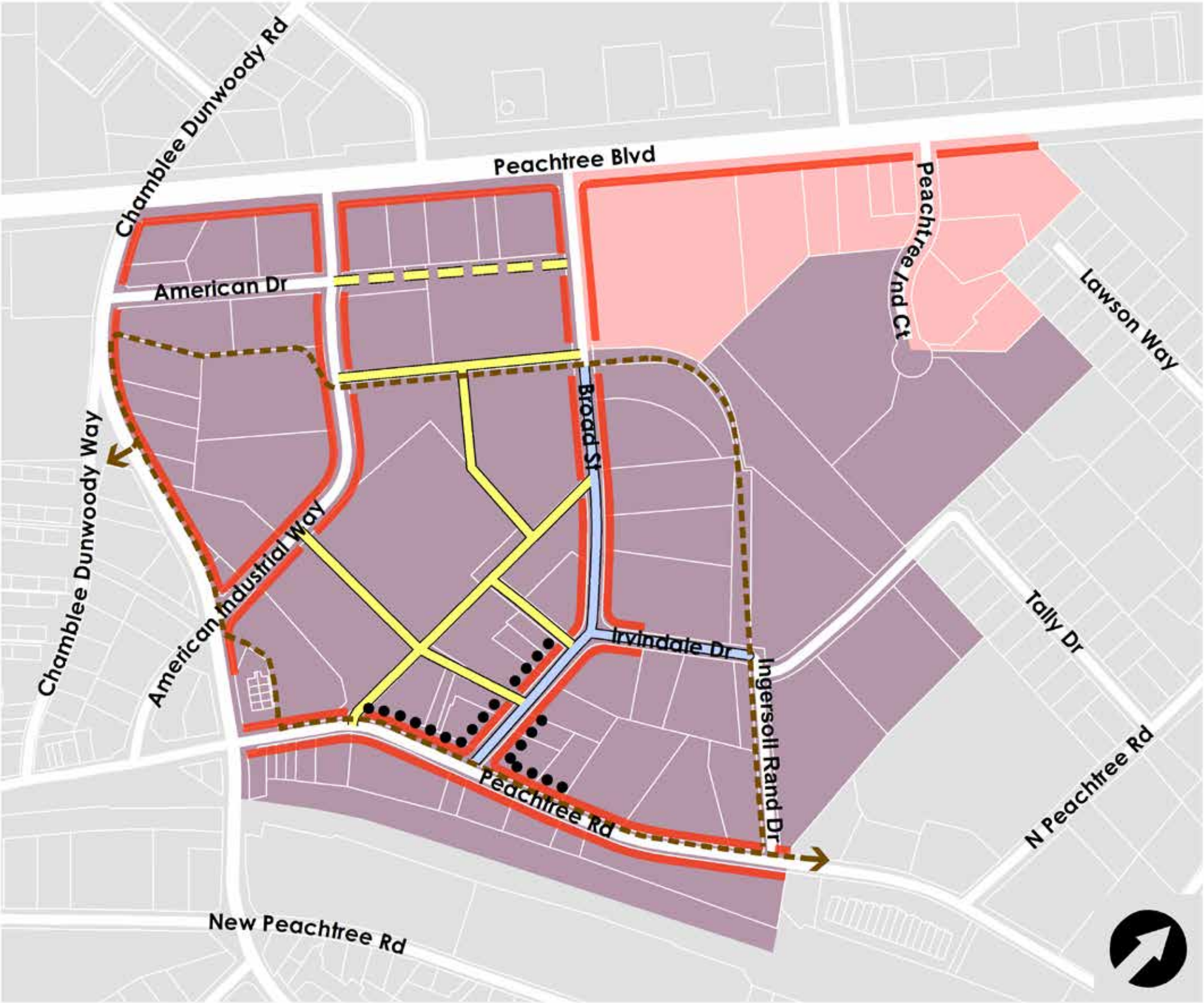
March 8, 2019

Legend

- New Rail Trail
- Stepback Required
(min. 10 ft above
second floor)
- Storefront Street
- New Alley Required
- New Street Required
- Shared Street

Subareas

- 1. Mixed-Use
- 2. Highway Commercial



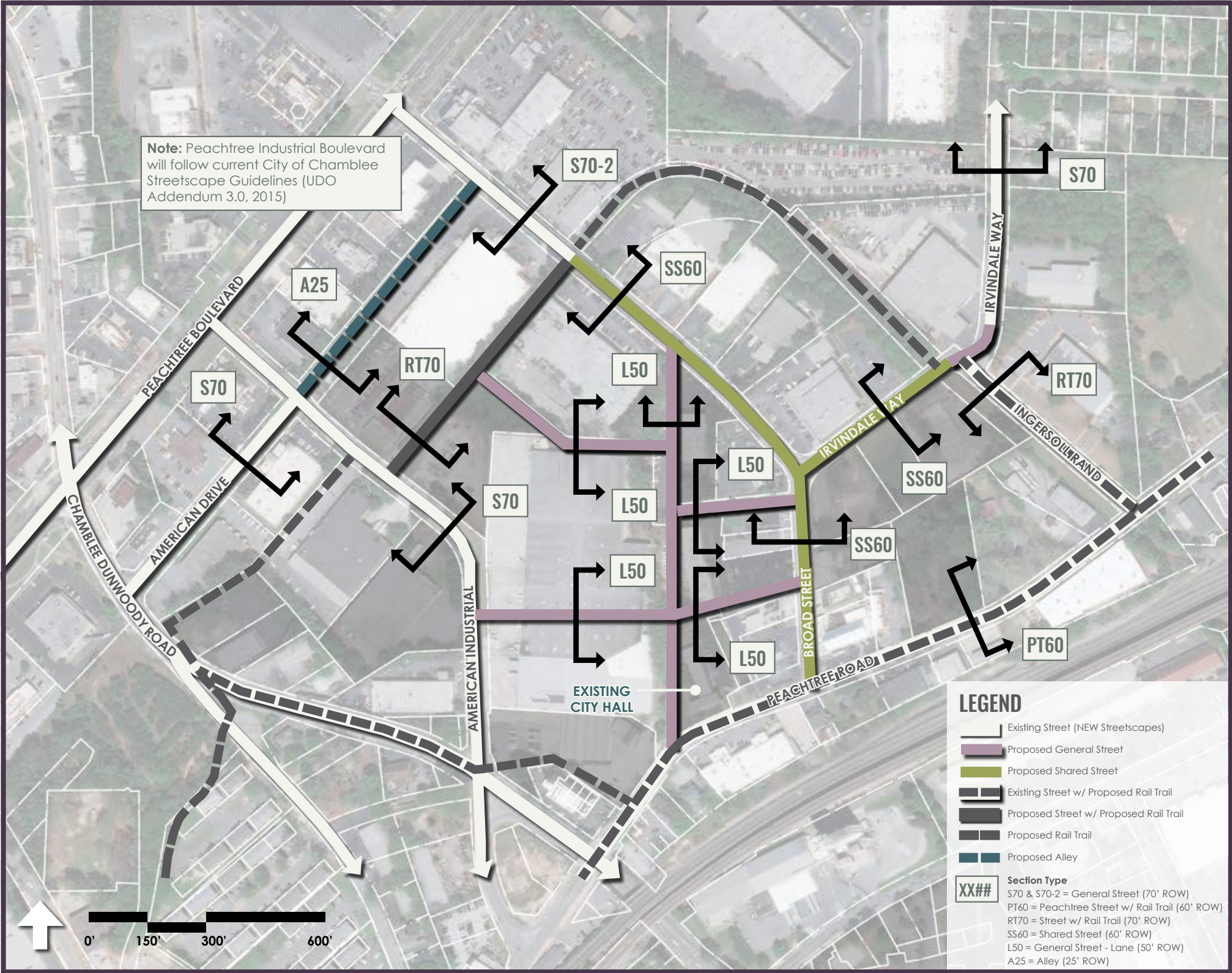
MASTER PLAN SUMMARY

STREET DESIGN & BLOCK SIZE

New streets and streetscape upgrades shall be incorporated with new development. The street design and block sizes for the Chamblee Town Center PUD intend to create a walkable district supporting an active mixed-use environment. Because of the progressive steps the City has taken to make the area around the Chamblee MARTA station more contemporary, urban, and walkable, Chamblee has an opportunity to set itself apart with how the Town Center develops, both in the creation of public space and in the quality of architecture, materials, and streets.

Streets form the majority of public space in urban places, and in walkable areas, they can be vibrant places for activity and events. This pattern book requires shared streets on a portion of Broad Street and Irvindale Way as noted on the diagram to the right. Shared streets offer many opportunities for daily use and community events and festivals. On a curbsless street, pedestrians and cyclists are prioritized over vehicles, and all modes of transportation work together, effectively slowing car traffic and making the area safer for pedestrians. Shared streets function well in civic environments and adjacent to public open spaces because they can be closed to create plazas and expand the amount of usable space for events. Rather than typical striping and curbs, spaces for pedestrians, cyclists, on-street parking, and car travel lanes are marked by material changes, street trees, and street furniture.

The pattern book also requires connections for the Chamblee Rail Trail using on- and off-street facilities. Once built, trail users could also use the shared streets to connect to the Rail Trail on Peachtree Road. The Rail Trail in the Town Center is a key connection node between the other two phases of the project and could encourage the use of alternative transportation modes.



STREET FRAMEWORK DIAGRAM: Street Types

SHARED STREETS

Broad Street & Irvindale Way shall be shared streets. The inspiration photos below illustrate the shared street concept in multiple urban environments.



Copyright Dan Burden



Copyright Dan Burden



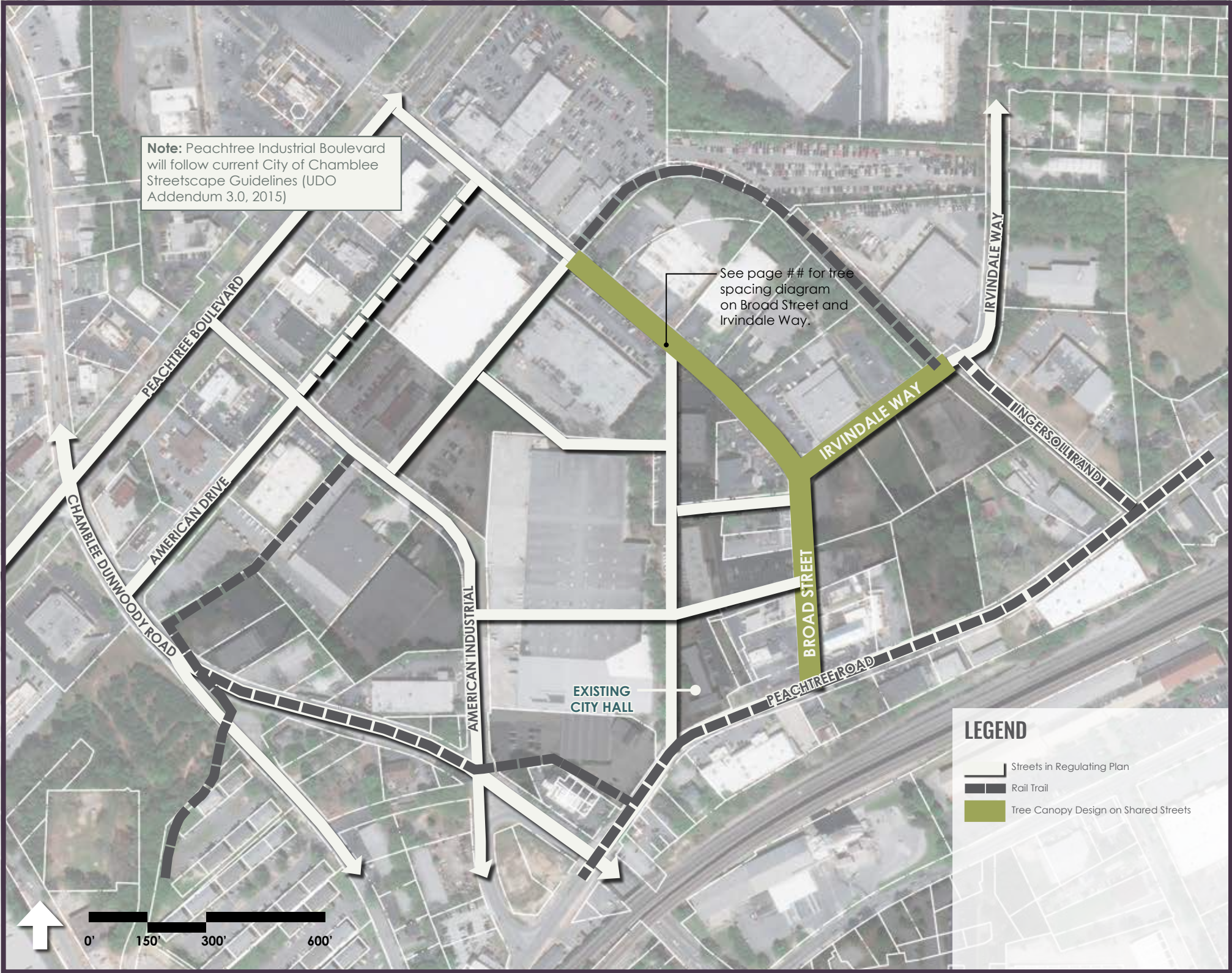
SHARED STREETS

Broad Street and Irvindale Way shall be shared streets, per the drawings on pages 27 to 29.



