

BROOKHAVEN OVERLAY DISTRICT



Brookhaven LCI Illustrative Plan

WHAT IS AN OVERLAY DISTRICT?

Sec. 27-656

Overlay districts are supplemental to the zoning district classifications established in Article II of this chapter. All development and building permits for lots located within an overlay district shall meet all of the requirements of the base zoning district in which they are located and in addition shall meet all of the requirements of the overlay district applicable to said lot. Where there are conflicts between overlay district regulations and other regulations contained in the Code, the overlay regulation shall govern. Where the overlay district regulation is equally restrictive with other regulations in the Code, the overlay district regulation shall govern

PURPOSES OF THE BROOKHAVEN OVERLAY DISTRICT

1. *To promote the development of a more dynamic, mixed-use district of appropriate scale and magnitude surrounding the Brookhaven MARTA Station*
2. *To design and arrange structures, buildings, streets and open spaces to create an inviting, walkable, mid-rise, human scale environment*
3. *To provide for the efficient and effective use of land surrounding the Brookhaven MARTA transit station and along Peachtree Road*
4. *To provide for connectivity of streets and communities and reduce the dependence on the automobile use by increasing the ease of movement and opportunities for alternative modes of travel*



Cherokee Plaza on Peachtree Road in the Future



Cherokee Plaza on Peachtree Road Today

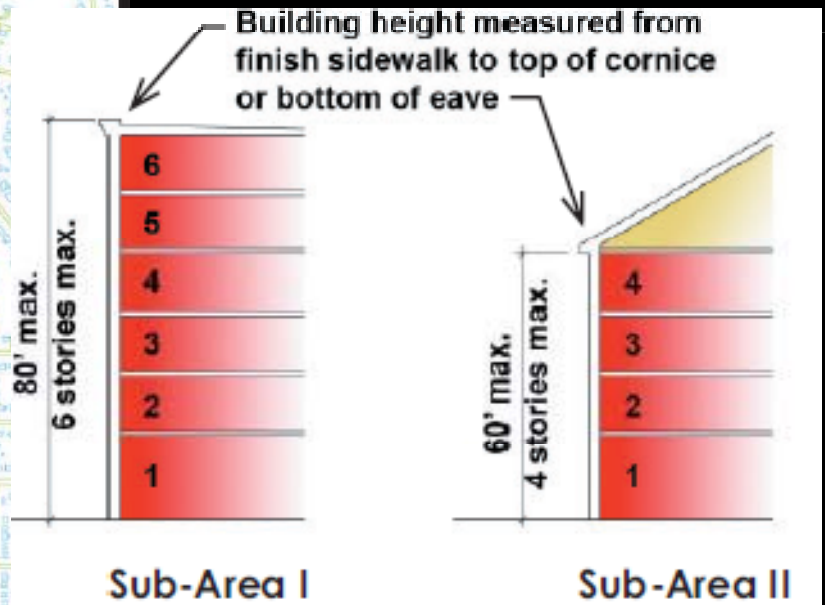
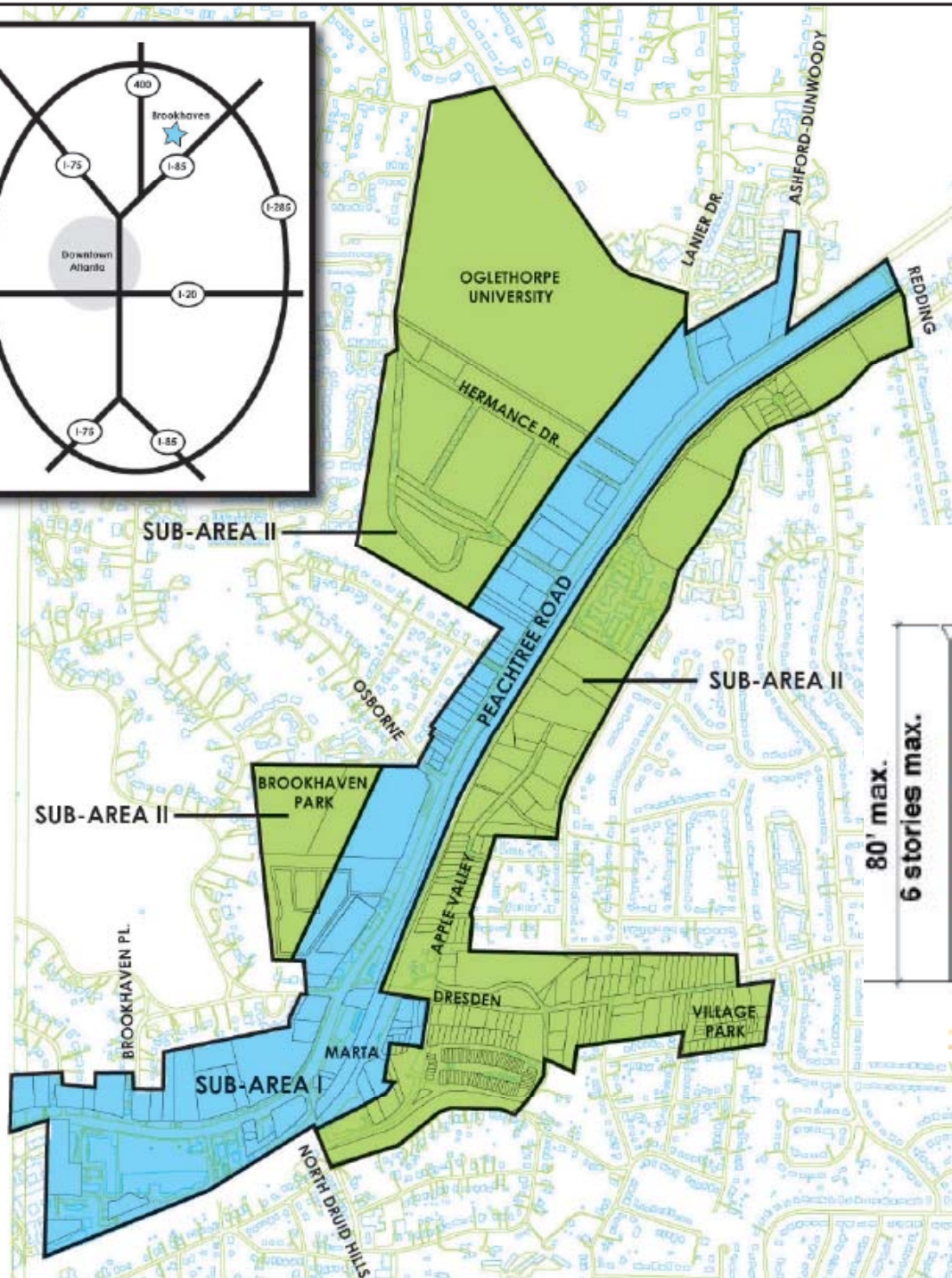
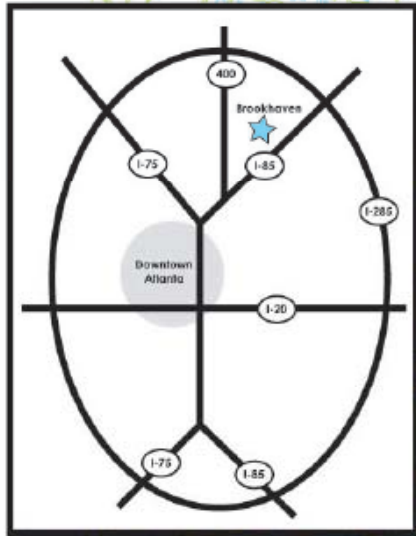


