

## Alpharetta Green Construction:

1. Alpharetta offers expedited plan review, plans processing and site inspections for LEED, EarthCraft, and EnergyStar certified projects.
2. Affordable Housing\* Projects: Alpharetta offers expedited plan review, plans processing and site inspections as an incentive for new LEED or EarthCraft certified affordable housing projects. Affordable housing (as defined by the Atlanta Regional Commission\*) which is built adjacent to public transportation may receive a 20% parking reduction variance. The cost of administrative variances will be waived. In addition, City land development inspection fees will be reduced by 20% for these projects. This program will be administered by the Zoning Administrator and Building Official.
3. The existing city building code allows for solar panels and other renewable resources. In addition, Alpharetta offers expedited plan review, plans processing and site inspections for new installation of solar energy systems. The solar system must be a minimum of one kilowatt in capacity and must meet the following aesthetic criteria: design must be integrated with the building or screened from street view. Panels may be roof mounted if the angle matches the angle of the roof. This program will be administered by the Building Official and the Design Review Board (where required.)
4. All new construction must comply with the City Water Conservation requirements: <http://www.alpharetta.ga.us/index.php?m=files&id=107>
5. Community Shade Coverage Requirements: The Unified Development Code section 2.3.5 B. Parking Lot Screening is amended as follows:  
Surface parking lots shall provide a minimum 200 square foot wide landscape island at the end of each parking bay, and a 200 square foot island located each 72 feet of single parking length. Each landscape island shall be planted with one shade tree. Alternate landscape configurations may be approved if the Community Development Director determines that the alternate design exceeds the standards above. An alternate configuration could include the preservation and enhancement of existing trees which are provided above and beyond other tree preservation requirements which are deemed of community value by the Director; and which would result in a minimum of 50% parking lot coverage within 15 years.  
The required tree area shall be protected against compaction and shall provide sufficient area for tree growth. Utilities are not allowed within the minimum area. The trees shall be maintained in accordance with best management practices as defined by the International Society of Arboriculture guidelines, and shall not be removed or pruned without permission from the city arborist.

6. Alpharetta has bicycle and pedestrian goals which may impact your design, these include:

- *Locate sidewalks on all collector and arterial roadways.*
- *Provide bicycle and pedestrian connections from all activity centers (i.e. schools, commercial districts, parks, etc.), and ensure that sidewalks exist from all public transportation in areas that link to the existing sidewalk system.*
- *Provide “bike-friendly” shoulders along roadways.*

Please contact John Maloney at [jmaloney@alpharetta.ga.us](mailto:jmaloney@alpharetta.ga.us) if you have questions about your project.

## Energy Efficiency

7. Lighting: New light fixtures shall be installed with energy efficient bulbs and existing light fixtures shall utilize energy efficient bulbs when bulbs are replaced.
8. Night Sky requirements: For all new commercial developments and buildings that require a permit, all outdoor lighting fixtures shall meet the requirements of this policy. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units or gross floor area shall also comply with these requirements.

TABLE 'A'

At Property Lines Including Rights-of-Way	Maximum Foot-candles
At property line abutting a residential or an agricultural use	1.0
At property line abutting an office or institutional use	1.5
At property line abutting a commercial or industrial use	1.5

TABLE 'B'

Off-Street Parking Lots	Average Foot-candles	Maximum Foot-candles
Residential areas	2.0	4.0
Office-professional areas	3.0	6.0
Light industrial	4.0	8.0

- c. Flood or spot lamps must be positioned no higher than 45 degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.
- d. All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as described herein for fully shielded fixtures.
- e. Multi use development lighting must conform to the standards of its respective uses.

f. Illumination levels are measured from any height and orientation of the measuring device at any location along the property line, except the lighting of parking lots shall be measured at grade with the meter sensor held horizontally on the surface.

5. *Special Uses.* All lighting not directly associated with the special use areas designated below shall conform to the lighting requirements described above.

a. Outdoor Sports or Recreation Fields. Lighting of outdoor recreational facilities (public or private), such as, but not limited to, outdoor athletic fields, courts, and tracks shall meet the following requirements:

1. Facilities designed for municipal leagues, elementary to high school levels of play and training fields for recreational or social levels of play, college play, semi-professional, professional or national levels of play shall utilize luminaries with minimal uplight consistent with the illumination constraints of the design. Where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:

a. Are provided with internal and/or external glare control louvers or lenses, and are installed so as to minimize uplight and offsite light spillover and glare; and

b. Are installed and maintained so as to avoid aiming no more than 2.5 times the mounting height.

c. Illumination levels shall not exceed 1.5 foot-candles at any location along any non-residential property line, and 1.0 foot-candles at any location along any residential property line.

6. *Curfew.* All events shall be scheduled so as to complete all activity no later than 11:000 p.m. Illumination of the playing field, court or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances. Field lighting for these facilities shall be turned off within 30 minutes after the last event of the night.

7. *Setback.* All light poles shall be set back the greater of fifty feet or one foot for every foot in height from any residential property line or right-of-way.

