

# City of Alpharetta Historic Downtown Incentive Zoning District

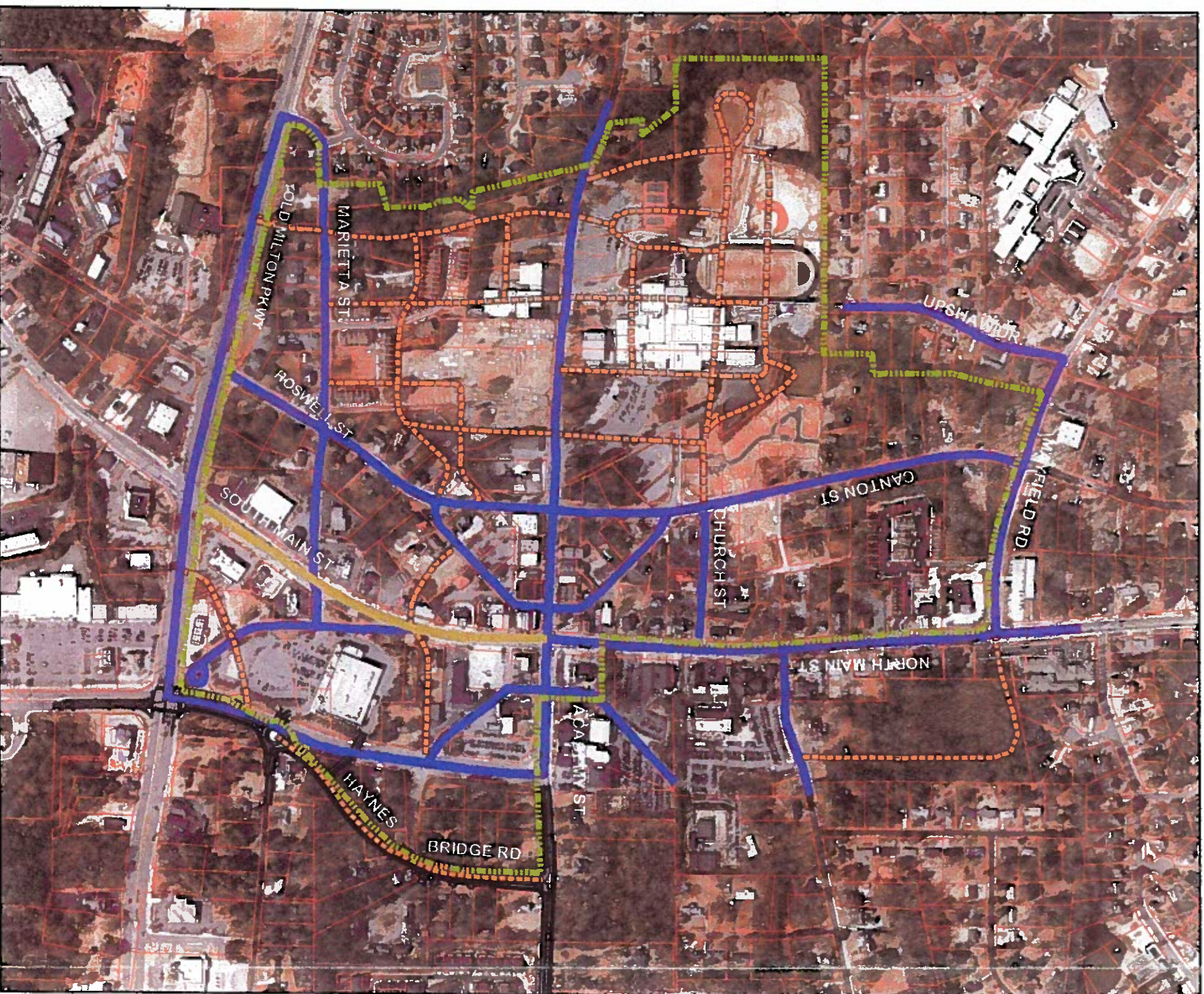
Official Boundary

Historic Downtown Boundary

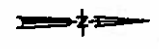
Proposed New Roads

Roadway with Median

Existing Roads



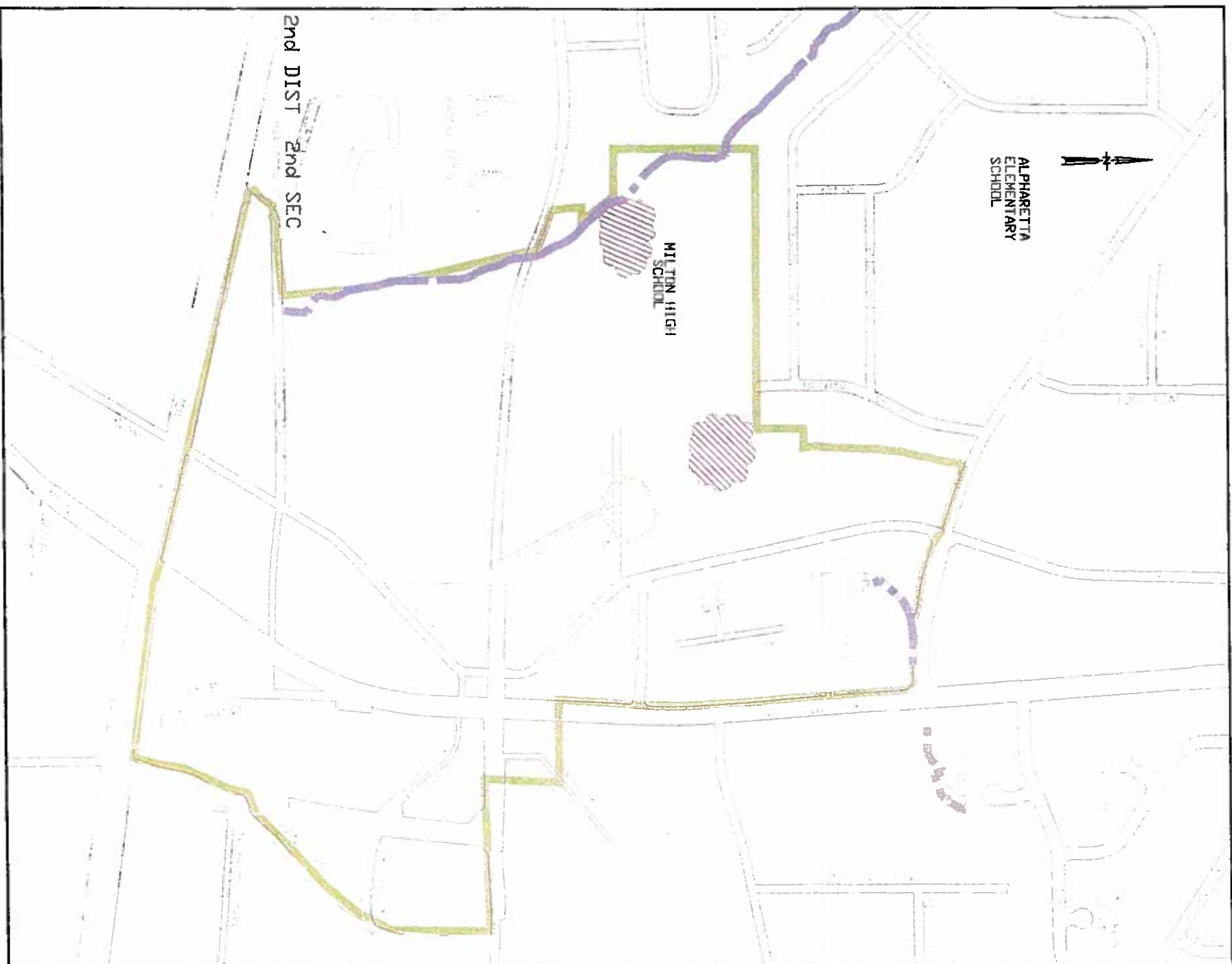
**Alpharetta**  
GEORGIA · USA



ALPHARETTA  
ELEMENTARY  
SCHOOL

MILTON HIGH  
SCHOOL

2nd DIST 2nd SEC



City of Alpharetta  
Historic Downtown  
Incentive Zoning District

Stormwater Concept Plan

Non-Perennial Stream (541 ft undisturbed bed buffer)  
(75 ft impervious setbacks)

Ephemeral Stream (not currently regulated)

