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Sec. 2.10. North Point Overlay

2.10.1. General Provisions

A. Title

This Section shall be known as the “North Point Overlay” or may be internally cited as “this overlay.”

B. General Purpose

The purpose of this overlay is to enable and support the implementation of the following policies:

1. That North Point is a focal point for high-quality development and redevelopment in the City of Alpharetta as established in the North Point Livable Centers Initiative Plan and the City of Alpharetta 2035 Comprehensive Plan.
2. That North Point should be a live-work-play district featuring a balanced mix of uses that complement the city’s overall mix.
3. That development and redevelopment should incorporate environmental stewardship and sustainability.
4. That the redevelopment of large areas of surface parking can accommodate growth and expand the transportation system.
5. That the existing greenway system should be enhanced and expanded as an amenity.
6. That a range of useable and interconnected open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout North Point.
7. That development should adequately accommodate automobiles while respecting the pedestrian and the design of the public realm.
8. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
9. That development patterns should make walking and bicycling safer and more pleasant.
10. That buildings and landscaping should contribute to the physical definition of streets and open spaces.
11. That the harmonious and orderly development and redevelopment of North Point should be secured through these regulations.

C. Applicability

1. This overlay applies within the area be shown on the Official Zoning Map and labeled “North Point Overlay.”
2. Parcels within this overlay shall be subject to both the requirements of this Section and the requirements of their underlying zoning district, subject to the conflict provisions in “3” immediately below.
3. When requirements of this overlay conflict with any requirement of the underlying zoning or any other provision of the City Unified Development Code (UDC), the requirements of this overlay shall prevail.
4. When the word “street” is used it means both public and private streets unless stated otherwise.

D. Conformance Requirements

1. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this overlay. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this overlay.
2. Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.

E. Conflicting Provisions

1. It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.
2. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances, or use permits issued prior to the existence of this overlay; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance UDC Section 4.2.

F. Definitions

The following words, when used in this overlay, shall have the following meanings. Terms not defined here shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of UDC Sec. 1.4, those of this overlay shall take precedence.

Architectural block. A building component made from cast concrete with an exterior facing that resembles natural stone.

Planter. A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles, and similar items.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the topmost structural piece of the wall.

G. Text and Graphics

Illustrations, photos, and graphics are included in this overlay to illustrate the intent and requirements of the text. In the case of a conflict between the text of this overlay and any illustrations, photos, or graphics, the text governs.

H. Place Making

The design of streets, streetscapes, open spaces, civic spaces, and other features regulated by this overlay must incorporate signage, plantings, lighting, materials, and other placemaking elements as follows:

1. In accordance with placemaking plans adopted by the City of Alpharetta; or
2. As submitted by the applicant and approved by the Director of Community development if no plans identified in “1” immediately above have been adopted.