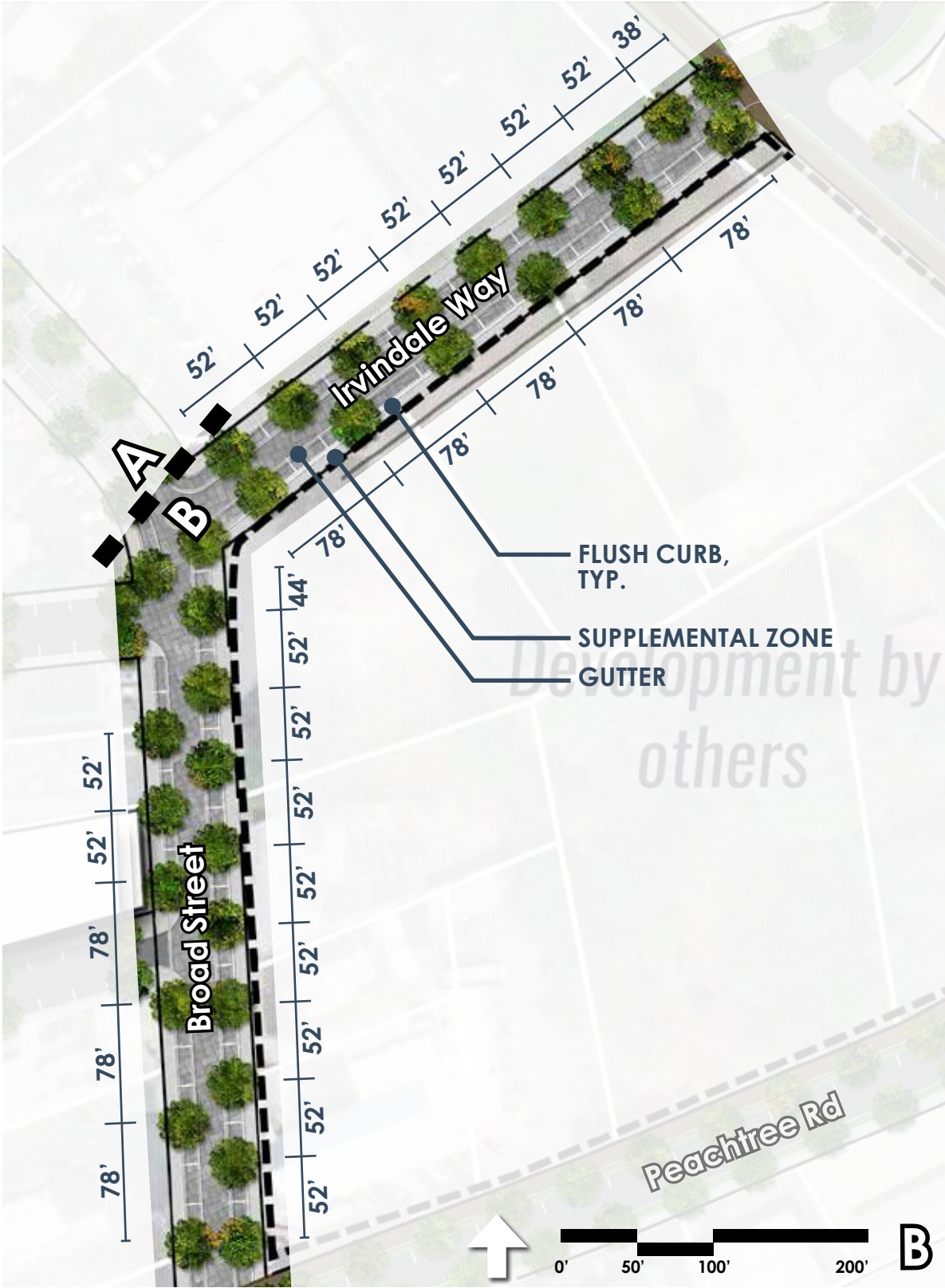
TREE CANOPY DESIGN

Historically, railroad towns were utilitarian hubs of commerce, requiring few decorative elements and trees in the public streets. To respect this history and differentiate the Town Center from the rest of Chamblee, the shared streets adjacent to preserved retail buildings (Broad Street, Irvindale Way, shown on in green on the map to the right) are designed to limit tree canopy coverage and the over-use of curbs to designate places for users of the street. All other streets within the Chamblee Town Center are designed using more traditional streetscape designs with street trees placed closer together and more landscaping.



TREE CANOPY DESIGN DIAGRAM: Broad Street & Irvindale Way

TREE CANOPY DESIGN | Broad Street & Irvindale Way shall have tree canopy implemented per the diagram.



STREET SECTIONS: SS60 (60' ROW)

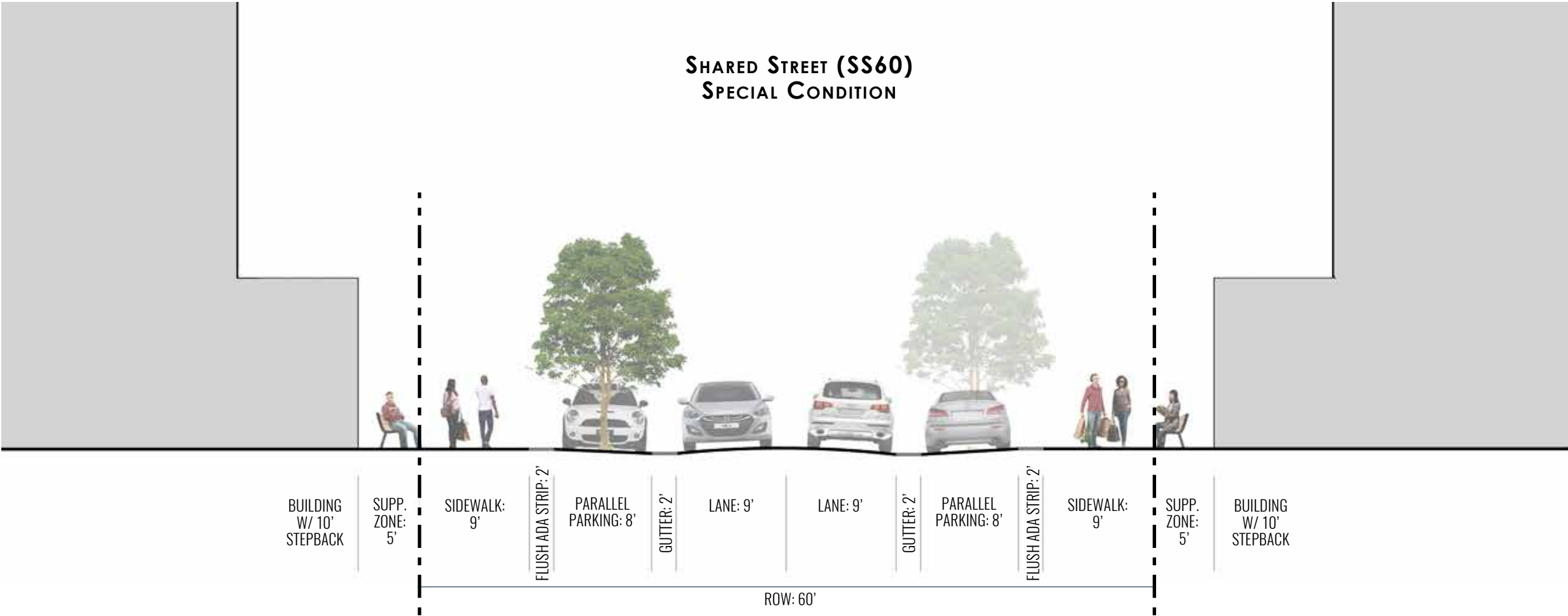
Broad Street & Irvindale Way shall be shared streets

WIDTH	
Right-of-Way Width	60 feet
Sidewalk to sidewalk width (no curb)	42 feet
STREETSCAPE	
Sidewalk	Min. 9 feet
Planter	8 feet
Gutter	2 feet
Flush ADA Strip	2 feet
Planter Tree Spacing (max.)	See diagram page 28
Planter Type	Landscaped/Hardscaped*
TRAVELWAY	
Parallel Parking	8 feet
Travel Lane	9 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 8 feet by 8 feet.



Key Map



STREET SECTIONS: PT60 (60' ROW)

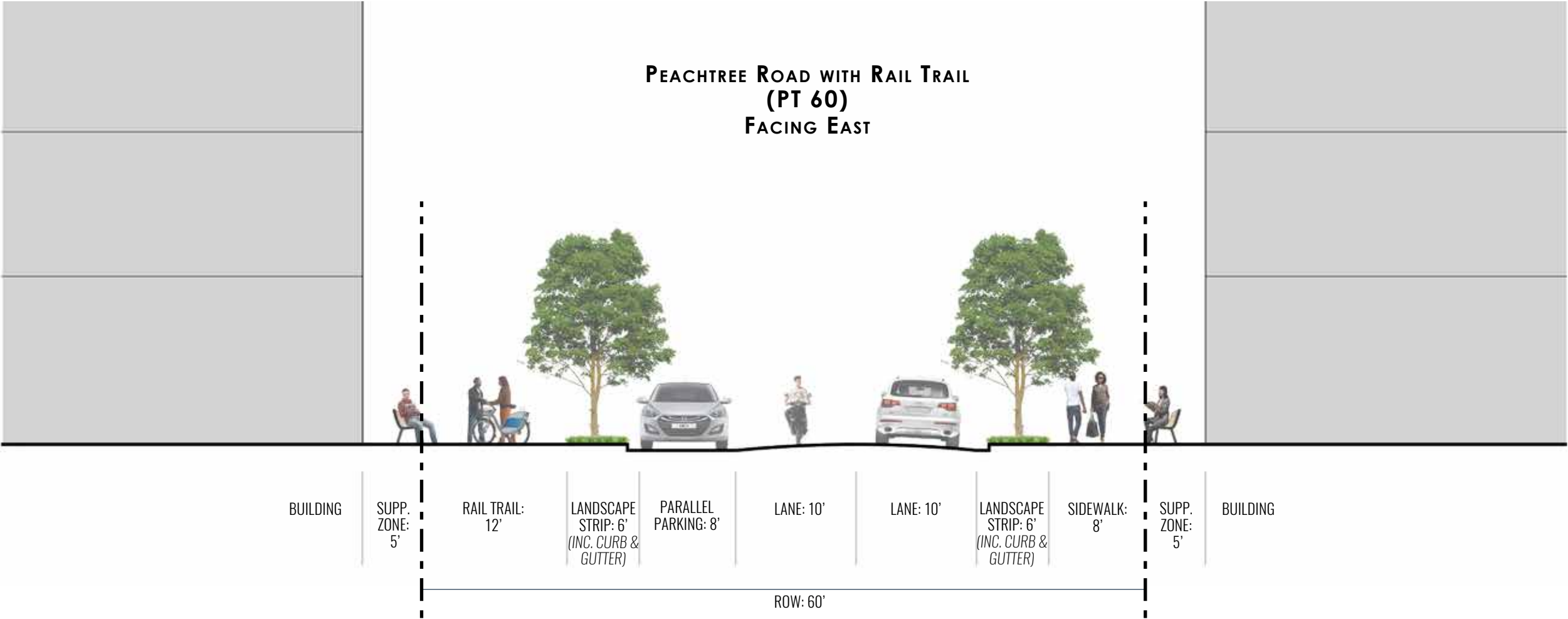
Peachtree Road with Chamblee Rail Trail

WIDTH	
Right-of-Way Width	60 feet
Face of curb to face of curb width	28 feet
STREETSCAPE	
Sidewalk	Min. 8 feet
Rail Trail	Min. 12 feet
Planter	Min. 4.5 feet
Curb and Gutter	1.5 feet
Planter Tree Spacing (max.)	50 feet on-center
Planter Type	Landscaped/Hardscaped*
TRAVELWAY	
Parallel Parking	8 feet (one side)
Travel Lane	10 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 4.5 feet by 8 feet.