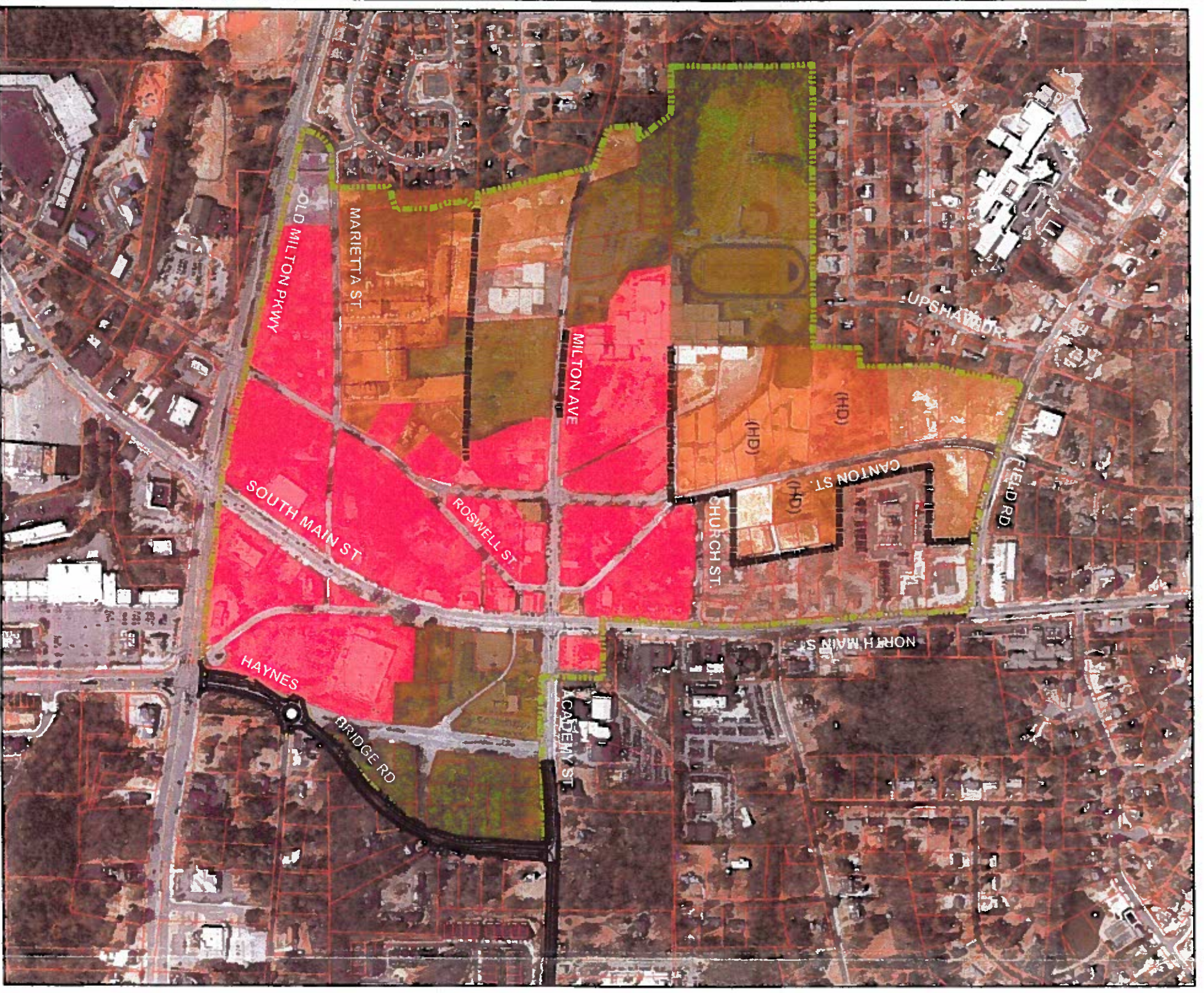
Master Detention (750,000 gal)

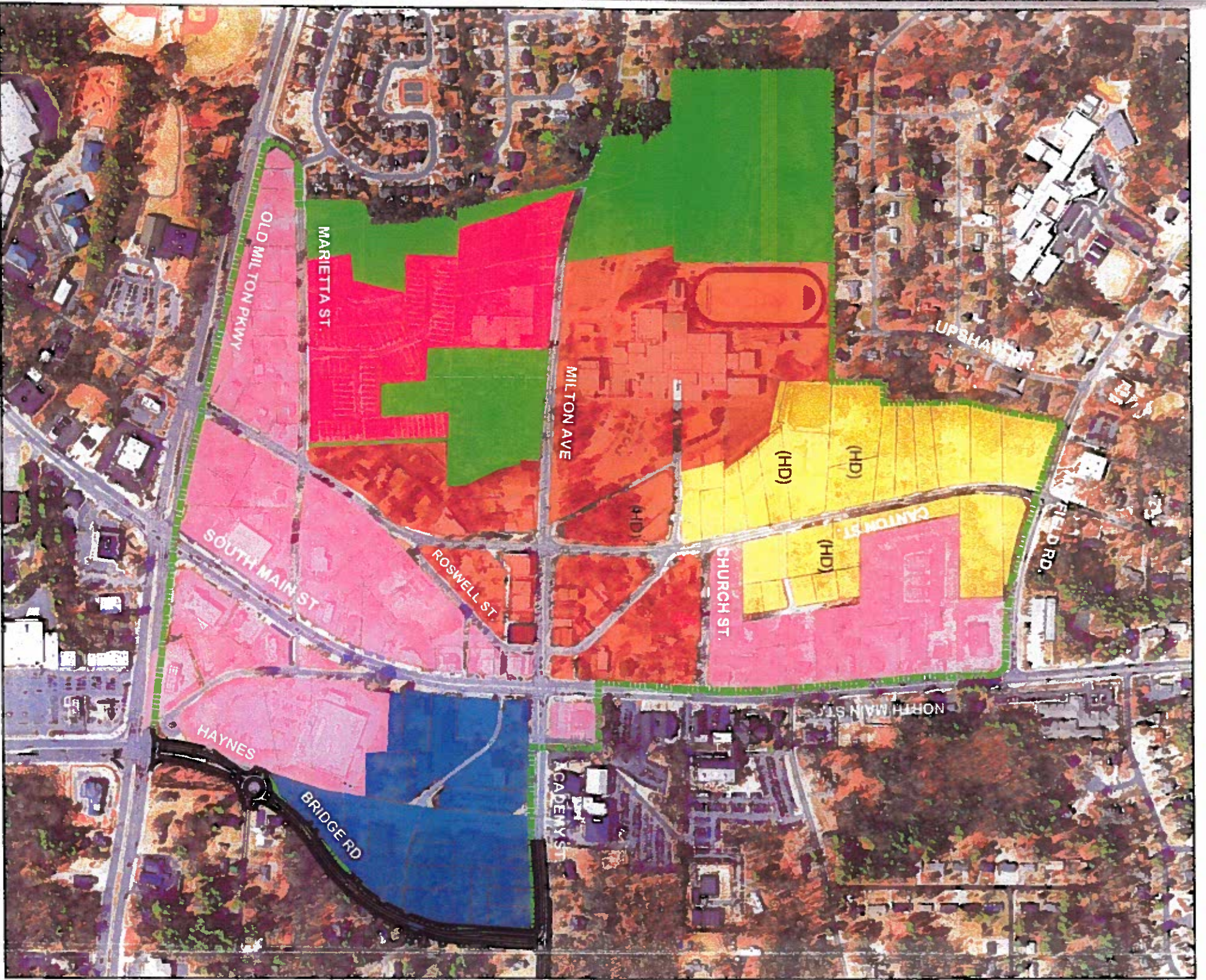
Master Detention (1,000,000 gal)