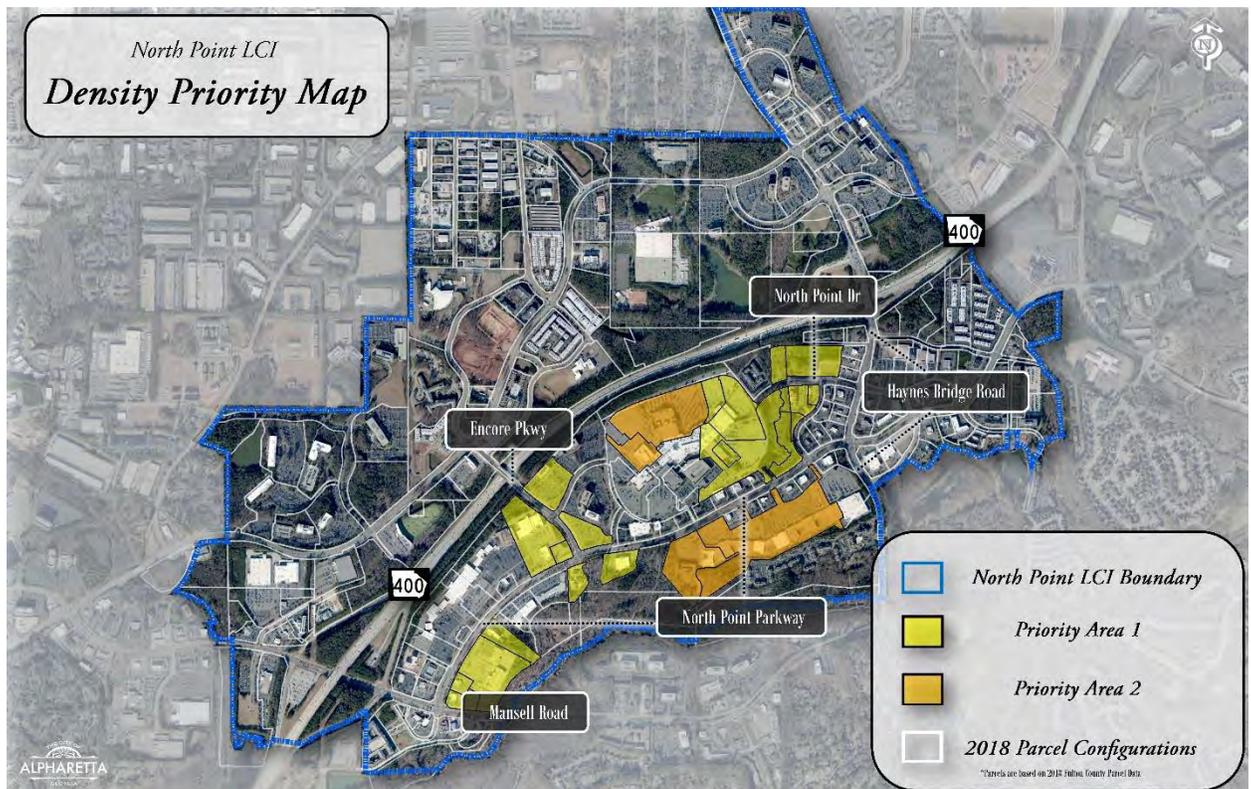
2.10.2. Use and Density

A. Use Provisions

Uses must be in accordance with the underlying zoning district.

B. Residential Density

1. Residential density must be in accordance with the underlying zoning district except as otherwise provided for by “2” immediately below.
2. When a site is located in a Priority Area 1 or Priority Area 2 of the North Point LCI, as shown in the below North Point LCI Density Priority Map, City Council may authorize residential density over what the underlying district allows by conditional use. The area subject to the conditional use requests shall conform to both the minimum acreage requirements of the underlying district and any previously approved master plans, as amended, as applicable.



3. In reviewing a request for conditional use, City Council must give the consideration to the following criteria in addition to the set forth in UDC Section 2.2.a:
 - a. Conformance with the North Point Livable Centers Initiative Study, the Comprehensive Plan, and other City policies, plans, and initiatives;
 - b. The City of Alpharetta Rental housing study;
 - c. The number of EcoDistrict measures incorporated under Section 2.10.11, provided that development projects seeking to increase residential density shall incorporate measures totaling 10 points minimum;
 - d. The impact on the public health, safety, and general welfare; and
 - e. Other considerations deemed material to the application by city council.

2.10.3. Site Regulations

A. Corridor Types Established

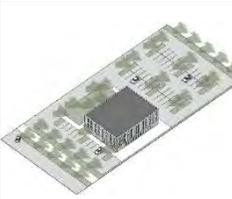
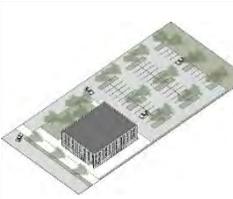
This overlay uses corridor types to regulate the design of sidewalks, sites, buildings, and other purposes, as shown in the Site Regulation Table and as referenced in other Sections. Corridor types include:

1. **Type A Corridors**, which include Mansell Road and Haynes Bridge Road.
2. **Type B Corridors**, which include North Point Parkway and Westside Parkway
3. **Type C Corridors**, which include Encore Parkway, North Point Drive, and other existing or proposed internal streets.
4. **Type D Corridors**, which include proposed internal streets created within existing parking lots.

B. Site Regulation Table

Sites must be developed in accordance with the following Site Regulation Table.

Site Regulation Table

Site Design Standards				
				
	Type A Corridors	Type B Corridors	Type C Corridors	Type D Corridors
Building Setback (from the back of required sidewalk)	20 ft. min./ 100 ft max.	10 ft. min./ 60 ft. max.	No min./ 10 ft. max.	No min./ 10 ft. max.
Building Height (as measured along the applicable corridor)	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	20 ft. or 2 story min., whichever is higher/ Max. per Sec. 2.10.3.D.	No min./ Max. per Sec. 2.10.3.D.	No min./ Max. per Sec. 2.10.3.D.
Surface Parking Lots (see UDC Sec. 3.2.8.C and Sec. 2.10.7.A)	May be anywhere on the lot.	Only one row of parking (parallel with the road) is allowed between primary buildings and a public street.	Must be behind or beside primary buildings. No parking or driveways parallel to the roadway may be between primary buildings and a public street.	Must be behind or beside primary buildings. No parking or driveways parallel to the roadway may be between primary buildings and a public street.
Streetscape Standards				
	Type A Corridors	Type B Corridors	Type C Corridors	Type D Corridors
Sidewalk	12 ft. min.	12 ft. min.	12 ft. min.	10 ft. min.
Planter	8 ft. min.	10 ft. min.	6 ft. min.	4 ft. min.
Planter Pedestrian Light Spacing (see Sec. 2.10.5.D.3)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Planter Tree Spacing (see Sec. 2.10.5.D.22.10.5.D)	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.	40 ft. on-center max.
Landscape Strip	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D (see note 1)	Per UDC Sec. 3.2.8.D. (see note 1)	Per UDC Sec. 3.2.8.D. (see note 1)

Note 1: The Director of Community Development has the authority to reduce or eliminate UDC Sec. 3.2.8.D landscape strips adjacent to buildings with ground floor commercial uses that front and are accessible from the adjacent sidewalk.