Key Map



STREET SECTIONS: S70 (70' ROW)

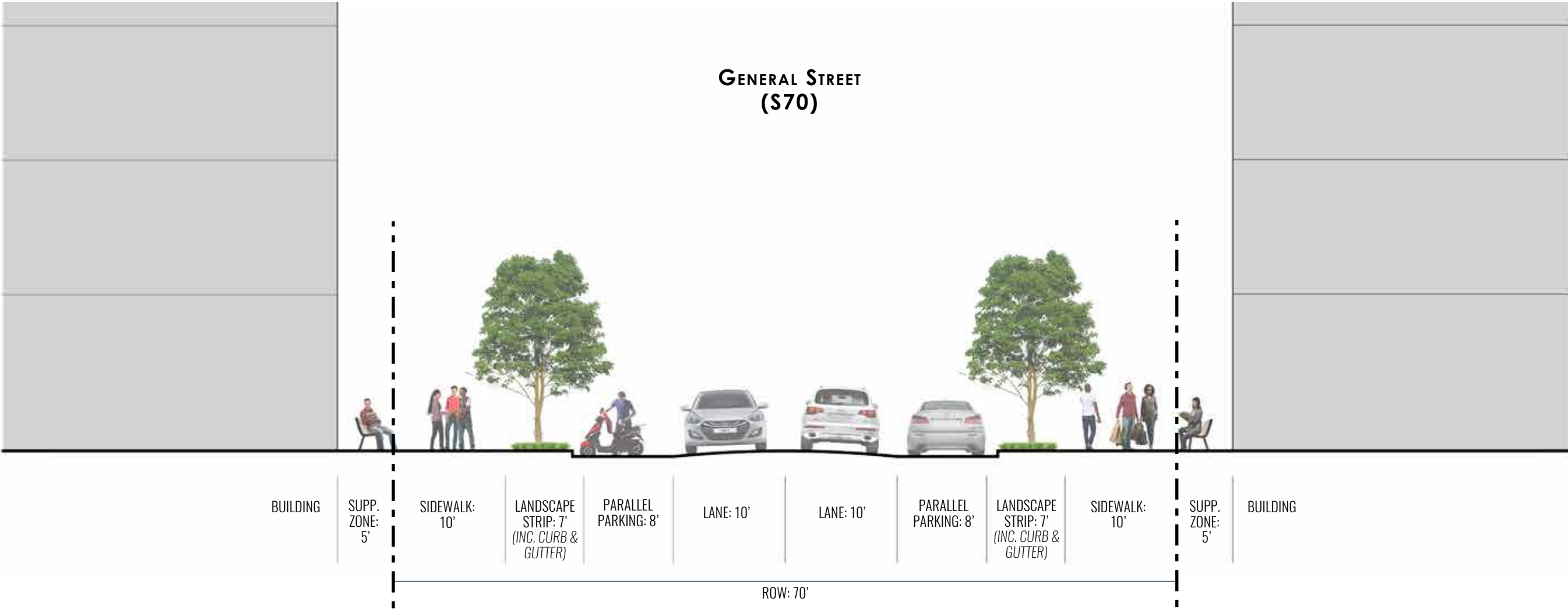
General Street

WIDTH	
Right-of-Way Width	70 feet
Face of curb to face of curb width	36 feet
STREETSCAPE	
Sidewalk	Min. 10 feet
Planter	Min. 5.5 feet
Curb and Gutter	1.5 feet
Planter Tree Spacing (max.)	50 feet on-center
Planter Type	Landscaped/Hardscaped*
TRAVELWAY	
Parallel Parking	8 feet (both sides)
Travel Lane	10 feet

**Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 5.5 feet by 8 feet.*



Key Map



STREET SECTIONS: S70-2 (70' ROW)

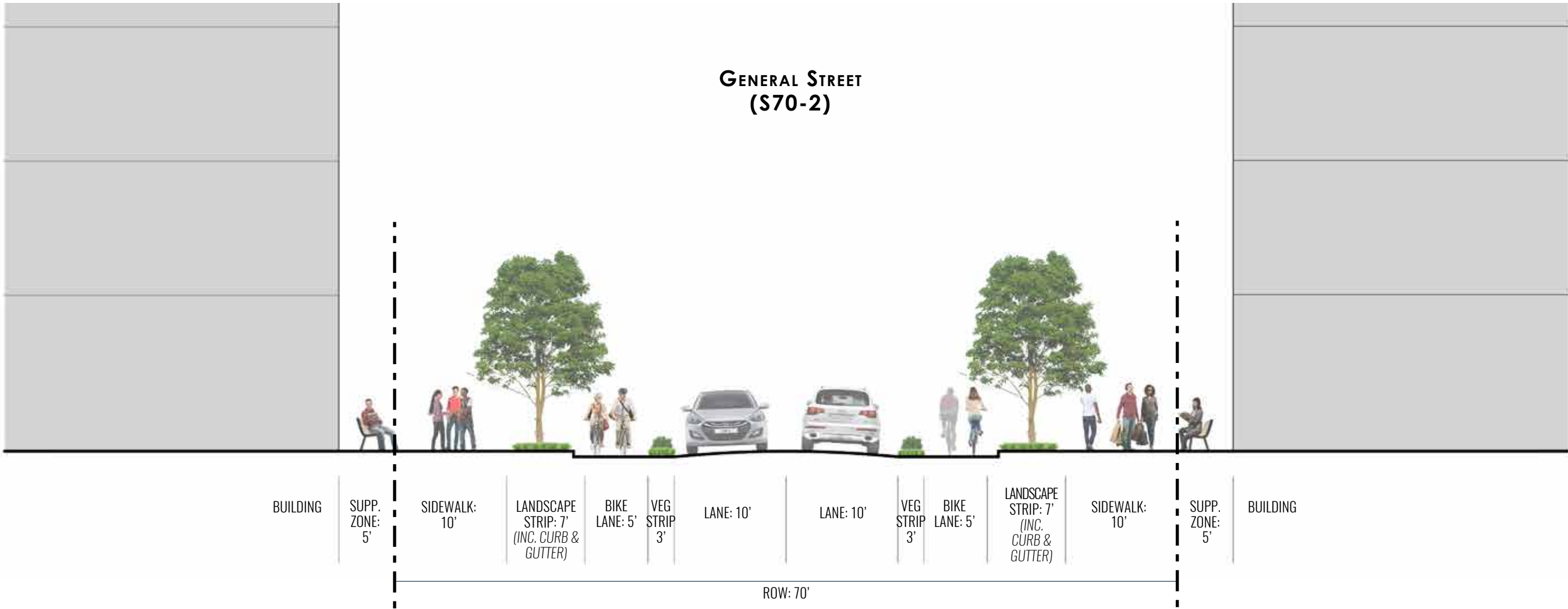
General Street 2

WIDTH	
Right-of-Way Width	70 feet
Face of curb to face of curb width	36 feet
STREETSCAPE	
Sidewalk	Min. 10 feet
Planter	Min. 5.5 feet
Curb and Gutter	1.5 feet
Planter Tree Spacing (max.)	50 feet on-center
Planter Type	Landscaped/Hardscaped*
TRAVELWAY	
Bike Lane with Vegetated Strip	8 feet (both sides)
Travel Lane	10 feet

**Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 5.5 feet by 8 feet.*



Key Map



STREET SECTIONS: RT70 (70' ROW)

Street with Rail Trail

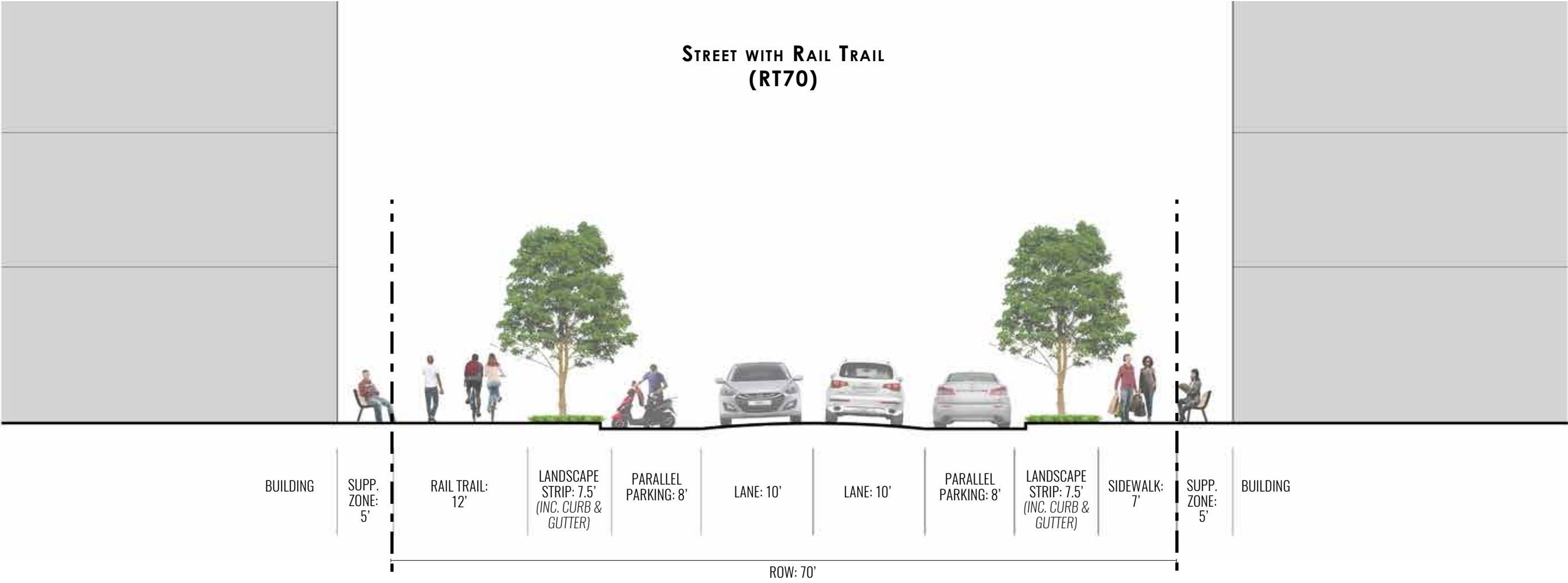
WIDTH	
Right-of-Way Width	70 feet
Face of curb to face of curb width	36 feet
STREETSCAPE	
Sidewalk	Min. 7 feet
Rail Trail	Min. 12 feet
Planter	6 feet*
Curb and Gutter	1.5 feet
Planter Tree Spacing (max.)	50 feet on-center*
Planter Type	Landscaped/Hardscaped**
TRAVELWAY	
Parallel Parking	8 feet (both sides)
Travel Lane	10 feet

***Planter may be reduced to a minimum width of 2 feet when street trees are planted in-line with parallel parking (see SS60 for a depiction of this). When this occurs, trees are not required in the planter but shall instead be planted a maximum distance of 60 feet on-center.*

**Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 6 feet by 8 feet.*



Key Map



STREET SECTIONS: L50 (50' ROW)