# City of Alpharetta Historic Downtown Incentive Zoning District

## EXISTING ZONING & PROPERTY BUFFERS

- G-1 Neighborhood Commercial
- C-2 Central Commercial
- CUP Community Use Plan
- O-P Office/Professional
- OSR Open Space and Recreation
- R-100 Single Family Residential (100 feet Dist. where indicated)
- R-15 Single Family Detached Residential
- R-40 Single Family Attached Two-Min. Density (40 feet Dist. where indicated)
- SU Special Use
- SP Unimproved Buffer Required
- Master Plan Boundary





**City of Alpharetta  
Historic Downtown  
Incentive Zoning District**

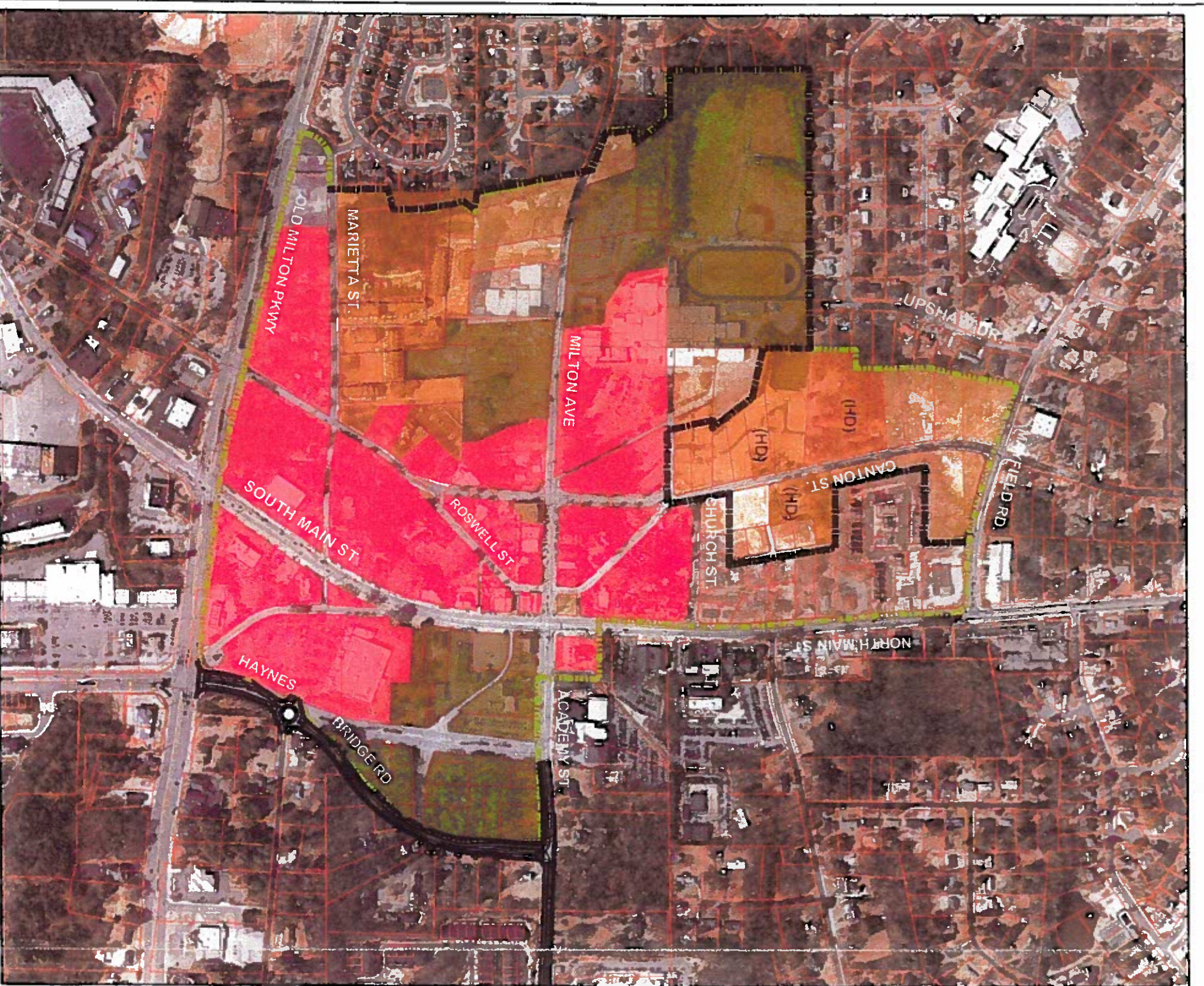
**Master Plan**

-  Master Plan Boundary
-  Retail/Residential Mixed Use
-  Green / Open Space
-  Family Entertainment
-  Retail/Office Mixed Use
-  Residential Villages
-  Civic/Mixed Use