Dresden Drive west of Eljay Drive Today



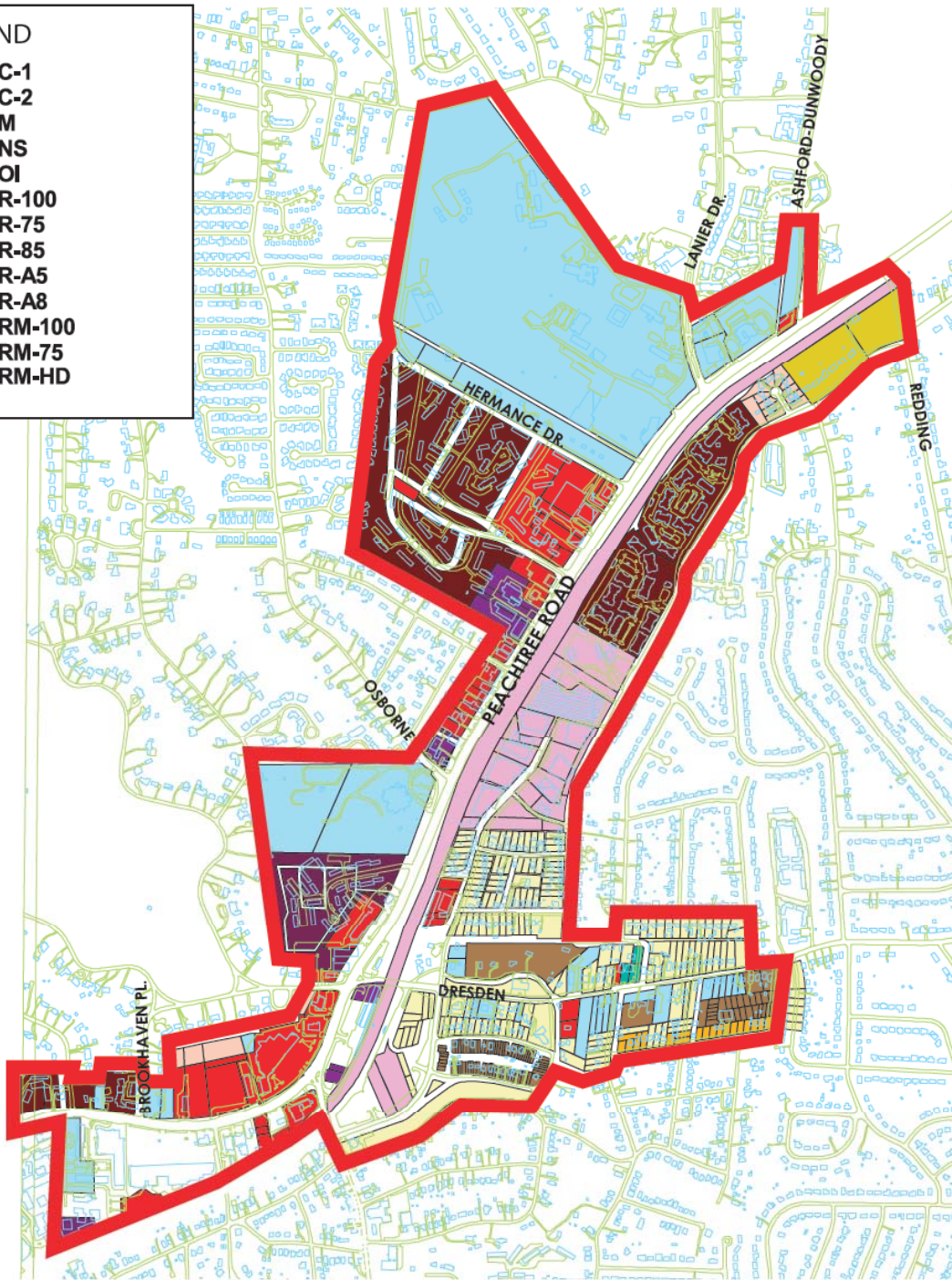
Dresden Drive west of Eljay Drive Proposed