General Street - Lane

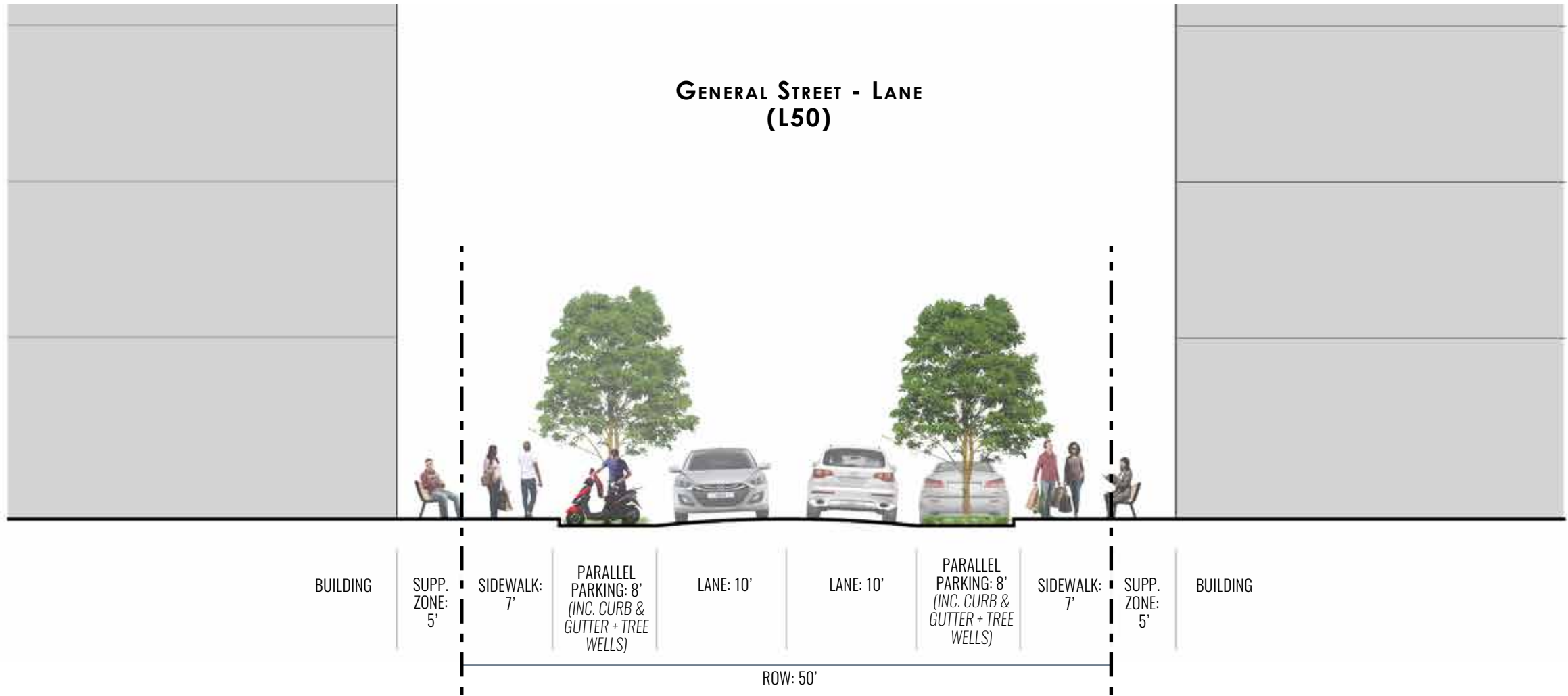
WIDTH	
Right-of-Way Width	50 feet
Face of curb to face of curb width	36 feet
STREETSCAPE	
Sidewalk	Min. 7 feet
Planter	6.5 feet
Curb and Gutter	1.5 feet
Planter Tree Spacing (max.)**	80 feet on-center**
Planter Type	Landscaped/Hardscaped*
TRAVELWAY	
Bike Lane with Vegetated Strip	8 feet (both sides)
Travel Lane	10 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum of 6.5 feet by 8 feet.

** See diagram on page 34 for additional tree spacing information.

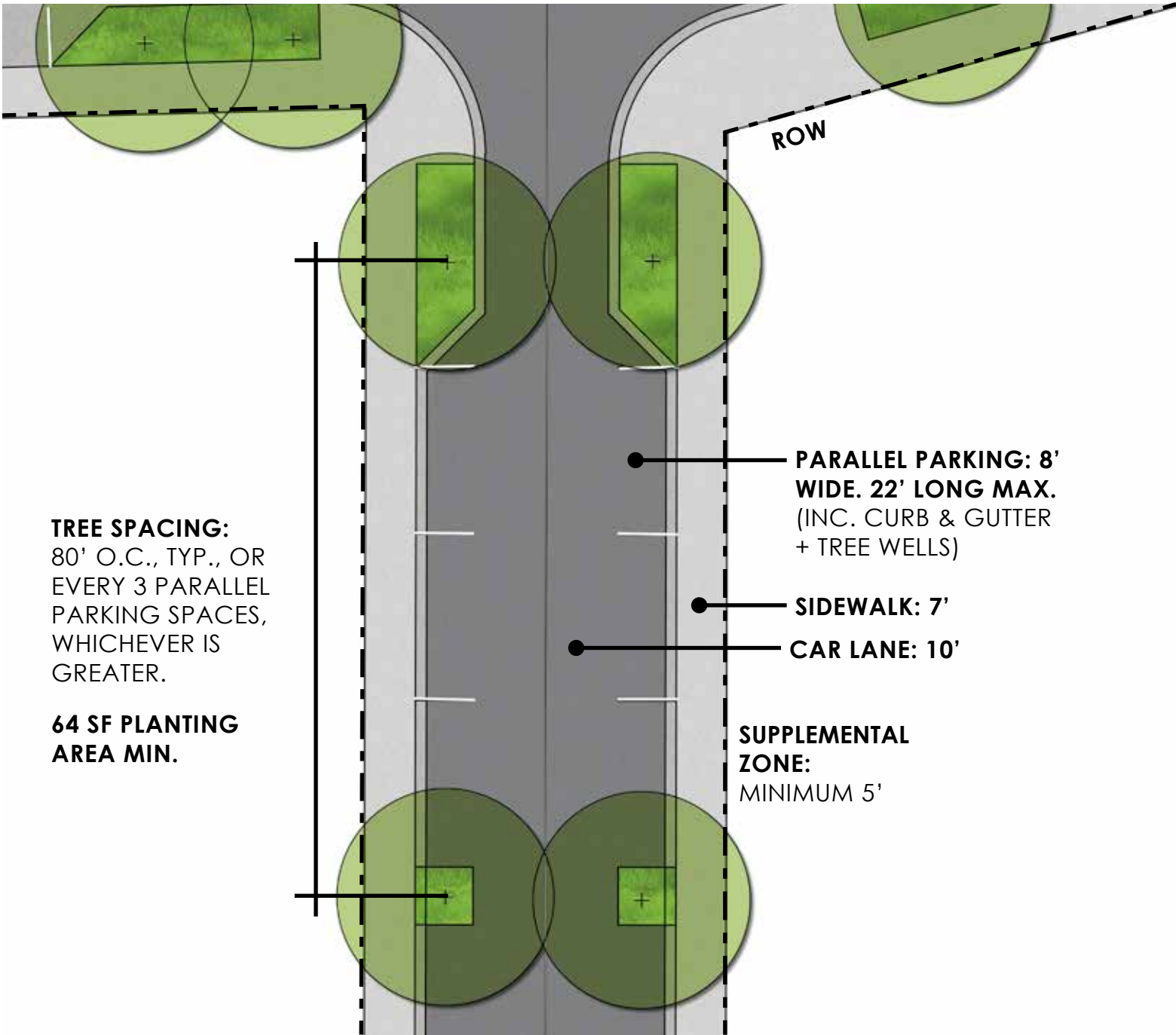


Key Map



STREET SECTIONS | SPACING PLAN: L50 (50' ROW)

General Street - Lane



Key Map



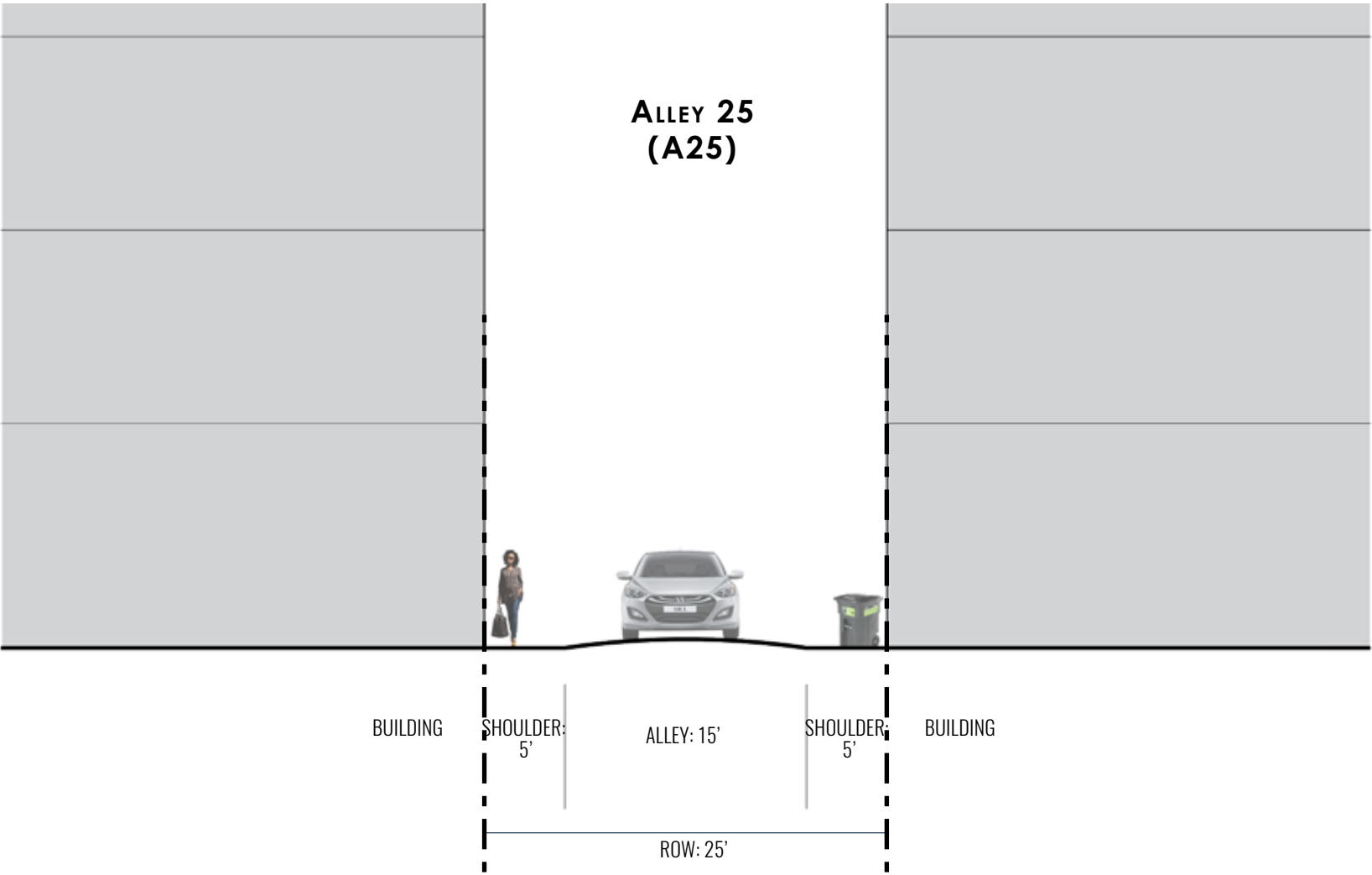
STREET SECTIONS: **A25 (25' ROW)**

Alley

WIDTH	
Right-of-Way Width	25 feet
STREETSCAPE	
Shoulder	5 feet
TRAVELWAY	
Travel Lane	15 feet



Key Map



DOWNTOWN CHAMBLEE TOWN CENTER

CHAPTER 4: ARCHITECTURAL PATTERNS



INTRODUCTION

Defining the architectural character of Chamblee Town Center is key to reinforcing its sense of place and creating an enduring center for the city. This chapter establishes architectural standards based on existing patterns, best practices, and City policy.

The requirements of this chapter are organized according to the building types established in Chapter 2. In many cases, this limits the use of certain styles to specific

building types; it further limits materials to specific styles. The reason for this is simple: material and design have always been interconnected. Allowing a material that is suitable for a small commercial house, such as clapboard, to be used on a large new building, does not reflect the material's traditional use in Chamblee, which could result in a lower quality of construction than is appropriate.

The purpose of this chapter is to provide basic requirements for architectural design that are compatible with and complementary to Chamblee Town Center, as the cumulative historic diversity of the built environment is a defining characteristic of the community. These requirements are not intended to restrict the design of new buildings to identical replication of styles of existing structures, but instead seek to foster design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the city and simultaneously encourages creativity and contemporary design. Additionally, these standards are intended to integrate the physical characteristics of new construction into the existing patterns in a meaningful way in order to restore and promote the public health, safety, and welfare of the community.

EXISTING CONDITIONS

Chamblee Town Center today is characterized by a mix of building types due to its origins as a full-service community along the railroad. Older buildings date from the late nineteenth and early twentieth centuries, and include former houses, shopfronts, and mixed-use commercial blocks. A handful of industrial buildings from the period also exist, along with many Mid-Century and newer commercial and industrial buildings. These buildings and others in nearby parts of Chamblee provide a rich tapestry of building types and styles that shaped the recommendations in this chapter.



Historic images of Chamblee, Georgia



Images above represent existing building within the study area.

ARCHITECTURAL STYLE

“Architectural style” refers to the way that doors, windows, and building details are designed and organized on a facade. “Architectural style” is different than “building type”, and that one building type may have many different styles. Requirements for building type and style are shown in the matrix below. No requirement in this section is meant to supersede any building code requirement.