C. Minimum Lot Size

1. Minimum lot size in accordance with the underlying zoning district except as otherwise provided for by “2” immediately below.
2. When the underlying zoning is MU (Mixed-use district) the minimum lot size is as follows:
 - a. Dwelling, 'For-Sale' Detached: Min. 2,500 sf, when the use is otherwise permitted.
 - b. Townhouse/Rowhouse: Min. 900 sf, when the use is otherwise permitted.

D. Maximum Building Height

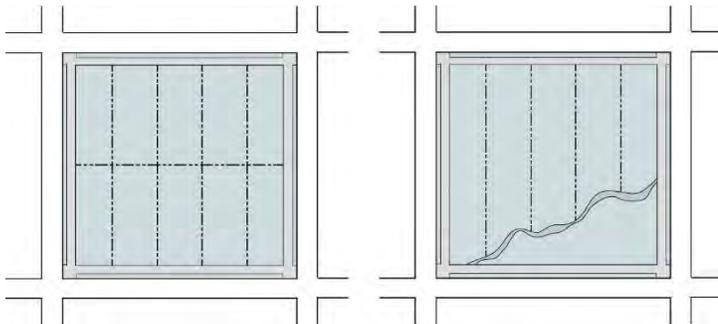
1. Maximum building height must be in accordance with the underlying zoning district, including any approved master plan conditions, except as provided for by “2” immediately below.
2. When the underlying zoning is MU (Mixed-use district) the maximum building height is 4 stories or 60 feet, whichever is less, provided that City Council may authorize greater building heights for non-residential uses by conditional use.

2.10.4. Blocks and Access

A. Blocks

1. Sites over 4 acres in size must 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.

2. In addition to the block standards above, blocks containing exclusively 'For Sale' detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the City



Transportation Engineer may require and/or approve a single tier of lots.

3. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.
4. **Block Measurement**
 - a. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.
 - b. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.
 - c. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 18%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.
 - d. Where the block pattern is interrupted by public parkland, including greenways that are open

and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.

5. No public or private street, including alleys, may be gated.

B. Access

1. General

When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.

2. Stub-Out Streets

- a. Stub-out streets within new development must be installed to meet the block standards of **Sec. 2.10.4.A.**
- b. Depending on the nature of the adjacent property (such as the Georgia 400 buffer), 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. Connecting to an Existing Stub-Out Street. 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.

3. Exception.

The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle-only access when steep slopes in excess of 18%, freeways, waterways, tree conservation areas, flood zones, stream buffers, greenways, open space, or easements would make the provision of a stub-out street infeasible.

C. Vehicle Cross-Access

All lots must comply with the following standards.

1. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots, depending upon the nature of the adjacent property (such as Georgia 400 buffer).
2. Vehicle cross-access may not be gated.
3. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
4. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
5. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be

provided between abutting properties when cross-access is waived.

6. Property owners who establish cross-access easements must:
 - a. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
 - b. Record an easement allowing cross-access to and from properties served by the cross-access easement;
 - c. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
 - d. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
 - e. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
 - f. The cross access agreement must be signed by all owners of the granting property.

2.10.5. Streets

A. Applicability

1. The Section applies to:
 - a. New development;
 - b. Existing developed sites when more than 25% of the site area is disturbed, except as provided for in "2" immediately below;
 - c. Existing principal buildings that are expanded, except as provided for in "2" below immediately; and
 - d. Existing principal buildings that are renovated or repaired and the value of said work exceeds 50% of the building's replacement cost, except as provided for in "2" immediately below.
2. The Director of Community Development may grant variances to any requirement of this Section for existing developed sites and existing buildings (except as specifically delegated to the City Transportation Engineer) when one or more of the following exists:
 - a. The streetscape or multi-use trail would render a site non-conforming with regard to vehicular parking; or
 - b. Existing topography, trees, buildings, bridges, utilities, retaining walls, or other existing features render this Section unreasonable.
3. This Section does not apply on a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

B. Streetscapes

1. Streetscapes Required

- a. New public and private streets must include sidewalks and planters as identified in the Streetscape Standards of the Site Regulation Table prior to the issuance of Certificate of Occupancy, except as indicated in “d” immediately below.
- b. Existing streets that do not meet the Streetscape Standards of the Site Regulation Table must be brought into compliance with said standards along the site’s frontage prior to the issuance of Certificate of Occupancy, except as indicated in “d” immediately below.
- c. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
- d. On streetscapes that are or will be within the public right-of-way, root barriers are required between the sidewalk and any adjacent landscape strips or planters, subject to approval of the City Arborist.
- e. The City encourages the use of multi-functional runoff reduction measures in the streetscape, including bioretention areas, stormwater tree box, and planter box. The dimensional standards for planting area, tree spacing, and planting type be varied to accommodate runoff reduction measures.
- f. Alternative streetscape may be approved by City Transportation Engineer for multi-use trails in accordance with **Sec. 2.10.5.C.**

C. Multi-Use Trails

- 1. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum aggregate length of this reduced width is 400 feet.
- 2. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the North Point Livable Centers Initiative Study or another plan that has been adopted by the City of Alpharetta. A multi-use trail may be required in other locations identified for a multi-use trail in the North Point Livable Centers Initiative Study, the Alpha Loop Plan, or another plan that has been adopted by the City of Alpharetta.
- 3. Where a City of Alpharetta park or access easement held by the City of Alpharetta abuts a street subject to “1” above, the multi-use trail may also be located in such park or easement.
- 4. In approving a multi-use trail in lieu of a sidewalk, the City Transportation Engineer may reduce the planter width to a minimum width of 5 feet.