SUB-AREAS



LEGEND

- C-1
- C-2
- M
- NS
- OI
- R-100
- R-75
- R-85
- R-A5
- R-A8
- RM-100
- RM-75
- RM-HD



UNDERLYING ZONING DISTRICTS

AUTHORIZED USES

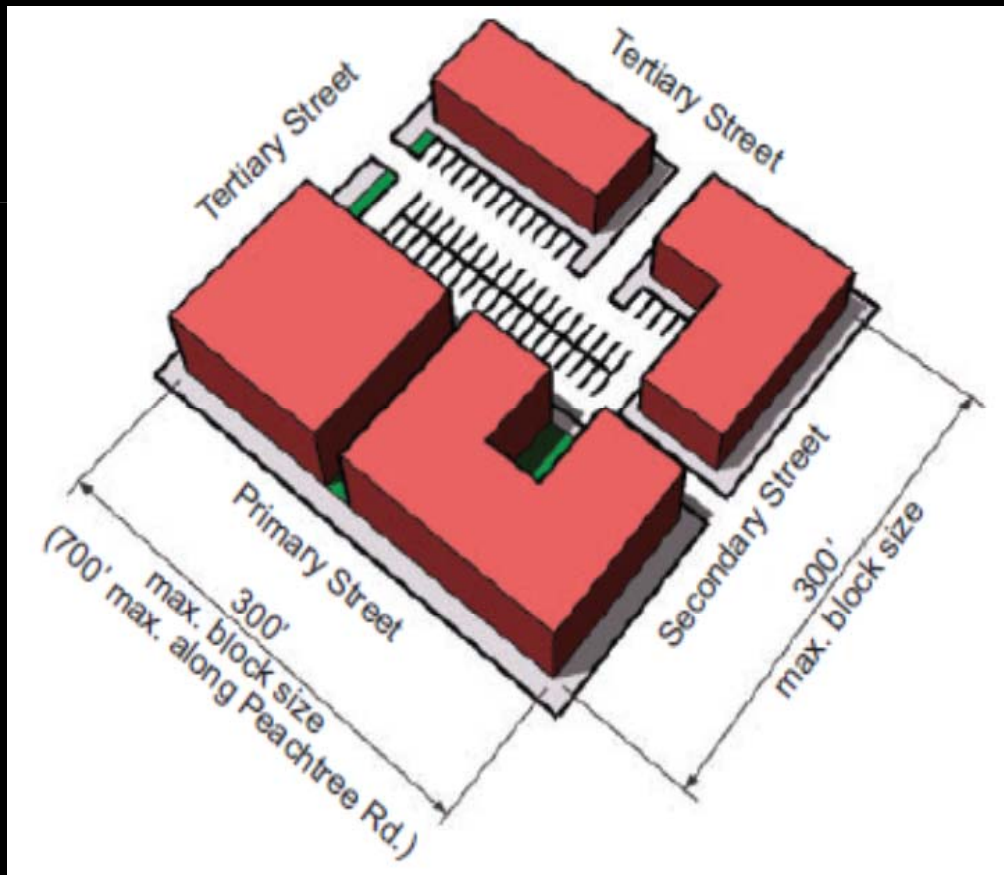
Uses permitted in the underlying zoning districts

LEGEND	
	C-1
	C-2
	M
	NS
	OI
	R-100
	R-75
	R-85
	R-A5
	R-A8
	RM-100
	RM-75
	RM-HD

Additional uses permitted in the Overlay:

- ✓ Mixed-use with ground floor retail, office and/or service, and residential and/or office located on upper stories;
- ✓ Neighborhood Shopping uses, where no individual space or tenant shall exceed 50,000 GSF;
- ✓ Residential – MF, SF attached. Live-work
- ✓ Open space
- ✓ Community meeting, recreation, and cultural facilities
- ✓ Educational uses Offices and Services
- ✓ Hotel and Bed and Breakfast Inn