The following styles are appropriate for use in Chamblee Town Center: Queen Anne, Folk Victorian, English Vernacular, and Mercantile. A summary of each is provided on the following pages; photos are also included for reference only. These styles have been defined using *Georgia's Living Places: Historic Housing in their Landscape Setting* by the Georgia Department of Natural Resources and *A Field Guide to American Houses* by Virginia Savage McAlester. Additional information on each style can be found with these resources.

STYLE MATRIX

The matrix below illustrates the required application of each architectural style identified in this section. A summary of key features for each style is provided on the following page. These styles apply to both new construction and existing buildings. After consulting this chapter and the resources noted above the Planning and Development Director may determine that an existing building does not fit into one of the style categories. In such cases, the Planning and Development Director may approve alternatives standards for the renovation of existing buildings.

Building Type	Queen Anne	Folk Victorian	English Vernacular	Mercantile
Townhouse	X	X	X	X
Flat	X	X	X	X
Commercial House	X	X	X	
Shopfront	X			X
Mixed-Use Building	X			X
General Building	X			X
Civic Building	X	X	X	X

X = Style is allowed on the indicated building type.



Existing storefront buildings on Peachtree Road

QUEEN ANNE

OVERVIEW

Elements of the Queen Anne style are:

- Front façades of the principal building mass are usually asymmetrical and display a variety of textures, materials, and detailing to create irregular plans.
- Façades often include textured shingles, projecting bays, or other devices to avoid a smooth-walled appearance.
- A porch is provided on the front facades of residential structures that may wrap along one or both side facade(s).
- Roofs are usually complex and steeply pitched with both front and side facing gables. Roofs shall be hidden behind a parapet wall on Shopfront, Mixed-Use Building, and General Buildings.
- Elements such as corner towers, prominent chimneys, and windows of varying shapes and sizes are common in this style.

BUILDING FORM AND MASSING

MASSING/COMPOSITION

When used on Commercial Houses, the Queen Anne style shall be asymmetrical with a variety of textures that create an eclectic form with expressive color and pattern. When used on building types other than Commercial Houses symmetry is allowed.

WALLS/FAÇADE

Wall surfaces shall avoid a flat appearance through the use of projecting bays and materials, such as patterned shingles that provide texture and create an irregular appearance. Gables may be decorated with spindlework, jig-saw cut brackets, and/or covered with patterned shingles. Details are generally a combination of medieval and classically inspired features.

PORCHES/STOOPS

The porch is usually asymmetrical and often wraps around one or both sides of the façade of a residential structure. Stoops are not appropriate for residential buildings. It is supported with slender turned posts and often decorated with spindlework friezes and/or jig-saw cut brackets. Porches above the first level are also acceptable and may be applied to residential building types.

ROOFING

On all building types the roof is typically complex and steeply pitched with a dominate front gable; side-facing and cross gable roofs are also acceptable. On Shopfronts, Mixed-Use Buildings, and General Buildings only, roofs may also be hidden behind a parapet wall, including those that resemble a gable.

WINDOWS

Windows of varying shapes and sizes are allowed on this style.

ADDITIONAL FEATURES



QUEEN ANNE

- Corner towers are appropriate for structures of 2 or more stories.
- Prominent chimneys are characteristic of this style.

APPROPRIATE BUILDING TYPES

- Townhouse
- Flat
- Commercial House
- Shopfront
- Mixed-Use Building
- General Building
- Civic Building

When the Queen Anne style is used on building types other than Townhouses and Commercial Houses the asymmetrical facades and steep roofs customary to the style are not required. In such cases, it is appropriate to apply Queen Anne design details to simple, rectangular building forms.



FOLK VICTORIAN

OVERVIEW

Elements of the Folk Victorian style are:

- Front façades are symmetrical except when front gable or wing is provided.
- Structure is simple in massing.
- Front porches are provided and include decorative spindlework and/or jig-saw cut detailing.
- Roofs are usually gabled but may be pyramidal or hipped.
- Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.

BUILDING FORM AND MASSING

MASSING/COMPOSITION

The building composition shall be symmetrical except when a front gable or wing is provided. Casual rambling forms are not permitted in this style. Folk Victorian is appropriate for one or two-story structures, but one-story is more common.

WALLS/FACADE

When present, change in materials shall occur vertically on the structure, not horizontally. The foundation wall material shall be natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are allowed.

PORCHES/ STOOPS

The porch shall include an even number of columns [paired columns are acceptable] that are squared or turned; front porches include decorative detailing, including spindlework and/or jig-saw cut detailing. Porch flooring shall be painted or stained concrete; tongue and groove planking is also allowed. Railings shall be made of painted wood systems or fiber reinforced plastic (FRP) only. Stoops are not allowed on the principal façade.

ROOFING

Simple gable roofs are typical of the Folk Victorian Style, but they may be pyramidal.

WINDOWS/ DOORS

Windows and doors shall be aligned with openings between columns so that they are visible from the street. Windows are typically single units, but they are sometimes paired and shall be placed in a repetitive pattern. Windows shall be traditional single or double hung. Appropriate sash division should be 2-over-1, 2-over-2 or 4-over-1. Casement style windows may be used in accent locations. Windows with arched tops are not permitted.

ADDITIONAL FEATURES

Chimneys shall not be on the front façade or seen as a prominent feature.



Image courtesy of Shelby Count Tourism



ALLOWED BUILDING TYPES

- Townhouse
- Flat
- Commercial House
- Civic Building



ENGLISH VERNACULAR

OVERVIEW

Elements of the English Vernacular style are:

- Front façades are asymmetrical and often with a dominant front facing gable.
- Primary entryway for residential use is typically emphasized by a round archway and/or door.
- Chimneys are prominent and may use decorative clay caps.
- Windows are tall, narrow, and typically found in groups.
- Decorative natural stone around the primary entryway is common in this style.

BUILDING FORM AND MASSING

MASSING/COMPOSITION

The English Vernacular style may incorporate multipliable volumes, wings, and extensions, particularly on larger structures, to express a casual asymmetrical form. A dominant front-facing gable is typical of this style. The detailing of different volumes, wings, and extensions should be constant with the main body of the structure. Typically, volumes are single room in width. The detailing of wings and extensions should suggest their addition over time.

WALLS/FACADE

Walls may have a variety of materials. Natural stone accents are primarily found around apertures, columns, and at the foundation level. Additional decorative detailing is commonly found above the first story.

PORCHES/STOOPS

Entry to the principal structure shall be by stoop only. Porches with bricked/masonry flooring are permitted on the side and/or rear façades only. Porches shall be covered and open on three sides, and shall appear as an extension of the principal structure.

ROOFING

Roof form for this style includes: hip, gable, flared eaves, clipped, shed and dormer. Expansive sloping roofs are primarily interrupted by dormers or gabled wings or extensions. Gabled ends have minimal-to-no overhang while non-gabled ends are usually shallow up to 10 inches.

WINDOWS

Most windows shall be single or double hung; they are typically found grouped together. The appropriate sash division should be 4-over-1; but 6-over-1 is strongly encouraged. Windows above the first story of a structure typically have a smaller glazed area than the first story. This style may use casement windows in accent locations. Window shutters are not permitted.

DOORS

Entry doors shall be recessed within the front façade. Doors that are rounded or arched (arch should not be pointed) are common.

ADDITIONAL FEATURES

Chimneys are a prominent feature and typically found on the front façade. They are often detailed with patterned brick and topped with a decorative cap.

APPROPRIATE BUILDING TYPES

- Townhouse
- Flat
- Commercial House
- Civic Building



MERCANTILE

OVERVIEW

Elements of the Mercantile style are:

- Front façades are symmetrical, except for asymmetrical doors historically used to access upper story uses.
- A tower element may be included for structures over three stories.
- Brick/masonry that vary in color and texture should be the primary material.
- Roofs are flat or sloped.
- Ornamentation is subordinate to large windows.
- The base is delineated by entrance detailing that may include large storefront style windows at street level.

This said, mercantile is not a true style as much as a way of designing commercial, mixed-use, mill, and railroad buildings across many decades and design trends. As a result, the style can be expressed in an either highly detailed traditional way or more simplified modern approach.

BUILDING FORM AND MASSING

MASSING/COMPOSITION

Buildings in the Mercantile style shall consist of a simple composition that is organized into three parts: base zone, shaft zone, and a cornice. The base zone is at the street level and typically includes shopfront detailing, such as large windows and entry ways with ornamentation. The middle section of the structure is referred to as the

shaft zone and typically includes minimum ornamentation. The top zone is the cornice, which provides a termination at the top of building. The cornice may include minimal ornamentation and detailing.

This style is likely to be used on large building types, such as Shopfronts, Mixed-Use Buildings, or General Buildings. For this reason, buildings in this style may be subject to the maximum facade length standards of Chapter 2. In such case, buildings shall conform to the requirements of Chapter 2, and may include the application of other styles to a specific facade section.

WALLS/FACADE

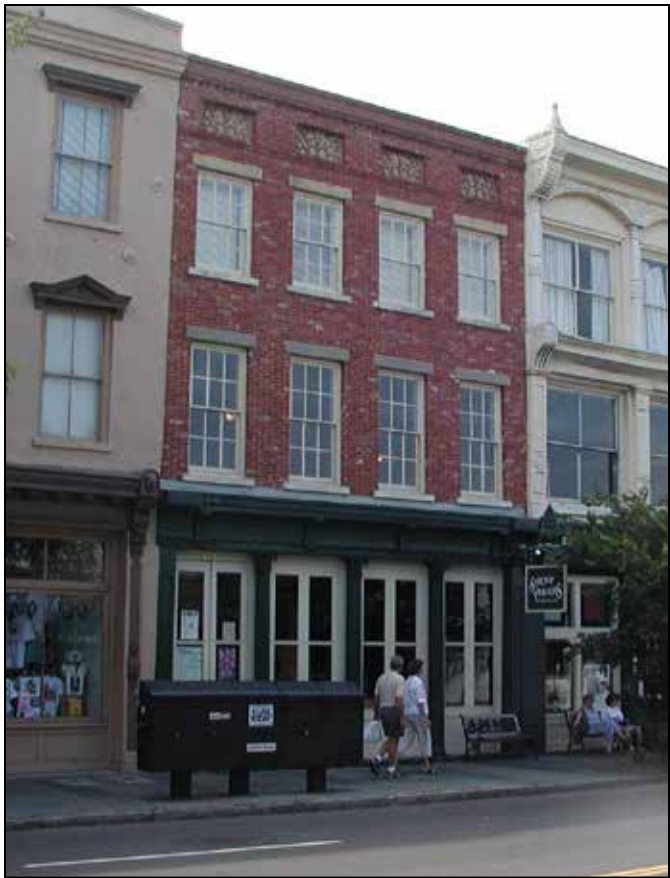
Aluminum shopfront systems are permitted in the base zone. However, painted wood trim (with painted wood doors and window surrounds) are preferred. The shaft zone shall be limited in material choice. Unpainted brick should be the primary material for this style but other material as listed in the Materials section of this chapter may also be considered.

BALCONIES, PORCHES, AND PATIOS

Exterior features such as balconies, porches, and patios shall be composed of metal. The metal shall be a similar color tone that complements the shaft zone. Wood, plastic, and vinyl shall not be permitted. Balconies on street-facing façades are discouraged.

ROOFING

The roof form shall be flat or sloped and hidden behind a parapet wall. Under no circumstances shall clay tile, shingles, cedar shake, and/or slate be used as a roofing material.



The diagram below illustrates how this style should be organized. Note the “heavier” material is placed beneath the “lighter” material.



MERCANTILE

WINDOWS

Windows, except storefronts and glass curtain walls above the fifth story, may have a variety of designs. Individual or ganged vertical rectangular windows with a variety of sash divisions are allowed order to reflect the style's nineteenth century roots (see image at near bottom right). Alternatively, large, multi-division windows are allowed when drawing inspiration from twentieth century designs (see two images at far bottom right). In all cases, windows shall all be the same size or decrease in size from base zone to cornice.

DOORS

Residential doors shall be wood or hollow metal with glazing. Shopfront doors shall be aluminum with no less than 70% glazing. Grilles-between-glass are not permitted.

ADDITIONAL FEATURES

- Balconies are discouraged on street-facing facades.
- When provided, chimneys shall not be visible from the street.
- A tower element may be included for structures over three stories.

APPROPRIATE BUILDING TYPES

- Townhouse
- Flat
- Shopfront
- Mixed-Use Building
- General Building
- Civic Building



MATERIALS

Exterior building materials shall conform to the following requirements. These requirements are intended to complement those historically used in Chamblee and as noted in architectural styles section. The following also permits certain non-traditional materials that emulate traditional materials but provide advantages relative to maintenance, durability, and cost.