**Alpharetta**



# City of Alpharetta Historic Downtown Incentive Zoning District



**INCENTIVE ZONING DISTRICT BOUNDARIES**

- C-1 Single-Family Residential
- C-2 General Commercial
- CUP Community Use (Pkg)
- O-P Office/Professional
- OSR Open Office and Residential
- R-10A Multiple Family Residential (10+ units above grade)
- R-15 Single Family Detached Residential
- R-8A Single Family Attached Res (2-4 units above grade)
- SU Single Use
- SU Underutilized buffer assigned
- Yellow Incentive District Boundary

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City of Alpharetta  
 Historic Downtown  
 Incentive Zoning District  
 Quadrant # 1

CULTURAL ARTIFACTS

SPECIMEN TREE LOCATIONS

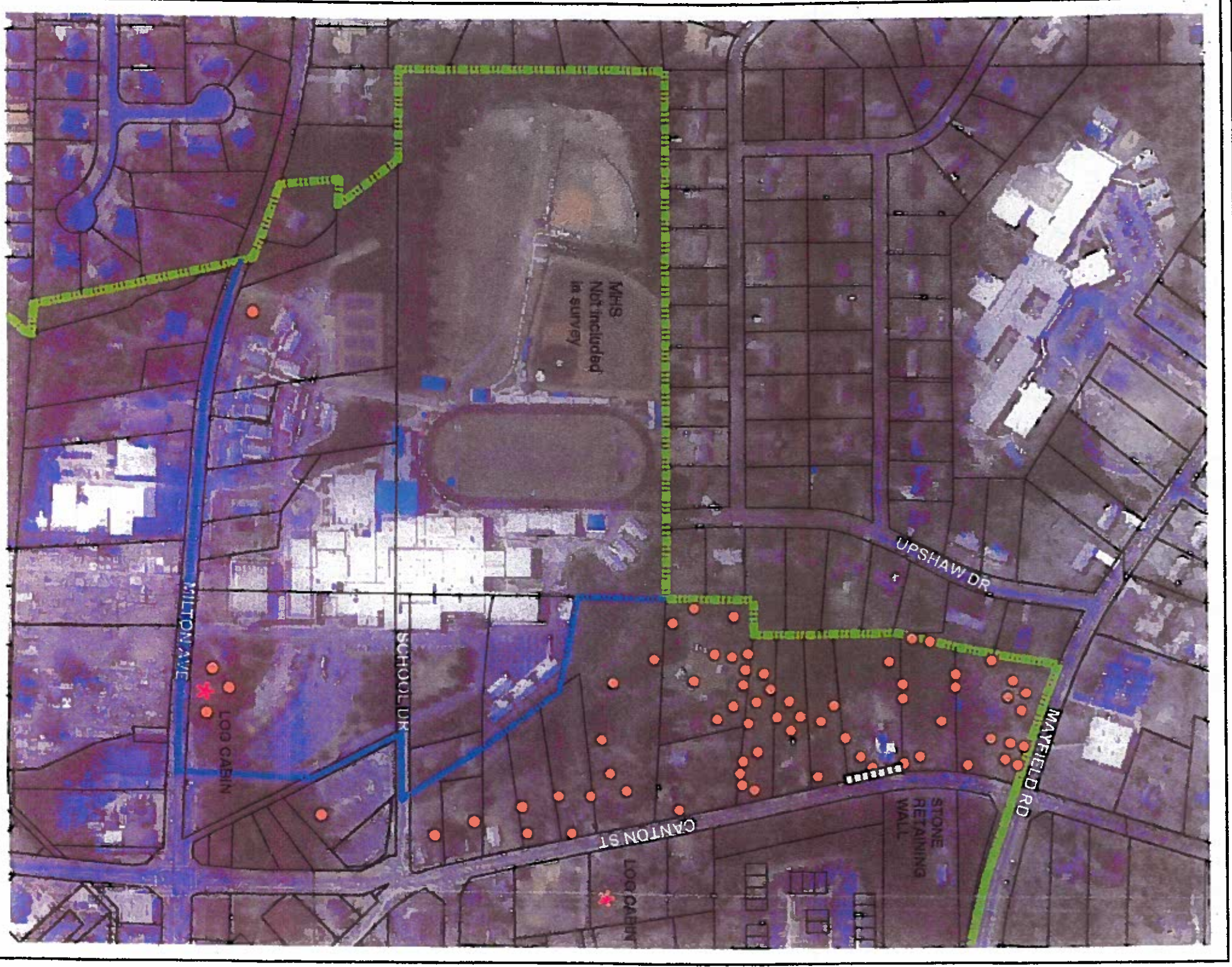
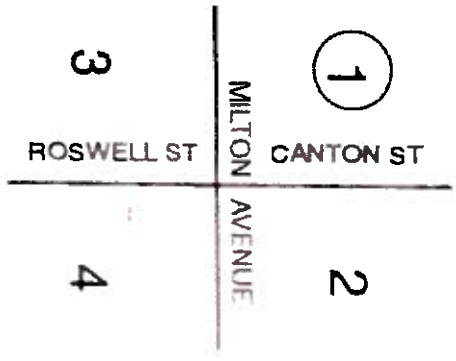
Master Plan Boundary