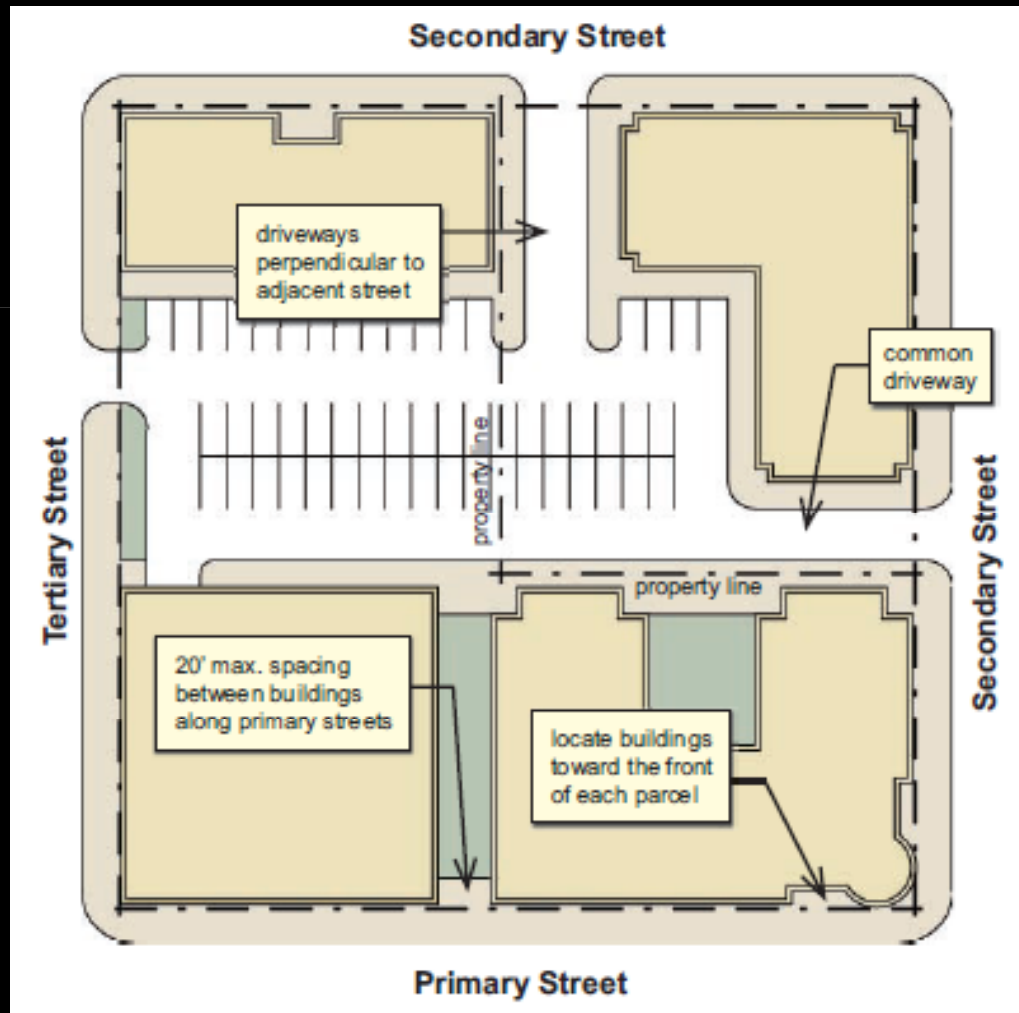
BLOCK DESIGN STANDARDS



- When blocks are subdivided by new streets, the maximum length of resulting new blocks shall be three-hundred (300) linear feet. Along Peachtree Road, the maximum block length shall be seven-hundred (700) feet.

