

Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code

- (h) **Design features.** Every single-family detached, single-family attached or multi-family development zoned MDR must be deemed by the Mayor and City Council to incorporate features of exceptional architectural, landscaping or site design prior to zoning approval. Such plans upon which this determination is made shall be considered a part of the zoning approval of the project.

Section 2-15. PUD-R, Planned Unit Development- Residential**(a) Purpose**

The PUD-R district is intended to allow flexible site planning and building arrangements under a unified plan of development so that innovative land planning methods may be utilized which foster natural resource conservation and neighborhood cohesiveness as well as neo-traditional developments. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. In this district smaller lots than might otherwise be permitted under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic, or aesthetic resources as well as the provision of site amenities such as parks, open space, walking trails, etc. The PUD-R district is intended to encourage greater density of development, and to encourage ingenuity and resourcefulness in land planning techniques which result in quality residential patterns that conserve and create open space, reduce vehicle trips and provide stable developments which enhance the surrounding area.

- (b) PUD-R is intended for single-family detached dwellings and, single-family attached, fee-simple townhouse.
- (c) The building setback abutting any zoning district must be 35 feet along the perimeter of the site.
- (d) The minimum landscape buffer width abutting any zoning district shall be 25 feet for the entire perimeter of the site.
- (e) All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 22 feet in length in order to accommodate two additional cars, without encroaching on the sidewalk. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space.
- (f) A recreation area shall be provided at a ratio of 1 acre per 50 units (or a proportional percentage thereof) with a minimum of 10,000 square feet provided. Such area shall be developed with at least one recreational feature, such as a walking trail, pavilion, gazebo, picnic area, swimming pool, playground or tennis courts. Recreational areas must be outside of any floodplain area. Any recreation area must be located in an area with a slope of less than 15%; however, all recreation areas or applicable green space

must meet ADA requirements for accessibility.

- (g) Accessory structure may not be closer to any right-of-way or property lines than the principal building. In case of corner lots, the accessory structure may not be closer to any right-of-way than the principal building. No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building.
- (h) Materials to be used on exterior facades of all buildings shall include no less than 50% brick or stone, on the front and side facades. If the rear of the building faces the main right-of-way, 50% brick on the rear façade that is visible to the main road will be required. All other building materials must be consistent with the architectural standards outlined in this Code.
- (i) A 10 foot wide front landscape strip is required along the frontage of the development. One canopy tree shall be planted along every street frontage at a quantity equal to one tree per 40 feet of property frontage. This 10 foot strip must also include evergreen trees and shrubs. Trees Buffer Landscaping, Section 12 of the Unified Development Code is applicable to development within the PUD-R district.
- (j) All PUD-R developments shall be zoned and subject to site specific plans and is still subject to applicable requirements of the Unified Development Code.
- (k) The PUD-R allows for flexibility in design therefore, as part of the rezoning application, all provisions of the Unified Development Code that cannot be met as part of the development must be specifically identified in the rezoning application. Only uses permitted in Table 2-1 will be allowed within the PUD-R zoning district. After approval of the PUD-R, no other variance may be requested. Any modification to the PUD-R after approval must be considered as a change in zoning, unless identified as a minor site plan revision as defined in Section 13-54 or can be varied administratively.
- ~~In the case, of any conflict between the approved site plan and this Unified Development Code identified after approval of the PUD-R, the more restrictive approach will govern, unless the provision in question was specifically approved under the rezoning application described above.~~
- (l) If development does not have lots, the units must meet the required square footage outlined for the PUD-R zoning district.
- (m) A detailed site plan will be required with application and should include the following:
 - i. The location and extent of public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
 - ii. Minimum standards for lot development (setbacks, lot size).
 - iii. Open space and recreation area provisions (active and passive).
 - iv. Detailed landscaping plan.
 - v. Detailed architectural elevations of the proposed buildings.

- vi. Provide lot typical for interior and corner lots

b) Area Regulations

Minimum Tract Size: 3 acres

[Secs. 2-16 to 2-20 Reserved].