D. Planter

- 1. Shrubs and landscaping may be planted in the planter as follows:
 - a. When shrubs are installed in the planter and adjacent on-street parking exists, a hardscaped clear zone of at least 2 feet in width (measured from the face of curb) must be installed

- adjacent to said parking. Additionally, a hardscape walking area at least 2 feet in width must be installed from the parking to the sidewalk.
- b. Shrubs may not exceed 36 inches in height.
2. Street trees must be planted in the planter as follows:
 - a. Overstory trees must be planted in the planter in accordance with the Streetscape Standards of the Site Regulation Table. Newly planted trees shall be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
 - b. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.
 - c. Shrubs, groundcover, or mulch must be installed in the tree planting area identified in “c” immediately above when tree grates are not installed. Shrubs must conform to “1” immediately above.
 3. Pedestrian Lights
 - a. Pedestrian lights must be installed in the planter in accordance with the Streetscape Standards of the Site Regulation Table.
 - b. Pedestrian lights must be spaced evenly between overstory street trees.
 - c. Pedestrian light spacing may be increased by the Director or Community Development along existing streets when trees, traffic control devices, or other existing conditions prevent the required spacing.

E. On-Street Parking

Newly-created on-street parking on public or private streets must conform to the following:

1. A bulbout must be provided at the end of every four parallel parking spaces and every six angled or perpendicular spaces. More frequent bulbouts are also allowed.
2. Each bulbout must include at least one overstory tree. Newly planted trees must be a minimum of 3½ inches in caliper, and must be limbed up to a minimum of 7 feet.
3. Trees must have a pervious planting area that is at least 6 feet wide by 10 feet long, 3 feet deep, and 1,800 cubic feet in soil volume. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

2.10.6. Parking and Loading

A. Vehicular Parking

1. Minimum parking requirements are 20% less than otherwise required by the UDC. Parking requirements may be further reduced based upon an Urban Land Institute shared parking analysis or other parking analyses acceptable to the City, subject to approval of the Director of Community Development.
2. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required parking space, provided:
 - a. The on-street space immediately abuts the subject property.
 - b. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
 - c. The Director of Community Development, in consultation with the City Transportation Engineer, may determine that to ensure future roadway capacity or other public purposes, the on-street parking credit may not be available.
3. To encourage efficient land use and shared parking, the impervious area of surface parking stalls shall not exceed the surface area of the building they serve.

B. Driveways

1. Applicability

This following applies to driveways, including those serving alleys, but not to new streets in conformance with **Sec. 2.10.4.A.**

2. Spacing

Driveways must be spaced as follows:

- a. Along Type A and B Corridors driveways must be at least 400 feet apart.
- b. Along Type C Corridors driveways must be at least 200 feet apart.
- c. Type D Corridor driveways must be at least 150 feet apart.

3. Location

Driveways may not be located on a Type A Corridor or Type B Corridor when access is available from a Type C or Type D Corridor.

C. Design of Parking Structures

1. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office, or civic space) between the parking structure and said street. The active use must be at least 20 feet deep.
2. Where any portions of structured parking are adjacent to or visible from any street or the Big Creek Greenway, they must be screened so that cars and ramps are not visible from ground level view from the adjacent parcel, adjacent street (not including an alley), or adjacent Big Creek Greenway. Screening must include:
 - a. Evergreen trees, vines, and landscaping that physically attached to the parking; or
 - b. A façade having the appearance of a horizontal storied building; or
 - c. A combination of “a” and “b” immediately above.

D. Loading

1. Loading areas for new buildings must be located to the rear of buildings. Loading

areas may not be placed between a building and the closest adjacent street or between a building and the Big Creek Greenway.

2. If a loading area is provided, it must meet the following.
 - a. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley) or the Big Creek Greenway, the entire length of the loading area must be screened.
 - b. Screening must consist of either:
 - i. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - ii. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

E. Parking Locations

Driveway and off-street parking lots are only allowed between a building and the closest street when indicated in the Site Regulations Table.

2.10.7. Landscaping and Screening

A. Parking Lot Landscaping

All parking lots must conform to the requirements of UDC Sec. 3.2.8.C and these additional standards.

1. Landscaped areas within the interior of the parking area may be designed as bio-retention areas, using inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs, provided that each parking space provides a wheel stop and provided that depressed areas adjacent to driving aisles are surrounded by painted lines or flush curbing to separate landscaping

from driving aisles.

2. Landscape design and material selection may incorporate practices of water conservation and xeriscape. Use of native materials is encouraged. Plant materials should be arranged so that plants that require similar amounts of irrigation are placed together wherever possible.

B. Foundation Plantings

All building foundations facing a public street must conform to these standards, except as provided for in “3” immediately below:

1. Foundations must be screened with continuous evergreen or semi-evergreen shrubs
2. At the time of installation, the screening must be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.
3. Foundation plantings are not required adjacent to ground floor commercial fenestration when said plantings would obstruct views into the commercial establishments, subject to approval of the Direct of Community Development.