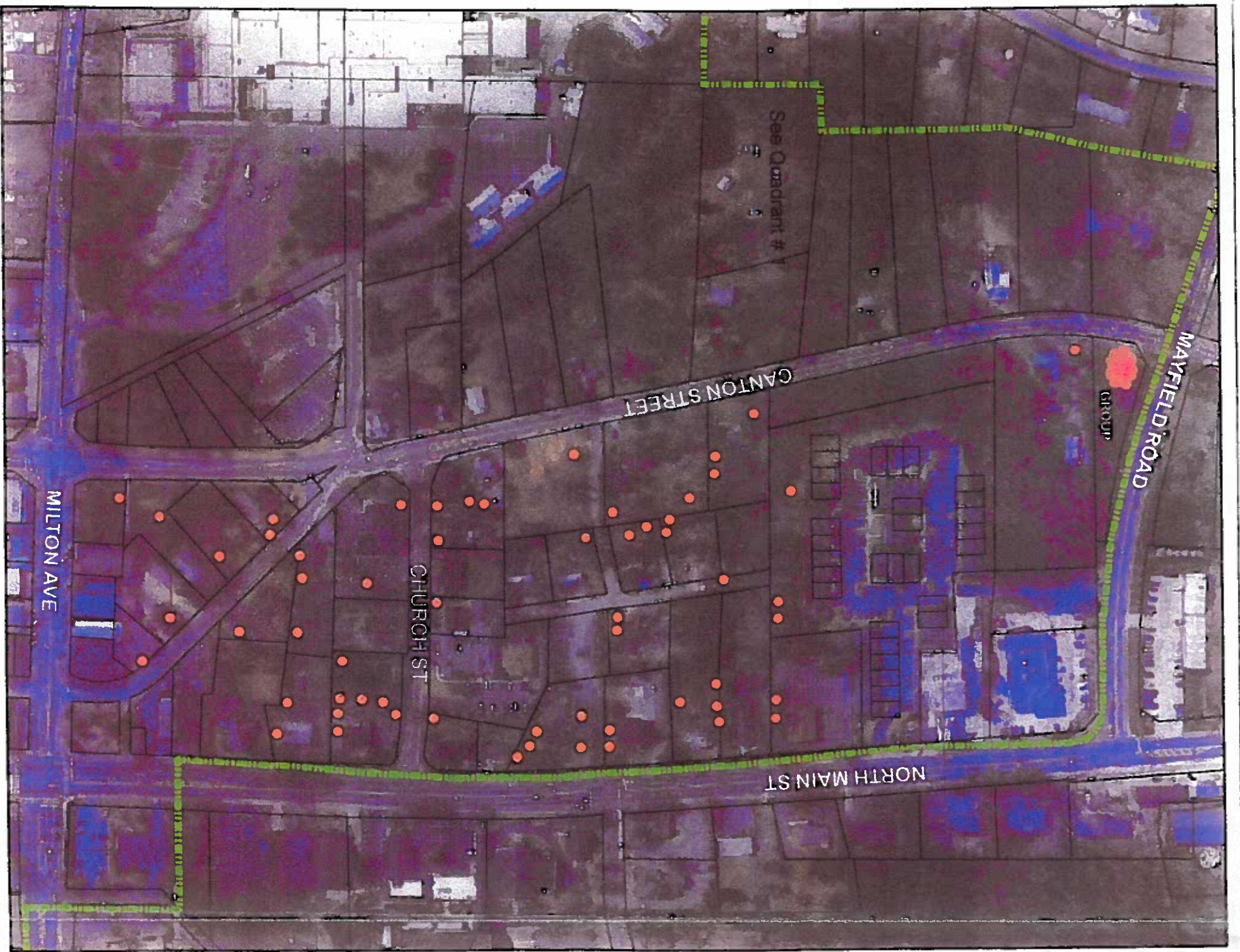
Boundary not included  
 in survey

Specimen tree

Cultural Artifact

Note: Tree locations determined by  
 visual analysis only. Actual location to be  
 provided by a registered surveyor prior to  
 preparation of development plans.