Table 2-2
Dimensional Requirements for Residential Zoning Districts
 NP = Not Permitted NA = Not Applicable

MINIMUM LOT SIZE AND MAXIMUM DENSITY BY USE	R-30	R-20	R-15	MDR	PUD-R
Minimum lot size, detached single-family dwelling lot (square feet)	30,000	20,000	15,000	11,000	8,400 ⚠
Minimum lot size, two-family dwelling lot (square feet)	NP	NP	NP	22,000	±
Minimum lot size, fee simple townhouse lot	NP	NP	NP	2,000	±
Minimum lot size, lot for any other permitted use not otherwise specified in this table (square feet)	30,000	20,000	15,000	11,000	±
Maximum residential density, detached single-family dwelling (dwelling units per acre)	1.2	1.75	2.3	3.2	8
Maximum residential density, permitted multiple-family dwelling types (dwelling units per acre)	NP	NP	NP	5.0	8
Maximum residential density, multiple-family dwelling types with special use approval (dwelling units per acre)	NP	NP	NP	8.0	N/A
MINIMUM LOT WIDTH AT FRONT SETBACK					
Minimum lot width, all uses except as noted (feet)	100	90	75	60	±
Minimum lot width, fee simple townhouse lot (feet)	NP	NP	NP	20	±
Minimum lot width, fee simple townhouse lot at end of building (feet)	NP	NP	NP	30	±
MINIMUM LOT FRONTAGE ON STREET					±
Minimum lot frontage on street, except cul-de-sac lot, all uses (feet)	100	90	75	60	±
Minimum lot frontage on street, cul-de-sac lot, all uses (feet)	50	45	40	35	±
BUILDING AND SITE REQUIREMENTS					
Maximum impervious surface coverage of a lot, detached single-family dwelling (percent)	25%	30%	35%	40%	±
Maximum impervious surface coverage of a lot, permitted uses other than detached single-family dwelling (percent)	35%	40%	45%	50%	±
BUILDING HEIGHT REQUIREMENTS					
Maximum building height (feet)	35	35	35	35	35
Maximum building height (number of stories)	2	2	2	2	2
SETBACKS FOR PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA					
Front (feet)	45	35	35	35	±
Side (feet)	12	10	10	10	±
Rear (feet)	40	35	30	20	±
ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES					
Front (feet)	NP	NP	NP	NP	NP
Side (feet)	5	5	5	5	
Rear (feet)	5	5	5	5	
SPECIAL SETBACKS, BUFFERS, AND LANDSCAPE STRIPS					
Minimum principal or accessory building setback abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	35	25

	R-30	R-20	R-15	MDR	PUD-R
Minimum buffer width abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	25	25
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	10	10	10	10	10
MINIMUM HEATED FLOOR AREA REQUIREMENTS	R-30	R-20	R-15	MDR	PUD-R
Detached, single-family dwelling unit (square feet)	2,000	1,800	1,600	1,400	±
Fee simple townhouse unit or unit in a two-family dwelling	NP	NP	NP	1,200	±
Multi-family dwelling unit, efficiency	NP	NP	NP	NP	NP
Multi-family dwelling unit, one bedroom	NP	NP	NP	NP	NP
Multi-family dwelling unit, two bedroom	NP	NP	NP	NP	NP
Multi-family dwelling unit, three bedroom	NP	NP	NP	NP	NP

± As established as part of the zoning approval for the development

[Secs. 2-15 to 2-20 Reserved].

Division III. Mixed-Use and Nonresidential Zoning Districts.

Sec. 2-21. MXU, Mixed-Use District.

- (a) **Relationship to comprehensive plan.** The MXU zoning district may be appropriate for the “village center residential,” “town center mixed use,” “neighborhood activity center,” and “community activity center” future development areas established by the comprehensive plan. The MXU zoning district may be appropriate to implement the “downtown,” “community,” and “neighborhood” activity center future land use categories established by the comprehensive plan.
- (b) **Purposes and intentions.** The MXU district is established to provide locations for planned combination of commercial and office uses with residential uses. Appropriate intensities of development are directly related to the varying intensities encouraged by the comprehensive plan in various locations throughout the city. The intent of the MXU district is to allow the opportunity for an integrated mixture of residential and commercial employment-generating uses within the same structure or site, including upper floor residential over ground floor commercial or office uses; and the combination of residential and nonresidential uses on the same floor, such as ground-floor live-work units. Uses within a MXU zoning district are intended to be located and designed as a unified development.
- (c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, “Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts.”
- (d) **Dimensional requirements.** Unless otherwise specified in Table 2-4, “Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts” of this code, design features of a mixed-use development, such as minimum lot sizes, minimum lot widths and frontage requirements, buffer widths, building setbacks, minimum dwelling unit floor areas, and maximum building heights, will be established on a project-by-project basis,