C. Service Areas

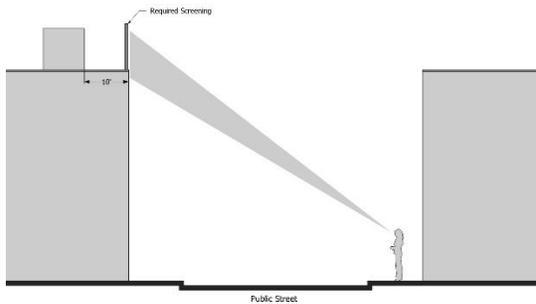
1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
2. Service areas must be screened on 3 sides and on the 4th side by a solid gate at a minimum of 6 feet in height.
3. Screening must consist of:
 - a. A 6-foot high wall; or
 - b. Evergreen plant material that can be expected to reach a height of 6 feet with a spread of 4 feet within three years of planting.
4. Screening walls must be opaque and be

constructed of one or a combination of the following: architectural block; brick; stone; cast-stone; or stucco over standard concrete masonry blocks.

5. The gate must be self-locking and maintained in good working order.

D. Roof-Mounted Equipment

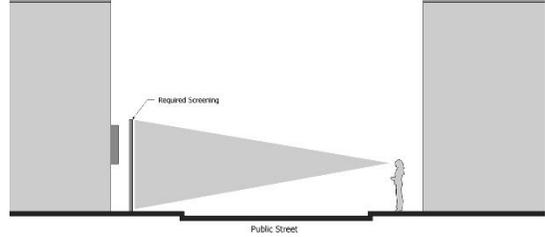
1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from the abutting parcel or street (not including an alley).
2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.

E. Wall-Mounted Equipment

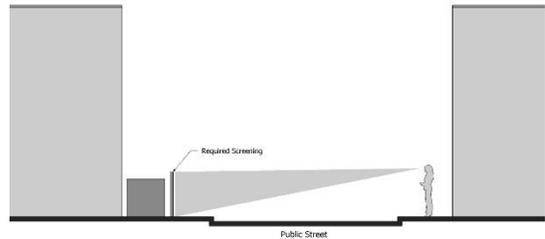
1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. If required, screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

F. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) or the Big Creek Greenway must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

G. Plant Material

All plant material shall conform to UDC Sec. 3.2.8.A, Sec. 3.2.8.C, and the following standards:

1. Plant materials must be hardy to zone 7b in accordance with the U.S. Department of Agriculture’s Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health. However, irrigation may be provided as the option of the

property owner.

3. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening

H. Maintenance of Landscaping

1. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
2. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.

2.10.8. Building Design

A. Applicability

This Section applies to all new buildings, additions to existing buildings, and any change to a building façade except ordinance maintenance and repairs.

B. Fenestration

1. Fenestration is the minimum percentage of window and door glass that must cover a facade.
2. Ground floor commercial uses along public streets must have no less than 25% and no more than 65% fenestration, calculated per building and per facade.
3. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be

established using the manufacturer’s specifications.

4. Fenestration is measured from the top of the finished floor to the top of the finished floor above.
5. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.
6. Fenestration for residential uses shall be subject to review by the Director of Community Development.

C. Pedestrian Access

1. All buildings must include a street-facing pedestrian entrance.
2. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customers, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, civic space, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
3. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
4. Where a building has frontage on a civic space instead of a street, these requirements apply to and from the civic space. Where a building has frontage along both a street and civic space, these requirements may apply to either, at the applicant’s discretion.
5. Where a building has frontage on both a street and a multi-use trail, an additional pedestrian entrance is required from the trail.

D. Building Materials

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, cement-based panels, and/or hard coat stucco, except that glass and metal curtain wall systems are allowed to be used on all building stories above the second.
2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:
 - a. Hard coat stucco may not exceed 50% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.
 - b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a



minimum wall length of 60 feet that contains no hard coat stucco.

General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter ↑ ↓ Visually Heavier	Glass Curtain Wall
	Hard Coat Stucco
	Brick
	Architectural Block
	Natural /Manufactured Stone

3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.
5. For nonresidential uses, foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

E. Building Facade

The following applies to all street-facing facades for all uses, except For-Sale Detached and Townhome.

1. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in

materials.

2. Facades must delineate all stories above the ground story with windows, belt courses, balconies, cornice lines or similar architectural detailing.
3. Window panes must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade or window trim/casing, whichever is greater.

F. Building Massing

1. The footprint of buildings containing any residential uses shall not exceed 50,000 square feet. This building footprint size limitation shall also include any parking structures provided to serve said residential uses.
2. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
3. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details.
4. The roofs of buildings may include cisterns and greenroofs if part of an approved stormwater management plan for the site and if designed in accordance with the GA Stormwater Management Design Manual (latest version). Above-ground cisterns and greenwalls shall require approval by the Director of Community Development.

2.10.9. Signs

A. Materials

Signage must be finished in the same exterior materials as the principal structure.

B. Monument Sign

1. A minimum 2 feet wide planting area must be provided around the base of all monument signs.
2. Shrubs, groundcover, or mulch must be installed in the tree area identified in "1" immediately above.