- All parking shall be accessed via shared alleys or private drives. No curb cuts shall be allowed on primary streets (Peachtree Road and Apple Valley Road) if the development is accessible by another street. If an existing block face on a primary street exceeds seven-hundred (700) linear feet, then one (1) curb cut per seven-hundred (700) linear feet is allowed. If a development is accessible from more than one (1) secondary or tertiary street (Dresden Drive, North Druid Hills Road, Hermance Drive, Ashford-Dunwoody Road, Lanier Drive, Osborne Road and Brookhaven Place), the development shall be limited to one (1) curb cut per block face. If a development is only accessible from one (1) street, the development is limited to two (2) curb cuts on that street.

BUILDING LOCATIONS

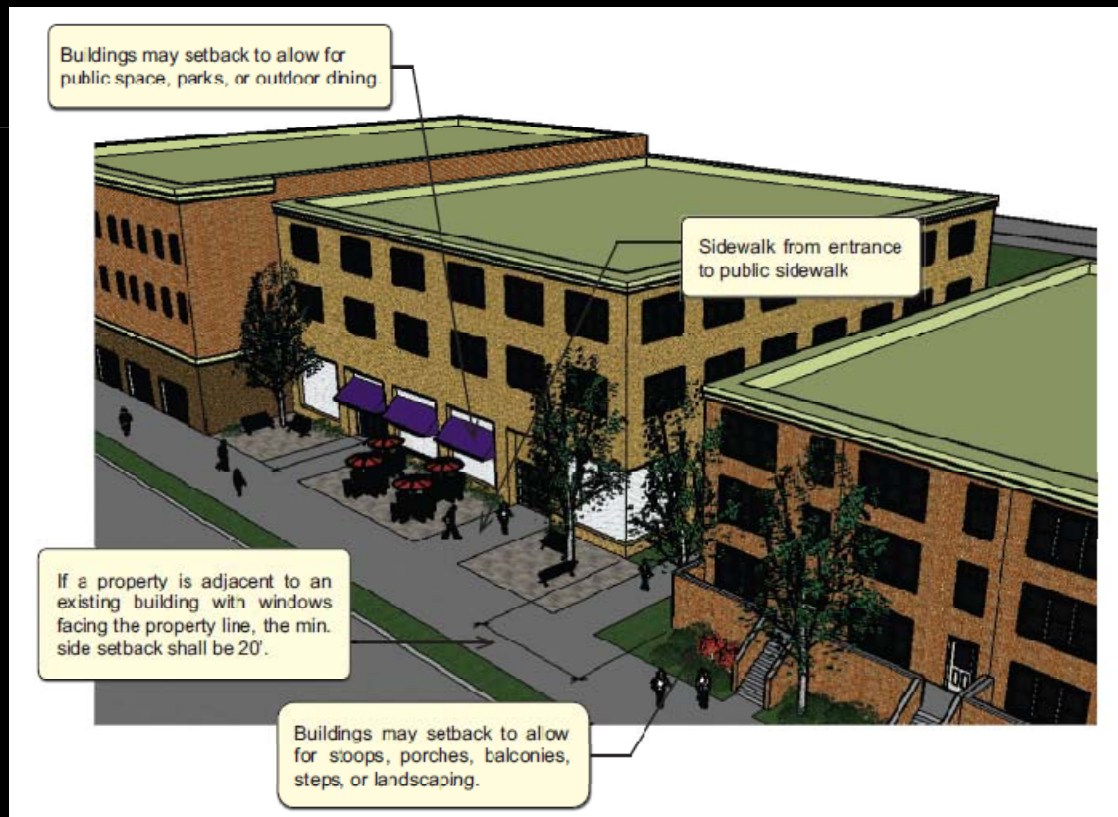


- Buildings shall be located toward the front of each parcel no more than twenty (20) feet from the public sidewalk. If a parcel is bound by more than one street, the front of the parcel shall be considered the side adjacent to the street with the highest classification as follows: Primary: Peachtree Road and Apple Valley Road; Secondary: Dresden Drive, North Druid Hills Road, Hermance Drive, Ashford-Dunwoody Road, Lanier Drive, Osborne Drive, Brookhaven Place; Tertiary: new streets and other existing streets.