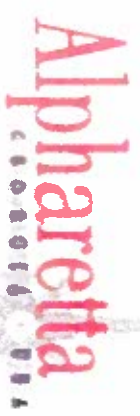
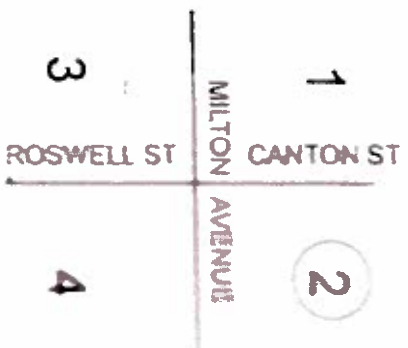


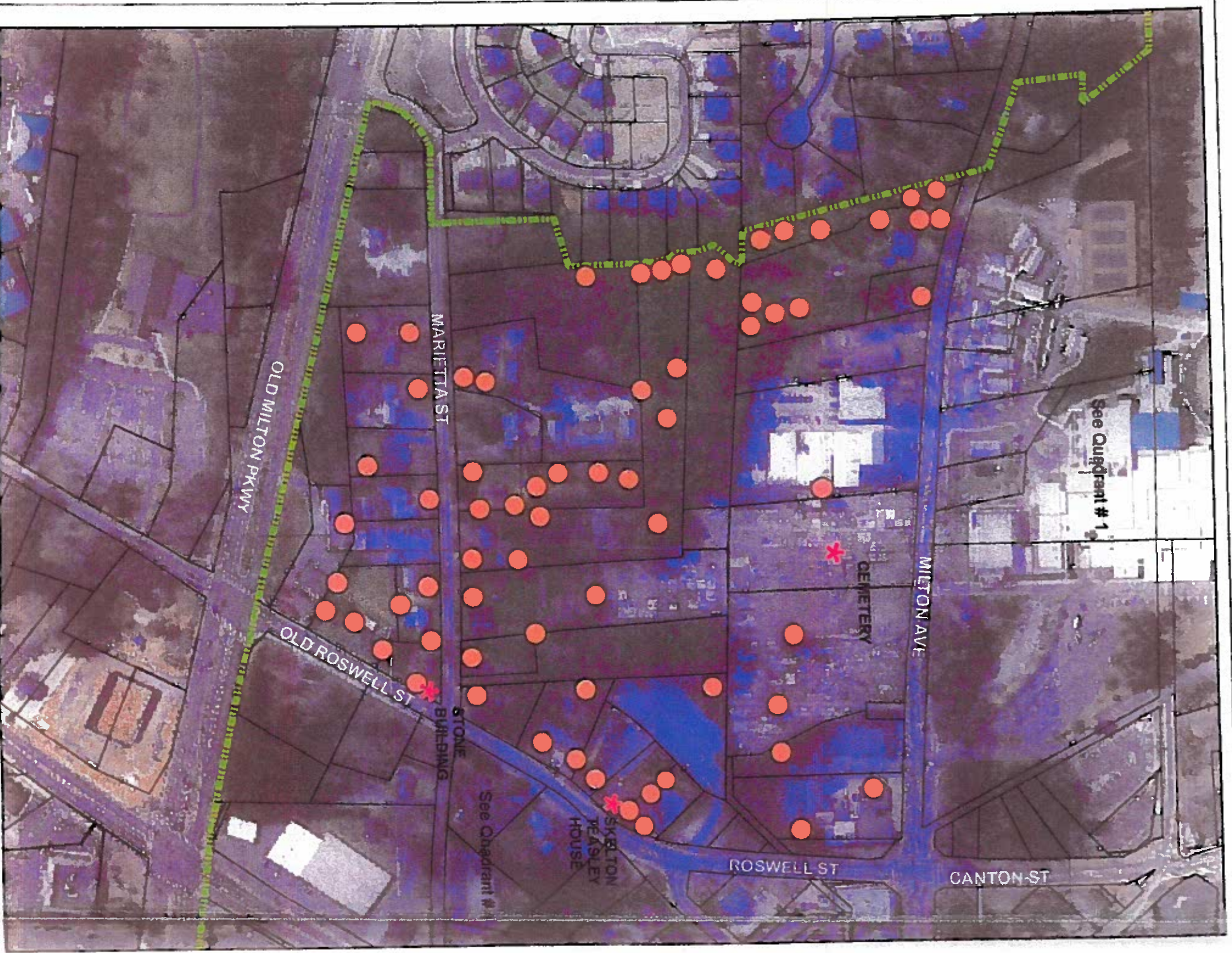


City of Alpharetta  
 Historic Downtown  
 Incentive Zoning District  
 Quadrant # 2

- CULTURAL ARTIFACTS ↓
- SPECIMEN TREE LOCATIONS
- Master Plan Boundary
- Specimen tree
- Significant group of trees




Note: Tree locations determined by visual analysis only. Actual location to be provided by a registered surveyor prior to preparation of development plans



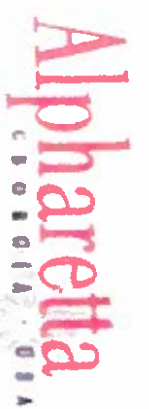
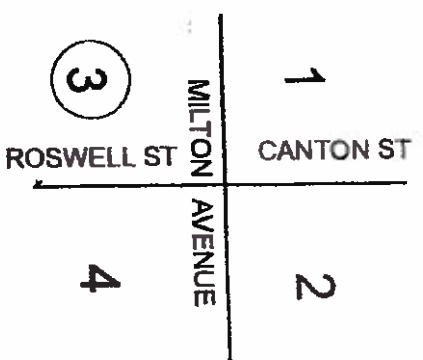