C. Additional Walls Signs

One additional wall sign is permitted in excess of the sign allowances of UDC Sec. 2.6 - Signs. If an additional wall sign is installed, it is subject to the following:

1. The sign may be up to 24 square feet in size.
2. The sign must be located on the back or side of the building facing a parking lot, alley, or open space.

2.10.10. Open Space

A. Defined

Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.

B. Minimum Requirements

1. New developments shall provide civic space and amenity space in accordance with the North Point Open Space Table.

North Point Open Space Table

Sites Under 5 Acres	
Uses	Open Space Required (% of site gross acreage)
Non-Residential:	Amenity Space + Civic Space: 15% min.
Residential (density of 8 units/acre or less):	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 or more units/acre):	Civic Space: 10% min. + 1% for each 1 unit/acre over 8 units/acre
	Amenity Space: 5% min.
Sites of 5 or More Acres	
Uses	Open Space Required (% of site gross acreage)
Non-Residential:	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 units/acre or less):	Civic Space: 10% min.
	Amenity Space: 5% min.
Residential (density of 8 or more units/acre):	Civic Space: 10% min. + 1% for each 1 unit/acre over 8 units/acre
	Amenity Space: 5% min.

2. New developments with a mix of residential and non-residential uses shall satisfy both requirements independently.

3. Restaurants with one or more exterior walls shall be subject to the following additional requirements:
 - a. An outdoor dining area equal to at least 10% of the restaurant floor area shall be provided. When the outdoor dining area conforms to Sec. 2.10.10.D it may be counted towards amenity space requirements.
 - b. When the restaurant abuts a public street (including across an intervening parking lot) the required outdoor dining area shall be located along the portion of the façade facing such public street.
 - c. The Director of Community Development has the authority to authorize the required outdoor dining to be placed in locations other than required by “b” above when:
 - i. There is insufficient area between the restaurant and the street to accommodate all of the required outdoor dining; or
 - ii. There are other unique circumstances not created by the applicant than render this requirement unfeasible.

C. Civic Space

Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Above-ground cistern design and appearance shall require approval by the Director of Community Development.

1. Park.

An open space available for structured or unstructured recreation. A park may

be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.

2. Square

An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.

3. Plaza

An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter acre.

4. Pocket Park

An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees, and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pocket parks.

5. Playground

An open space designed and equipped

for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.

6. Performance Venues

An open space available for outdoor performance. Performance venues typically include a stage surrounded by formal or informal seating on at least one side. Performance venues may have a combination of landscaped and hardscaped areas. The minimum size for a performance areas is one-half acre.

7. Multi-Use Trails with Potential Connections to Offsite Trails

A linear open space consisting of a conforming multi-use trail that includes a connection to existing or proposed off-site trails. There is no minimum size for this type of open space.

8. Park Overlooks

An open space primarily intended for the viewing of parks and other open spaces. Park overlooks must include seating. There is no minimum size for park overlooks.

D. Amenity space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

1. Rooftop decks;
2. Balconies (min. 6' x 8');

3. Patios and porches;
4. Outdoor dining areas;
5. Pool areas;
6. Tennis courts, basketball courts, and similar uses;
7. Yards, lawns, and flower gardens;
8. Community gardens;
9. Hardscape areas improved for pedestrian enjoyment;
10. Wooded areas; and
11. Runoff reduction measures such as bioretention areas and cisterns.

Each amenity area approved must be available and accessible as exterior space appropriately improved for pedestrian amenity or for aesthetic appeal, subject to approval by Director of Community Development. Above-ground cistern design and appearance shall also require approval by the Director.

- E. Open space requirement may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- F. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- G. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the eight types of civic spaces identified in **Sec. 2.10.C** or within an amenity space that conforms Sec. 2.10.10.D, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- H. No required buffer may be used to satisfy open space requirements, except for stream

buffers or the Georgia 400 buffer that are improved with trails and other authorized amenities.

- I. Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter’s definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- J. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.

2.10.11. EcoDistrict Measures

A. Intent

The following requirements are intended to further the EcoDistrict goals defined in the North Point Livable Centers Initiative.

B. Applicability

EcoDistrict measures must be incorporated into all new development in accordance with the following minimum point values based on project magnitude. Measures only count if they are part of the new development application; measures already in place at the time of application do not count.

1. **2 Points Minimum.** Any development project that either increases an existing building footprint by 30% or more of gross building area; or includes the replacement, renovation, or reconfiguration of 60% or more of the total site parking area (inclusive of required parking lot landscaping areas), must earn a minimum of 2 points in accordance with this Section.
2. **5 Points Minimum.** Any development project that increases an existing building footprint by 60% or more of gross building area must earn a minimum of 5 points in accordance with this Section.

- 3. **7 points Minimum.** Any development project that involves the complete renovation of all existing buildings or the construction of all new building must earn a minimum of 7 points in accordance with this Section.
- 4. **10 points Minimum.** Any development project that involves conditional use approval to increase residential density under Sec. 2.10.2.B.3.b must earn a minimum of 10 points in accordance with this Section.