8. *Service Station Canopies and Parking Structures.*

a. All luminaries mounted on or recessed into the lower surface of service station canopies and parking structures shall be fully shielded and utilize flat lenses.

b. The total light output of luminaries mounted on the lower surface, or recessed into the lower surface of the canopy, and any lighting within signage or illuminated panels over the pumps, shall not exceed 30 foot-candles.

c. The total light output of illuminated areas of a service station other than as detailed in 2 above shall not exceed 15 foot-candles.

d. Illuminance levels for the interior of parking structures, where interior lighting is visible from outside the structure, shall conform to the IESNA recommendation (RP-20).

e. Lights shall not be mounted on the top or sides of a canopy and the sides of a canopy shall not be illuminated.

9. *Security Lighting.*

a. Security lighting shall be directed toward the targeted area.

b. Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the light shall not be triggered by activity off the property.

10. *Pedestrian Path Lighting.*

a. Lighting post shall not exceed 16 feet from the finished grade.

11. *Architectural Accent Lighting.*

a. Fixtures used to accent architectural features, materials, colors, style of buildings, landscaping, or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded to minimize light spill into the dark night sky in conformance with the luminaire standards.

- b. Lighting fixtures shall not generate glare, or direct light beyond the facade onto a neighboring property, streets or into the night sky.

*12. Commercial Parking Areas.*

- a. All lighting fixtures servicing parking lots, except floodlights, shall be cutoff fixtures, directed downward and not toward buildings or other areas. The ratio of the average illumination to the minimum illumination shall not exceed 4:1.
- b. Floodlights should be aimed or shielded to minimize uplight.
- c. Light poles used in parking lots shall not exceed 35 feet in height.

*13. Street lights*

- a. The minimum level for new street lighting is 1 foot-candle, or as approved by the city engineer.

*14. Commercial Signage.* Each lighted sign shall be eligible for a 10% square footage increase subject to meeting the following requirement:

- a. The sign shall have a timer installed such that it will turn off the sign's illumination no later than two hours after close of business or midnight, whichever is latest. In the case of a business open past midnight, the timer shall turn off the sign's illumination at the close of business. The timer shall also activate the sign's illumination no earlier than one hour before sunset.

*15. Variances.* Any person may submit an application to the Board of Zoning Appeals for a variance from these requirements in accordance with the UDC provisions regarding variances.

*Exempt Lighting. The following luminaries and lighting systems are exempt from these requirements:*

- a. *Lighting for pools used at night.*
- b. *Underwater lighting used for the illumination of swimming pools and fountains;*
- c. *Temporary holiday lighting;*
- d. *Lighting required and regulated by the Federal Aviation Administration, or other federal, state or local agency;*
- e. *Emergency lighting used by police, fire, or medical personnel, or at their direction;*
- f. *All outdoor light fixtures producing light directly from the combustion of fossil fuels, such as kerosene and gasoline;*
- g. *Security lighting controlled and activated by a motion sensor device for duration of 10 minutes or less.*
- h. *Special event lighting*
- i. *Amphitheater lighting*

*3. Prohibited Lighting. The following lighting systems are prohibited:*

- a. *Aerial lasers;*
- b. *Searchlight style lights;*
- c. *Other very intense lighting, defined as having a light source exceeding 200,000 lumens or intensity in any direction of 2 million candelas or more;*

*4. Outdoor Lighting Standards. All nonexempt outdoor lighting fixtures shall meet the following criteria:*

- a. *Fixtures shall be full cutoff placed so as to allow no light above the horizontal as measured at the luminaire, except for period fixtures or as otherwise noted herein.*

- b. *Fixtures shall be located, aimed or shielded so as to minimize glare and stray light spilling over property boundaries and into the public right of way in accordance with the following standards:*

## **City Of Alpharetta Owned New Construction or Renovation Projects additional requirements:**

- 1. All new buildings constructed and owned by the City of Alpharetta which have 5000 square feet or greater of occupied space shall be LEED certified (Leadership in Energy and Environmental Design for New Construction

(LEED-NC). In the event that LEED certifications add costs exceeding \$25,000, approval shall be required by the City Council.

2. All new buildings constructed and owned by the City of Alpharetta which are not LEED certified shall be certified for New EnergyStar or EarthCraft Light Commercial construction. If achieving those certification levels adds costs exceeding \$25,000, approval shall be required by the City Council.
3. All new buildings renovated by the City of Alpharetta shall be EnergyStar certified or follow LEED guidelines.
4. The City of Alpharetta will purchase cool roofs for new and renovation projects. A cool roof is defined as a roof that uses reflective surfaces having a Solar Reflexive Index for a minimum 75% of the roof surface, and which is certified by Energy Star.
5. Alpharetta has a No Net Loss of Trees policy for all city owned projects. Existing and replacement trees; including size standards, definitions, minimum density requirements and suitable species, will be determined according to the requirements of the City Tree Ordinance. The density calculations must demonstrate that the proposed density equals or exceeds the existing density factor. If the required density cannot be met on the project site, replacement trees will be planted on other public properties to meet the required replacement density. Detention, Recreation and sports fields are exempt from this requirement; the associated buildings, sidewalks and parking lots are not exempt.
6. Organic Landscape Practices: The landscaping maintenance program at city facilities will include integrated pest management practices, minimal chemical application and use of organic products where possible. In the event that chemical application is required, the least toxic product will be used. The landscape design will consist of drought tolerant and native plants; with a primary focus on preserving and enhancing the natural environment. To the greatest extent possible, plants will be used that do not require chemical treatments, included additional fertilizer; and minimal maintenance such as trimming and pruning. Local mulch and compost will be used as a preference for all planting beds. This policy will be included in all future city contracts for landscape design and maintenance.