City of Alpharetta  
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 Quadrant # 3

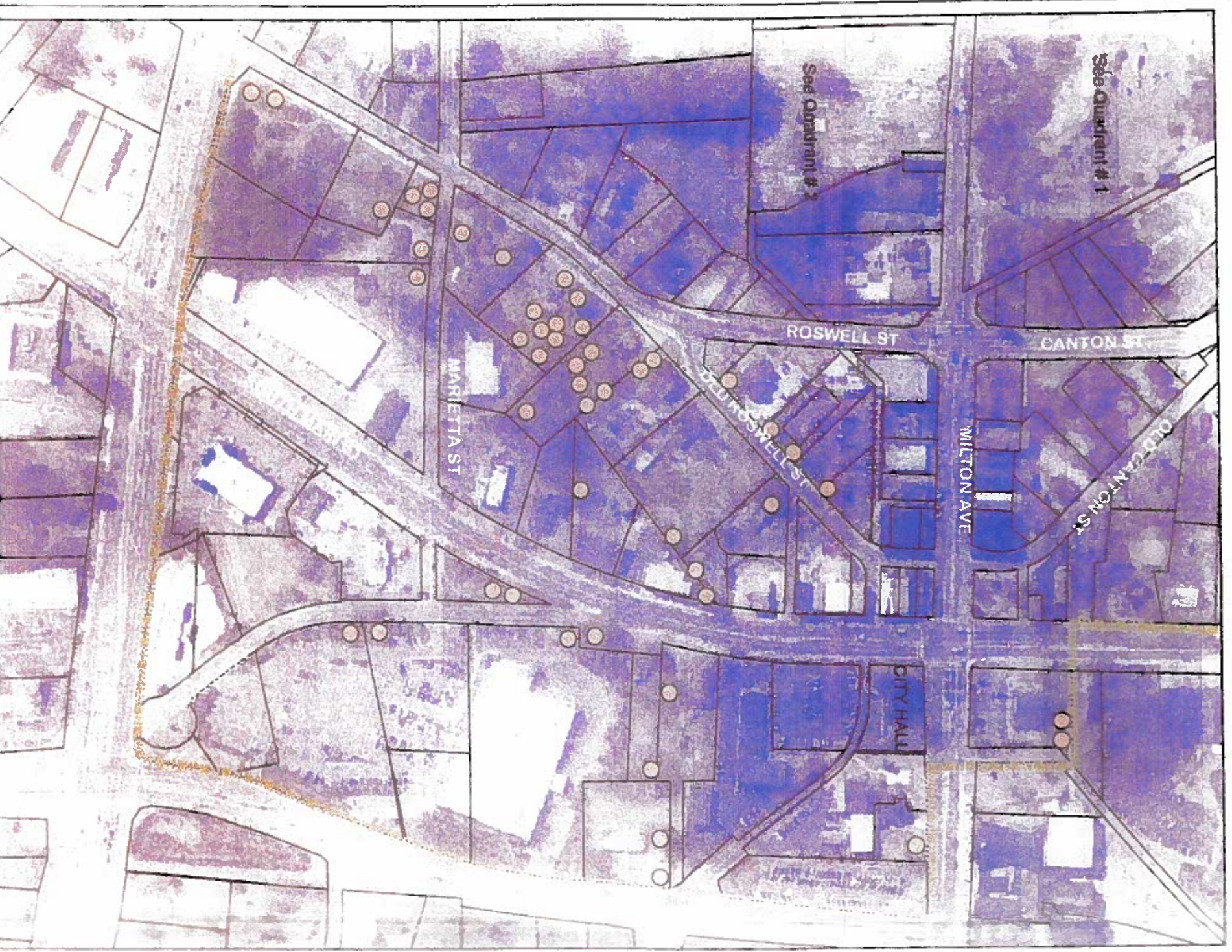
CULTURAL ARTIFACTS &  
 SPECIMEN TREE LOCATIONS

-  Master Plan Boundary
-  Specimen tree
-  Cultural Artifact

Note: Tree locations determined by visual analysis only. Actual location to be provided by a registered surveyor prior to preparation of development plans



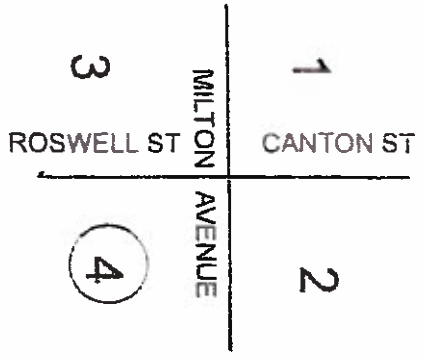




City of Alpharetta  
 Historic Downtown  
 Incentive Zoning District  
 Quadrant # 4

CULTURAL ARTIFACTS &  
 SPECIMEN TREE LOCATIONS

Master Plan Boundary  
 Specimen tree



Note: Tree locations determined by visual analysis only. Actual location to be provided by a registered surveyor prior to preparation of development plans.