C. Calculation & Evaluation

- 1. **Minimum Points.** All point values must be awarded based on meeting the minimum requirements of each EcoDistrict measure, as indicated in this Section. The sum of all assigned values for achieved sustainability measures, as indicated in this Section and summarized in the EcoDistrict Measures and Values Table, must meet the minimum point requirement per project.
- 2. **Review and Approval.** Documentation of which measures and total number of points the applicant will achieve must be submitted with the applicable permit application submitted to the City and must be approved by City staff.
- 3. **Requirements.** The applicant must achieve no fewer than the required points based on project magnitude (see “B” above) from any combination of the measures as valued in the EcoDistrict Measures and Values Table. No partial points will be accepted.
- 4. **Documentation.** The applicant must submit supporting documentation as noted per measure.

EcoDistrict Measures and Values Table

Measure	Value
Certified Green Building	3 to 5 points
Renewable Energy Sources	3 points
Greenroof	3 points
Building Energy Efficiency	2 points
Bio-retention	2 points
Building Water Efficiency	2 points
Transportation Demand	2 to 3 points
Heat Island Reduction	2 points
Pervious Paving	2 points
Connected Open Space	2 points
Consolidated Open Space	2 points
Sustainable Landscaping	1 point
Enhanced Bicycle Amenities	1 to 2 points
Alternative Transportation	1 to 2 points
Additional Landscaped Civic Space	1 to 5 points
Alternative Measures	1 to 3 points

D. Measures and Requirements

- 1. **Certified Green Buildings Measure (3 to 5 points)**
 - a. **Minimum Requirement.** Certify a new construction building or building undergoing major renovations through a green building rating system requiring review by an independent, third-party certifying body and approved by the Director of Community Development. Points shall be awarded as follows:
 - i Silver by a USGBC green program or equivalent: 3 points.
 - ii Gold by a USGBC green program or equivalent: 4 points.
 - iii Platinum by a USGBC green program or equivalent: 5 points.

The score may include measures otherwise allowed by this section, however, no measure included as part of a certified green building may also be awarded points as a stand-alone measure.

- When a green building rating system equivalent to a USGBC green program is utilized, the applicant shall submit third-party documentation demonstrating how the measure is equivalent to the indicated USGBC certification level.
- b. **Documentation.** Required documentation includes registration of the project with the system, payment of all applicable fees for the rating system, and a draft scorecard showing the achieved credits or points.
2. **Renewable Energy Sources Measure (3 points)**
 - a. **Minimum Requirements.** Incorporate renewable energy generation on-site with a production capacity of at least 5% of the building's annual electric and thermal energy, established through an accepted building energy performance simulation tool.
 - b. The following renewable energy generation sources are applicable:
 - i Solar thermal or photovoltaics.
 - ii Geothermal.
 - iii Wind energy conversion.
 - iv Anaerobic digestion.
 - v Other means of generating electricity without using a fuel, such as kinetic, heat exchange, approved by the Director of Community Development.
 - c. **Documentation.** Required documentation includes specifications and construction details for the system installation.
 3. **Greenroof Measure (4 points)**
 - a. **Minimum Requirements.** Install a vegetated roof for at least 50% of the total new building roof area, including parking structures.
 - b. **Documentation.** Required documentation includes roof construction plans with drainage and planting details.
 4. **Building Energy Efficiency Measure (3 points)**
 - a. **Minimum Requirements**
 - i **New Construction Buildings.** Newly constructed buildings must demonstrate an average 10% improvement over the energy code currently in effect in the City.
 - ii **Major Renovation.** The building must demonstrate an average 5% improvement over the energy code currently in effect in the City.
 - b. **Documentation.** Required documentation includes an energy model demonstrating that the building(s) will achieve the proposed improvements.
 5. **Bio-Retention (2 points)**
 - a. **Minimum Requirement.**
 - i Provide landscaped bio-retention areas in the interior of the parking lots, in streetscape planters, and on-street parking landscaping; and
 - ii Incorporate inwardly draining swales without curbs, in lieu of raised planting areas surrounded by curbs;
 - iii Landscape bio-retention areas with species tolerant to frequent inundation; and
 - iv Provided wheel stops adjacent to parking and flush or permeable curbing adjacent to

driving areas.

- b. **Documentation.** Required documentation includes plans and detail specifications of planting areas and a hydraulic study demonstrating infiltration capacity.

6. Building Water Efficiency Measure (2 points)

- a. **Minimum Requirements.** Indoor water use in new buildings and major renovations must be an average 20% less than in baseline buildings. Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Director of Community Development.
- b. **Documentation.** Required documentation includes cut sheets for all water fixtures.

7. Heat Island Reduction Measure (2 points)

- a. **Minimum Requirements.** Use any combination of the following strategies for 35% of all on-site, non-roof hardscape areas, including sidewalks, plazas, courtyards, parking lots, parking structures, and driveways.
 - i Tree Canopy Cover. Coverage of the surface at canopy tree maturity in 15 years.
 - ii Solar reflective paving and roofing with a SRI (solar reflectance index) of at least 29.
- b. **Documentation.** Required documentation includes plans and specifications for installation of the strategy.