- A. **Façades that about a public street, the Rail Trail, or public park** are restricted to materials allowed by architectural style and building type in [Table 1](#). Materials identified in this table shall be combined only horizontally, with the visually heavier below the lighter. Commercial Houses must conform to this requirement on all façades (e.g. stone below brick, brick below siding).
- B. **Façades that do not about a public street, the Rail Trail, or public park**, and are not located on Commercial Houses, may be faced in the following additional materials.
 - Painted split face concrete masonry units;
 - Exterior insulation finishing systems (EIFS) with approval by Planning and Development Director;

- Painted wood or tinted cement-based clapboard siding;
 - Cement-based panels;
 - True or synthetic stucco.
- C. **Architectural details** including but not limited to: cornice and entablature elements, decorative columns and pilasters, decorative brackets, storefront trim, railings and balustrades, spandrel panels, and similar elements are limited to the following materials for all building types:
 - Fiber reinforced plastic (FRP);
 - Steel, aluminum, cast iron, brass, bronze, copper;
- Wood: Must be a species recommended for exterior exposure by American Wood Protection Association (AWPA) or equivalent standards;
 - Awnings shall be made of water-resistant canvas with a matte finish;
 - Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terracotta, cement tile, glass fiber shingles;
 - Façades fronting onto alleys or the block interior may be designed at a reduced level of detail, reflecting the reduced level of importance of the areas they front.

TABLE 1: MATERIALS ALLOWED BY BUILDING TYPE AND ARCHITECTURAL STYLE

Exterior building materials along façades that abut a public street, the Rail Trail, or public park are limited to the items below:	Queen Anne							Folk Victorian							English Vernacular							Mercantile						
	Townhouse	Flat	Commercial House	Shopfront	Mixed-Use Building	General Building	Civic	Townhouse	Flat	Commercial House	Shopfront	Mixed-Use Building	General Building	Civic	Townhouse	Flat	Commercial House	Shopfront	Mixed-Use Building	General Building	Civic	Townhouse	Flat	Commercial House	Shopfront	Mixed-Use Building	General Building	Civic
Unpainted brick*	X	X	X	X	X	X	X			X				X	X	X	X				X	X	X		X	X	X	X
Unpainted natural or manufactured stone	X	X	X	X	X	X	X			X				X	X	X	X				X	X	X		X	X	X	X
Wood or tinted cement-based clapboard siding			X							X																		
Glass and metal (above fifth story only)					X	X																X	X			X	X	
Concrete** (above third story only)					X	X																X	X			X	X	

*brick shall be full depth, thin brick (5/8 inch or thicker)

**unpainted, painted, or stained

D. Corner Returns. Street-facing façade materials and details shall return at least one architectural bay along an alley or block break (reference image in lower right corner) before transitioning to secondary materials and details. As used in this context, “return” means to carry an architectural material or detail past a corner and onto an adjacent façade.

E. Varying Materials. Building façades must be constructed of no more than three (3) primary materials and/or colors. Additional materials may be used as trim or accent materials; however, the use of an excessive number of materials risks creating a building that is inconsistent with the intended character of the Town Center.

This requirement does not apply when a single building façade is divided into individual modules that have the appearance of separate buildings. In such case, no primary material of the same color used on one section may be used on another section.

F. Color. All exterior wall finishes, foundations, windows, and door material colors shall use hues or equivalent to any historic palettes from any major paint manufacturer, except that primary and florescent colors are not allowed.

Colors other than those allowed above may be used for accents, but may not exceed 10% of the total façade wall area.

G. Window systems on the building exterior (excluding glass) shall be faced in painted or unpainted wood, or in metal that is painted on-site. On-site painted synthetic materials may also

be approved by the Director when they are visually indistinguishable from an otherwise allowed painted material to normal human senses. Windows must have true or simulated divided lights or be one-over-one lights. Window panes must be recessed as follows, except along glass curtain walls or all-glass façades above the fifth story:

- On ground floors, panes shall be recessed a minimum of 3 inches from the adjacent exterior wall.
- On stories above the ground story, panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).



Scale of material should be appropriate to their location on the façade.



Variation in the architectural style and level of detail along a block provides visual interest and helps to establish a sense of place.



Materials shall be selected with consideration of durability and aesthetics.



Detailed brick patterns take advantage of the inherent properties of the brick to add interest and texture.

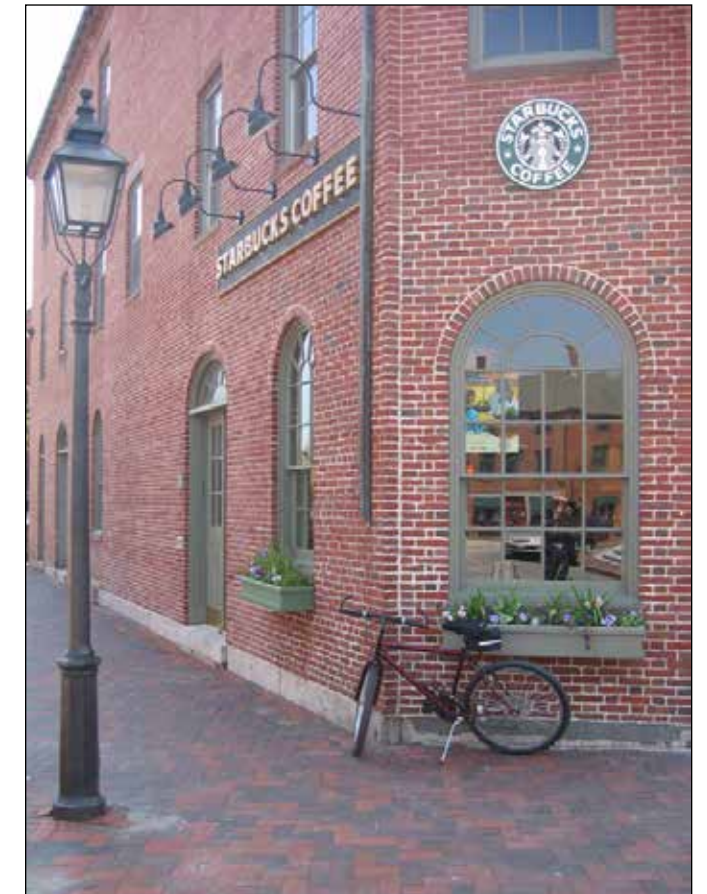
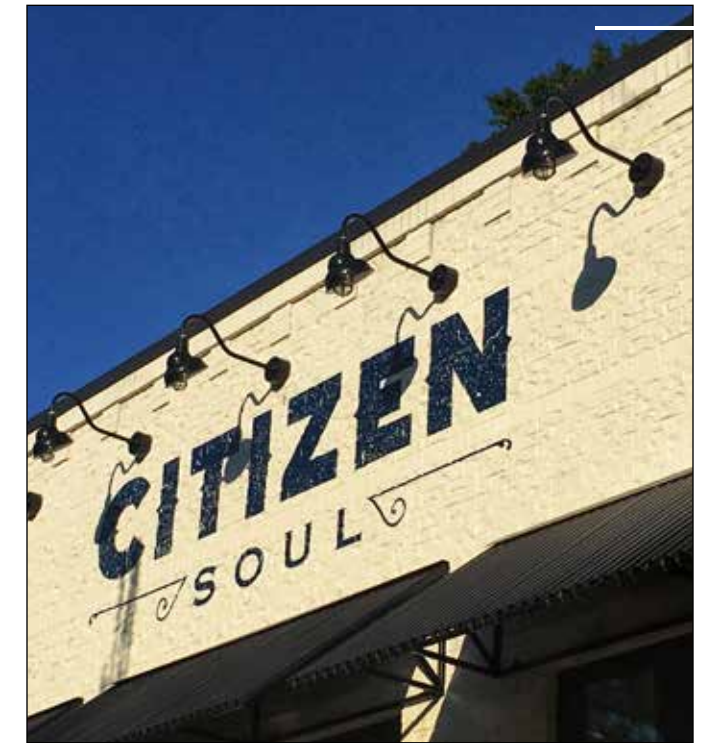
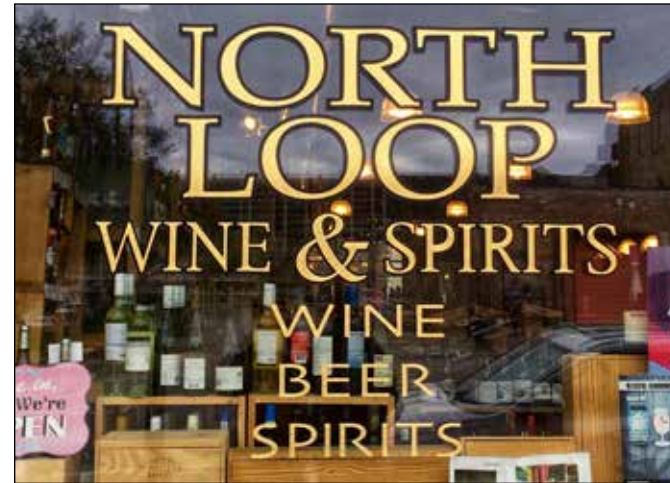


Street-facing façade materials and details return one bay along an alley or block break.

SIGNAGE

The identity of Chamblee Town Center shall be enhanced through signage that is oriented towards the pedestrian and sign materials that complement the architectural patterns found in this pattern book, as follows:

- A. Signs shall conform to Chapter 260 of the UDO (Sign Regulations), except as follows.
- B. Ground signs are not allowed:
 - Between a building and the street. Ground signs may be placed to the side of the building.
 - Within 50 feet of the right-of-way of any storefront street, except Peachtree Boulevard.
- C. Signs shall emphasize and reinforce the architecture of the building and not detract from its overall character. Signs shall not obscure or conflict with defining architectural details on a building. Signs should be used to highlight architectural details and features when possible.
- D. Signs shall not be made of plastic, except along Peachtree Boulevard.
- E. The following signs are prohibited:
 - Internally-illuminated signs, except neon and back-lit illumination
 - Electronic message boards, moving electronic signs, and video signs
 - Internally-illuminated awnings (awnings may be illuminated by an exterior lighting source)
 - Monopole/pylon signs
 - Illuminated signs that flash



FAÇADES

The following images depict the façades of key buildings shown in the master plan that conform to the zoning requirements of this pattern book.



Key Map



A BROAD STREET FAÇADE -
STEPBACK ABOVE 2 STORIES

SCALE: 1/32" = 1'



B

FAÇADES

The following images depict the façades of key buildings shown in the master plan that conform to the zoning requirements of this pattern book.



Key Map



C BROAD STREET FAÇADE -
STEPBACK ABOVE 2 STORIES

SCALE: 1/32" = 1'



D

DOWNTOWN CHAMBLEE TOWN CENTER

CHAPTER 5: LANDSCAPE PATTERNS



INTRODUCTION

This chapter applies to all public and private streetscape (including supplemental zones), public open space, and publicly accessible private open spaces, as further stated in its specific sections. They do not apply to private open spaces intended for the exclusive use of development occupants.

MATERIALS

The following walkway, site wall, and hardscape materials are required in public and private streetscape (including supplemental zones), public open space, and publicly accessible private open spaces, as further stated in its specific sections. They do not apply to private open spaces intended for the exclusive use of development occupants.

STREET FURNITURE

When street furniture is installed, it shall conform to the requirements of this chapter. Different standards apply depending on the areas designated below:

- Standard Areas: all required streetscapes, all supplemental zones, and publicly accessible private open spaces
- Specialty Areas: public open space, public buildings, or other public lands at the discretion of the City of Chamblee.
- Specialty street furniture may be installed in Standard Areas.

Note: This chapter includes specific products specific brands for illustrative purposes. The use of specific products and brands is not required, and similar designs may be used when the Planning and Development Director determines that they are visually similar or when an alternative design is required by Georgia Power.

Note: All street furniture located on public property shall conform to the City of Chamblee Smart Park Design Manual.

MATERIALS

The following materials are required for streetscape furniture, hardscape, site walls in public space, and signage. See Chapter 4: Architectural Patterns for the requirements for new buildings.

Material	Site Walls	Sidewalks / Walkways	Plazas / Patios	Other Locations
Wood				X
Concrete Pavers		X	X	X
Granite Fines / Slate Chips			X	X
Brick	X	X	X	X
Gray Concrete	X	X	X	X
Powder coated black metal				X
Corten Steel				X

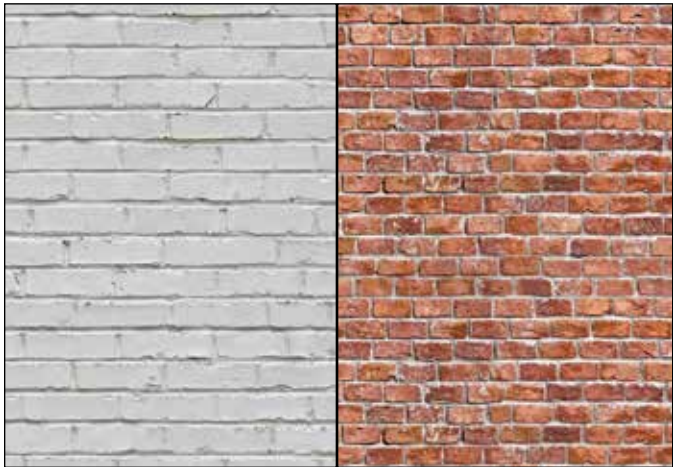
X = Style is allowed on the indicated site element



Concrete Pavers



Granite Fines or Slate Chips



Brick



Corten steel



Gray Concrete



Wood



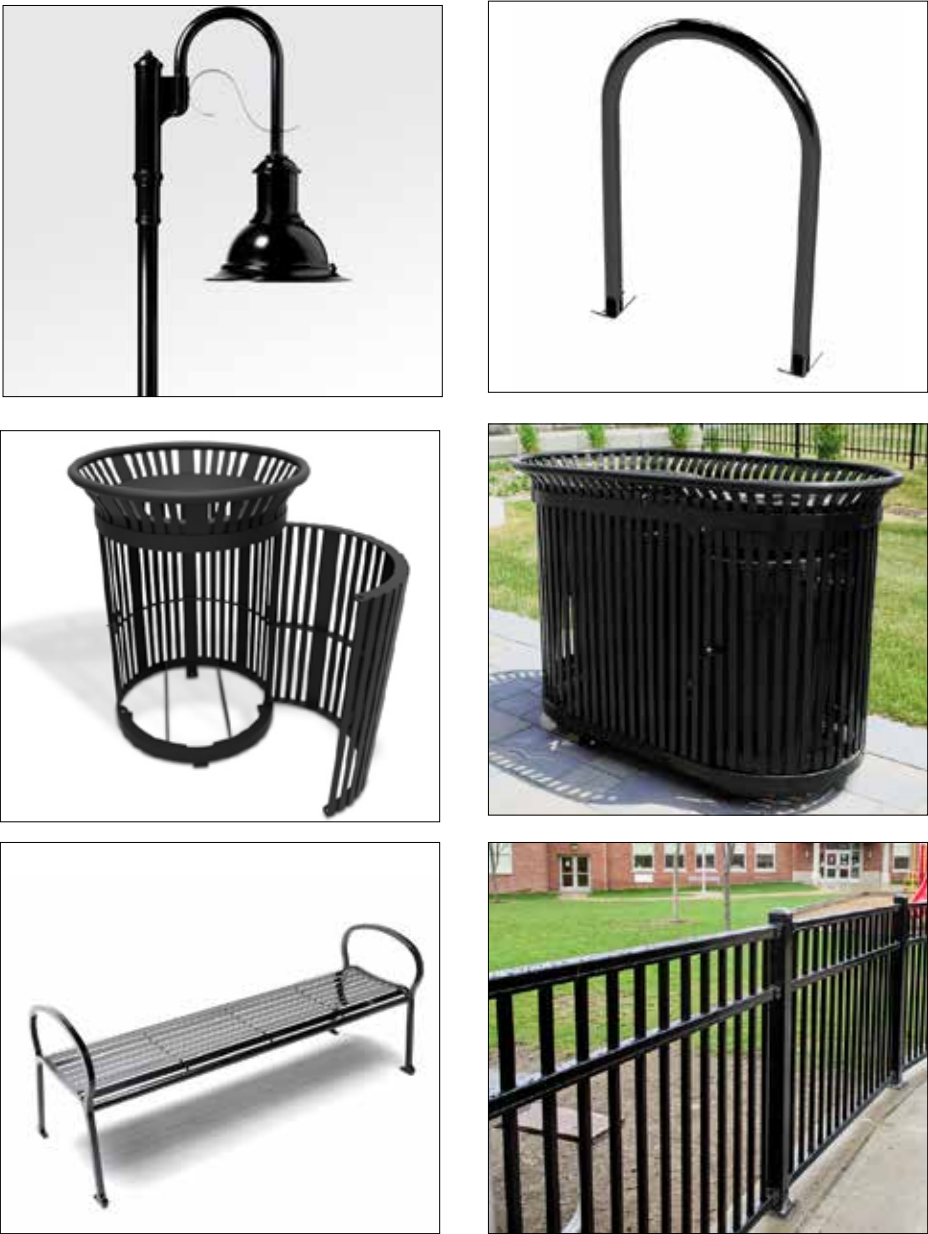
Gray Concrete



Powder coated black metal

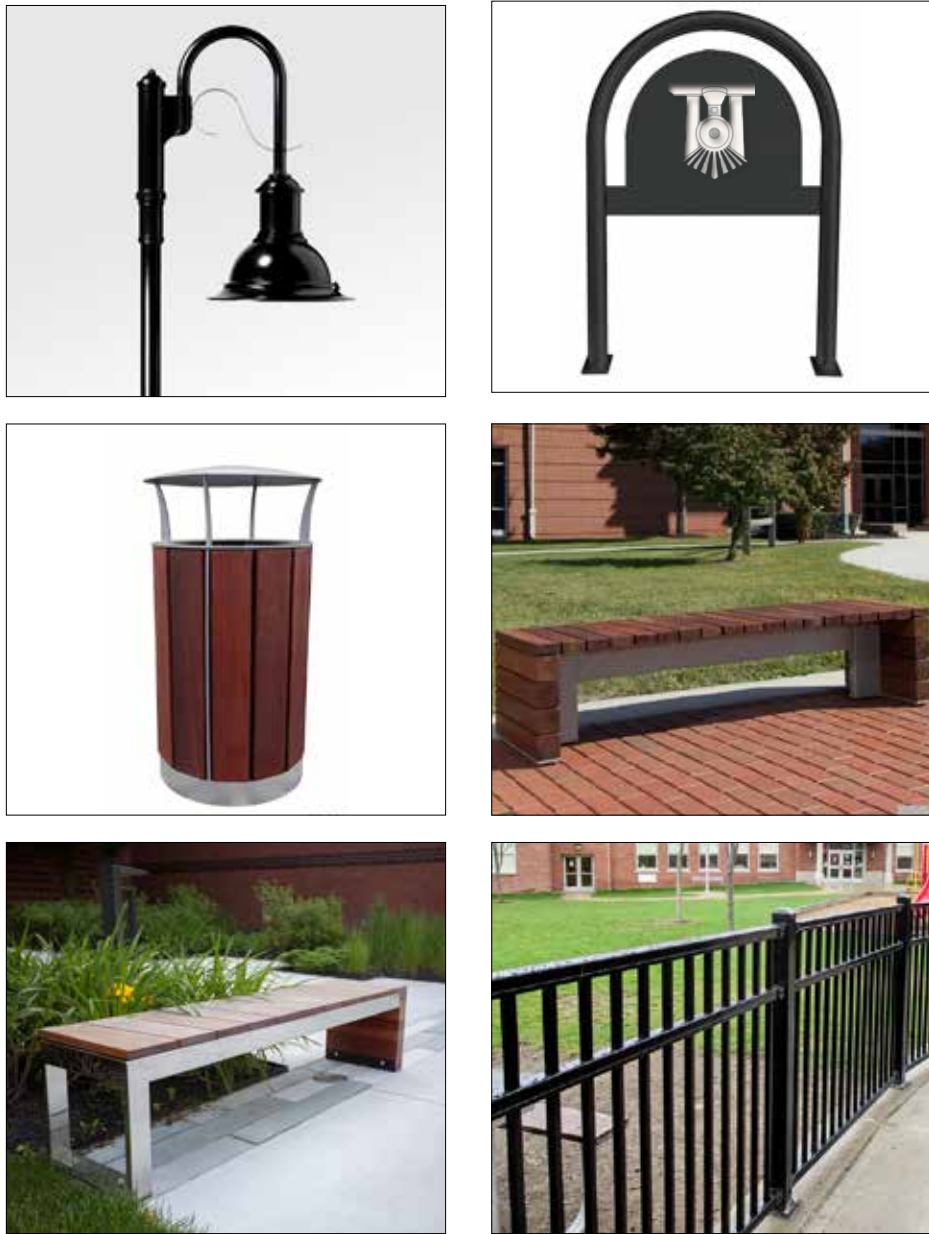
FURNITURE FAMILY: STANDARD

The following furnishings are required in Standard Areas as explained on page 52.



FURNITURE FAMILY: SPECIALTY

The following furnishings are required Specialty Areas as explained on page 52; however, these furnishings may be placed in Standard Areas.



FENCING

The following fencing is required in Standard Areas and Specialty Areas.

STANDARD & SPECIALTY AREAS



Ameristar

- Montage Industrial
- Style: Majestic, 2-Rail
- In-ground mount
- Finish: Black Powdercoat

Ameristar Region 4
3717 Mercy Star Court
Orlando, Florida 32808
Chris Sweet
E: region4fax@ameristarfence.com
www.ameristarfence.com

BIKE RACKS

The following bike racks are required.

STANDARD AREAS



The Park Catalog

- U Bike Rack: 1-7/8" O.D.
- Item #: 398-8021
- In-ground mount
- Finish: Black Powdercoat

220 Congress Park Drive, Suite 215
Delray Beach FL 33445
P: 888-447-2401 ext 354
E: Terry O'Neill
terry@theparkcatalog.com
www.theparkcatalog.com

SPECIALTY AREAS



The Park Catalog

- Custom Logo Laser Cut Panel Themed Bike Rack
- Item #: 536-1135
- In-ground mount
- Finish: Black Powdercoat

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Delray Beach FL 33445
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terry@theparkcatalog.com
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LITTER RECEPTACLES

The following litter receptacles are required in Standard Areas and Specialty Areas.

TRASH ONLY: STANDARD AREAS



Belson Outdoors

- 34 Gallon Steel Trash Receptacles with Door
- Model # PSFT34-D
- With TLSRS3 Rain Shield Lid
- Finish: Jet Black Powdercoat

Belson Outdoors., LLC
627 Amersale Drive, Naperville, IL 60563
800-323-5664 630-897-8489 P: 800-323-5664 or 630-897-8489
E: John Adams
jadams@belson.com
www.belson.com

TRASH + RECYCLING: STANDARD AREAS



Belson Outdoors

- Sentinel Series Litter Receptacle with Door and Two 34 Gallon Liners
- Model # SFT34X2D
- With TLSRS3 Rain Shield Lid
- Finish: Jet Black Powdercoat

Belson Outdoors., LLC
627 Amersale Drive, Naperville, IL 60563
800-323-5664 630-897-8489 P: 800-323-5664 or 630-897-8489
E: John Adams
jadams@belson.com
www.belson.com

SPECIALTY AREAS



DuMor

- 32-GALLON STEEL RECEPTACLE, IPE, HINGED BONNET COVER
- Model # 474-32I-BT

DuMor
P.O. Box 142
Mifflintown, PA 17059
800-598-4018
E: sales@dumor.com
www.dumor.com

PEDESTRIAN LIGHTING

The following pedestrian street lights are required in Standard Areas and Specialty Areas.

STANDARD & SPECIALTY AREAS



Georgia Power

- Philips Domus Pendant
- LED Area Lighting
- Full cutoff
- Black Powdercoat

Georgia Power
Michael Watkin
MTWatkin@Southernco.com
www.georgiapower.com/
business/industry-services/
outdoor-lighting

BENCHES

The following benches are required in Standard Areas and Specialty Areas.