8. Transportation Demand Management (2 - 3 points)

- a. **Minimum Requirement.** Provision of three of the following shall be awarded two points and provision of four or more of the following shall be awarded three points:

- i Flex-time work schedules by employers to reduce congestion at peak times.
- ii Provision of building or project bicycle rentals for use by any occupant.
- iii Free ride home in case of emergency or sickness for employees using transit.
- iv Provision of transit passes to building occupants for a period of 2 or more years.
- v Other tools that encourage transit and bicycle use, or reduce personal vehicular traffic may be approved by the Director of Community Development.
- vi Accommodation of a future MARTA bus rapid transit station.

- b. **Documentation.** Required documentation includes a written narrative of the tools to be provided and any other documentation required by the Director of Community Development.

9. Pervious Pavement Measure (2 points)

- a. **Minimum Requirements.** Install an open grid or pervious pavement system that is at least 40% pervious on 80% of all hardscape surface areas, including sidewalks, plazas, courtyards, parking lots, and driveways.
- b. **Documentation.** Required documentation includes plans and specifications for installation.

10. Connected Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:
 - i All required open space within an interconnected network with no dimension less than 40 feet;
 - ii Required open spaces may extend across public and private streets and multi-use trails, but street area may not be counted towards open space;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres, excluding any consolidated open space in "11" below.
- b. **Documentation.** Required documentation includes plans showing open spaces.

11. Consolidated Open Space (2 points)

- a. **Minimum Requirements.** Provision of all of the following:
 - i All required open space in a one contiguous area with no dimension of less than 100 feet;
 - ii Required open spaces may not extend across public or private streets;
 - iii All required open space provided at ground level; and
 - iv Minimum size of 2 acres.
- b. **Documentation.** Required documentation includes plans showing open spaces.

12. Sustainable Landscaping Measure (1 point)

Conform to both of the following minimum requirements:

- a. **Minimum Requirement 1.** Reduce potable water used for landscape irrigation by 50% from a calculated midsummer baseline case by using

either one of the following methods:

- i Utilizing all xeriscape plant materials and providing no permanent irrigation system
 - ii Using only captured rainwater with an irrigation system
- b. **Minimum Requirement 2.** Exclusion of any plant species listed on the Georgia Exotic Pest Plant Council Invasive Species List from project planting plans.
 - c. **Documentation.** Required documentation includes a landscape plan, irrigation plan, a list of proposed species, and an affidavit from a certified Landscape Architect that no species identified in "b" immediately above will be planted.

13. Enhanced Bicycle Amenities Measure (1 - 2 points)

- a. **Minimum Requirements.** Provision of two of the following shall be awarded one point and provision of three or more of the following shall be awarded two points:
 - i Lockable enclosed bicycle storage. Provide one secure, enclosed bicycle storage space per 20 employees.
 - ii For office or commercial space, employee shower facilities. Provide a minimum of one shower facility plus one additional shower per 150 employees.
 - iii Repair Center. Provide a designated bicycle repair center open to the public and consisting of an air pump, water, and tools at a minimum.
 - iv Bicycle parking spaces. Provide at least 200% of the bicycle

parking requirements of UDC Sec. 2.5.8.

- v. Bicycle paths.
- vi. Bicycle rental stations.

- b. **Documentation.** Required documentation includes site and/or building plans locating the measures included.

14. Alternative Transportation Measure (1 – 2 points)

- a. **Minimum requirement.** One point shall be available for the provision of each of the following, up to two total points for this measure:
 - i **Ride-Sharing.** Provide at least one on- or off-street pick-up/drop-off zone per 100 new or added vehicular parking spaces for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle. No project using this measure shall have less than one such space.
 - ii **Van Pools.** Provide at least one van pool space per 200 new or added vehicular parking spaces.
 - iii **Enhanced Bus Shelter.** Provide and maintain at least one covered bus shelter with seating, lighting, posted schedules, and trash cans adjacent at an existing public transit stop without such facilities. The location of the enhanced bus shelter must be to the standards of the public transit authority. Note: If more than one such enhanced bus shelter is provided, one additional point shall be awarded for each shelter.

15. Additional Landscaped Civic Space Measure (1 to 5 points)

- a. **Minimum Requirement.** Provision of additional landscaped civic space or a multi-use trail over the requirement over the amount required by this overlay or the underlying district, whichever is greater. Additional civic space must be landscaped with lawns, ground cover, shrubs, or woodlands and may not be paved or otherwise impervious except for paths and trails. One point shall be available for each one additional percent of gross acreage provided as civic space, up to five total points for this measure.
- b. **Documentation.** Required documentation includes site and/or building plans locating the additional open space.

16. Alternative Measure (1 to 3 points)

The applicant may submit an alternative EcoDistrict measure for review and recommendation by the Director of Community Development. The measure must further an EcoDistrict goal of the North Point Livable Centers Initiative and may not be considered standard practice or requirements for current developments.

- a. **Minimum Requirements.** The measure must be unrelated to any of the other measures defined in this Section. Based upon their review, the Director of Community Development must determine for the number of points to be awarded.
- b. **Documentation.** Required documentation must clearly illustrate that the project will achieve the measure and that the measure furthers a North Point Livable Centers Initiative sustainability goal.