STANDARD AREAS



Landscape Forms

- Scarborough Bench
- Style: Backless 72"
- Black Powdercoat

Landscape Forms
269.381.0396
7800 E. Michigan Ave.
Kalamazoo, MI 49048
comments@landscapeforms.com
www.landscapeforms.com

SPECIALTY AREAS



DuMor

- 6' BACKLESS BENCH, IPE
- Model # 275-601

DuMor
P.O. Box 142
Mifflintown, PA 17059
800-598-4018
E: sales@dumor.com
www.dumor.com

SPECIALTY AREAS



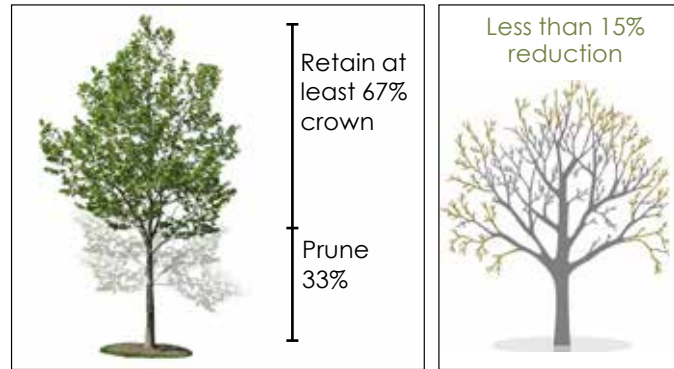
Forms + Surfaces

- Duo Bench
- Model # SFT34X2D
- Duo Bench, polished stainless steel frame, FSC 100% Jatoba hardwood seat and end

Forms + Surfaces
800.451.0410
sales@forms-surfaces.com

STREET TREES

Crown raising is restricted to less than 15% of the live crown height. Leave the crown at least two thirds of the total height of every tree. Only limbs 1/2" - 3".



The following street trees are required. Projects are limited to the listed species.



JEFFERSON ELM
Ulmus americana 'Jefferson' (Native)

Recommended use: large median plantings;
Characteristics: tolerates drought and air pollution; high tolerance to Dutch Elm Disease; yellow fall color



HIGHTOWER WILLOW OAK
Quercus phellos 'Hightower' (Native)

Recommended use: as a street tree due to its upright-oval form and proven urban adaptability and durability
Characteristics: likes full sun/part shade; tolerates air pollution; yellow fall color



GEORGIA GEM GREEN ASH
Fraxinus pennsylvanica 'Georgia Gem' (Native)

Recommended use: fast growing shade tree or street tree; as windbreaks
Characteristics: tolerates air pollution; tolerates wet soils; yellow fall color



EUROPEAN HORNBEAM
Carpinus betulus 'Fastigiata'

Recommended use: as specimens, in groupings, or as screens and/or hedges in well-drained soils in full sun
Characteristics: can tolerate light shade; tolerates air pollution; yellow-orange fall color



TRIDENT MAPLE
Acer buergerianum

Recommended use: buffer strips around parking lots or for median strip plantings;
Characteristics: residential street tree with yellow, orange and red fall color; tolerates air pollution



JAPANESE ZELKOVA
Zelkova serrata

Recommended use: street tree or in rain gardens
Characteristics: tolerates clay and wet soils; tolerant to drought and air pollution; yellow, orange, brown, deep red and reddish-purple fall color



AMERICAN SYCAMORE
Platanus occidentalis (Native)

Recommended use: as a natural early colonizer of disturbed sites with yellow fall color; use in bioswales and rain gardens; use in medium-wet soils; tolerates air pollution

FLOWERING TREES

Small flowering or evergreen trees may be planted under overhead utilities. They may be interspersed with street trees along the sides of the streets. These trees shall be planted a minimum of 4' to 8' from the travel lane, depending on the posted speed of the streets.

The following small flowering trees are required. Projects are limited to the listed species.



LITTLE GEM DWARF SOUTHERN MAGNOLIA
Magnolia grandiflora 'Little Gem' (Native)

Recommended use: privacy screens; hedges; espaliers; in very wet areas
Characteristics: evergreen with large white flowers during late spring to summer



YOSHINO CHERRY
Prunus × yedoensis

Recommended use: year round color; specimen tree or in groups; not a street or parking tree due to drought-sensitivity
Characteristics: attracts birds/butterflies; likes partial sun; flowers in March-April with bark interest during winter



AMERICAN HOLLY
Ilex opaca (Native)

Recommended use: privacy screens
Characteristics: attracts birds; tolerates clay soils; tolerates air pollution; evergreen foliage for year round color



DOGWOOD
Cornus variety (var. florida = Native)

Recommended use: as a shrub border or backdrop species and can be used under powerlines; as single specimen
Characteristics: attracts birds/butterflies; less than full-day sun; tolerates clay soils; showy flowers in April-May



SWEETBAY MAGNOLIA
Magnolia virginiana (Native)

Recommended use: as a specimen tree in wet soils; for buffer strips around parking lots or for median strip plantings
Characteristics: tolerates clay and wet soils; tolerates air pollution; semi-evergreen with showy flowers in May-June



DOWNY SERVICEBERRY
Amelanchier arborea (Native)

Recommended use: as a naturalistic planting (shrubby form if root suckers not removed); as a specimen or in grouping; can be used under powerlines
Characteristics: attracts birds; likes full sun/part shade; tolerates clay soils; tolerates air pollution; yellow to orange to red fall color with white flowers in March-April



FRINGE TREE
Chionanthus virginicus (Native)

Recommended use: in front of a dark backdrop; as individual specimens or in groups as mixed shrub borders; can be used under powerlines
Characteristics: attracts birds; prefers full sun/part shade; tolerates clay soils; tolerates air pollution; showy flowers May-June

SHRUBS

Shrubs located along the street, within the public right-of-way, shall not exceed 36" in height. Sight triangles at intersections and mid-block crossings shall be integrally coordinated with planting plan layout.

The following shrubs are required. Projects are limited to the listed species.



DWARF YAUPON HOLLY
Ilex vomitoria (Native)

Recommended use: foundation plantings; along a fence; as a low hedge; in rain gardens

Characteristics: attracts birds; tolerates air pollution and wet soils; evergreen



OTTO LUYKEN CHERRY LAUREL
Prunus laurocerasus 'Otto Luyken'

Recommended use: hedges; in mass groupings

Characteristics: fast growing; attracts birds; prefers full sun/part shade; can tolerate heavy shade; evergreen with showy flowers April-May



INDIAN HAWTHORN
Raphiolepis indica

Recommended use: ornamental hedges and mass plantings; foundation plantings

Characteristics: attracts birds; prefers full sun (can tolerate partial shade); tolerates drought; evergreen



ADAMS NEEDLE
Yucca filamentosa (Native)

Recommended use: suited to containers; for year round interest and fast growth rate

Characteristics: attracts butterflies; prefers full sun and dry-medium soils; tolerates rabbits, deer, drought, erosion, shallow rocky soils, and air pollution; evergreen



DWARF BURFORD HOLLY
Ilex cornuta 'Dwarf Burford'

Recommended use: as a barrier; hedge; border

Characteristics: attracts birds; evergreen color



KNOCKOUT ROSE
Rosa 'Radrazz' KNOCK OUT

Recommended use: bright spots of color and areas of interest; colorful hedges

Characteristics: attracts butterflies; prefers sun/part shade; tolerates air pollution; blooms in June-Frost



KOREAN LITTLELEAF BOXWOOD
Buxus microphylla var. koreana

Recommended use: hedge plantings and borders in drought tolerant conditions

Characteristics: prefers full sun/part shade; tolerates rabbit and deer; evergreen

GROUNDCOVERS & GRASSES

The following groundcovers and grasses are required. Projects are limited to the listed species.



DAYLILIES
Hemerocallis
Recommended Variety: Stella

Recommended use: borders; mixed borders; in containers; planted in full sun and well drained soil;

Characteristics: yellow is preferred color



LIRIOPE MUSCARI
Liriope muscari 'Big Blue'

Recommended use: groundcover under trees and shrubs; mass planting on slopes; edging and massing

Characteristics: prefers full sun/part shade; tolerates drought, erosion, and air pollution; evergreen



DAFFODILS
Narcissus
Can be combined with liriope

Recommended use: to add color in the early spring to a foundation planting if planted in a grouping of twelve or more

Characteristics: prefers full sun/part shade



MUHLY GRASS
Muhlenbergia capillaris (Native)

Recommended use: mass grouping planting or container plantings; naturalized areas; partial to full sun/part shade

Characteristics: tolerates drought; tolerates air pollution; semi-evergreen with summer-fall pink blooms



ROCKSPRAY CONTONEASTER
Cotoneaster horizontalis var. rockspray

Recommended use: mass plantings or groundcover use

Characteristics: prefers partial to full shade; attracts birds; red showy berries in summer-fall



BOWLES GOLDEN SEDGE
Carex elata 'Bowles Golden'

Recommended use: borders; edging; in containers; as a groundcover

Characteristics: prefers partial to full sun; semi-evergreen



CONEFLOWERS
Echinacea (*purpurea* 'Tiki Torch', *purpurea* 'Sundown') (Native)

Recommended use: as a vertical element addition to the landscape; best in containers or borders; naturalized area

Characteristics: attracts birds and butterflies; prefers full sun/part shade; tolerates deer, drought, clay soils, and rocky soils; long lasting showy flowers

GROUNDCOVERS & GRASSES, CONT.

The following groundcovers and grasses are required. Projects are limited to the listed species.



DWARF FOUNTAIN GRASS
Pennisetum alopecuroides 'Hameln'

Recommended use: rain gardens; compact form for borders; massings; containers
Characteristics: attracts birds; tolerates drought, erosion, wet soils, and air pollution; golden fall foliage with showy white flowers in August-October



PROVENCE FRENCH LAVENDER
Lavandula x *intermedia* 'Provence'

Recommended use: borders; massed; in containers
Characteristics: prefers full sun and well drained soils; tolerates hot, dry slopes, rabbit, deer, drought, rocky soils and air pollution; semi-evergreen with showy/fragrant flowers June-August



BUTTERFLY WEED
Asclepias tuberosa (Native)

Recommended use: rain gardens; naturalized areas; specimen plant
Characteristics: attracts several butterfly species; needs full sun; tolerates deer, drought, erosion, and rocky soils; bright orange flowers from summer-fall



SHENANDOAH SWITCH GRASS
Panicum virgatum 'Shenandoah' (Native)

Recommended use: mass background plantings or containers; meadows, wild gardens, naturalized areas; rain gardens
Characteristics: fast growing; prefers full sun/part shade; tolerates droughts, erosion, wet soils, and air pollution; reddish-pink flowers in the summer and burgundy leaves in the fall



STONECROP
Sedum (var. Autumn Joy, Divergens, or Rose Carpet)

Recommended use: rock gardens; mass groundcover plantings; border edging; containers
Characteristics: prefers full sun/partial shade; attracts butterflies; tolerates drought and rocky soils; rabbit resistant; showy flowers



SUPERSTAR DIANTHUS
Dianthus 'Superstar'

Recommended use: rock gardens; showy border or container groundcover
Characteristics: prefers full sun and well drained soils; tolerates deer; showy flowers May-September

Street Trees	Streetscape (excludes supplemental zone)	Public Parks	Other Locations
JEFFERSON ELM	X	X	X
HIGHTOWER WILLOW OAK	X	X	X
GEORGIA GEM GREEN ASH	X	X	X
EUROPEAN HORNBEAM	X	X	X
TRIDENT MAPLE	X	X	X
JAPANESE ZELKOVA	X	X	X
AMERICAN SYCAMORE	X	X	X

X = Style is allowed on the indicated site element

Shrubs	Streetscape (excludes supplemental zone)	Public Parks	Other Locations
DWARF YAUPON HOLLY		X	X
OTTO LUYKEN CHERRY LAUREL		X	X
INDIAN HAWTHORN		X	X
ADAMS NEEDLE		X	X
DWARF BURFORD HOLLY		X	X
KNOCKOUT ROSE		X	X
KOREAN LITTLELEAF BOXWOOD		X	X

X = Style is allowed on the indicated site element

Flowering Trees	Streetscape (excludes supplemental zone)	Public Parks	Other Locations
LITTLE GEM DWARF SOUTHERN MAGNOLIA		X	X
YOSHINO CHERRY		X	X
AMERICAN HOLLY		X	X
DOGWOOD		X	X
SWEETBAY MAGNOLIA		X	X
DOWNY SERVICEBERRY		X	X
FRINGE TREE		X	X

X = Style is allowed on the indicated site element

Groundcovers & Grasses	Streetscape (excludes supplemental zone)	Public Parks	Other Locations
DAYLILIES	X	X	X
LIRIOPE MUSCARI	X	X	X
DAFFODILS	X	X	X
MUHLY GRASS	X	X	X
ROCKSPRAY CONTONEASTER	X	X	X
BOWLES GOLDEN SEDGE	X	X	X
CONEFLOWERS	X	X	X
DWARF FOUNTAIN GRASS	X	X	X
PROVENCE FRENCH LAVENDER	X	X	X
BUTTERFLY WEED	X	X	X
SHENANDOAH SWITCH GRASS	X	X	X
STONECROP	X	X	X
SUPERSTAR DIANTHUS	X	X	X

X = Style is allowed on the indicated site element