- Maximum spacing between buildings along a primary street shall be twenty (20) feet unless a public space, such as a park or plaza, is provided between the respective buildings.

STREET FRONTAGE

- All buildings within the Peachtree-Brookhaven Overlay District shall be a minimum of two (2) stories tall and twenty-eight (28) feet in height.



LOT LAYOUT



Lot Layout

ARCHITECTURAL FEATURES



The primary entrance to all buildings shall be clearly visible from the street, shall face the street and shall be unlocked during operating business hours for all non-residential uses.

- Ground-floor commercial and retail uses shall have entrances at grade opening directly onto the public sidewalk or a public space adjacent to the public sidewalk.



- A minimum of 65% of the ground-floor façade of mixed-use and commercial buildings shall be clear and untinted transparent storefront.
- Building façades should promote architectural and visual interest. A minimum of 35% of any façade facing a public street shall consist of openings including windows and doorways.

BUILDING MATERIALS AND SETBACKS



Example Images from 2005 Brookhaven-Peachtree LCI Plan Indicative of Desired Development Scale & Character within the Brookhaven-Peachtree Overlay District



- Building materials shall include brick, stone, stucco, wood, and fiber cement siding. Building facades that are visible from Primary roadways (Peachtree Road, Apple Valley Road) and Secondary roadways (Dresden Drive, North Druid Hills Road, Hermance Drive, Ashford-Dunwoody Road, Lanier Drive, Osborne Drive, and Brookhaven Place) should predominantly use brick and stone. The following building materials shall be prohibited: vinyl siding, exposed concrete block or concrete masonry units, exposed plywood, metal siding, plastic or PVC, and synthetic stucco or EIFS.

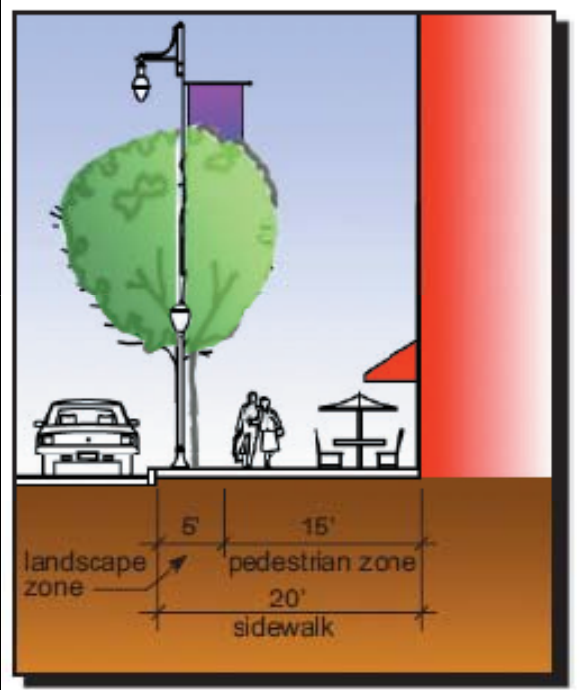
- Minimum front setback shall be zero (0) feet. Buildings shall be permitted to be setback from the public sidewalk to allow for building stoops, front porches, balconies or steps, a public space or public park, outdoor dining, outdoor merchandising, or landscaping that does not completely cover the façade of the building. All ground floor uses shall have a sidewalk or clear hardscaped pathway connecting the entrance to the public sidewalk along the street. Parking located between a building and a primary or secondary street (Peachtree Road, Apple Valley Road, Dresden Drive, North Druid Hills Road, Hermance Drive, Ashford-Dunwoody Road, Lanier Drive, Osborne Road, or Brookhaven Place) shall be prohibited.

MODULATION OF FACADES

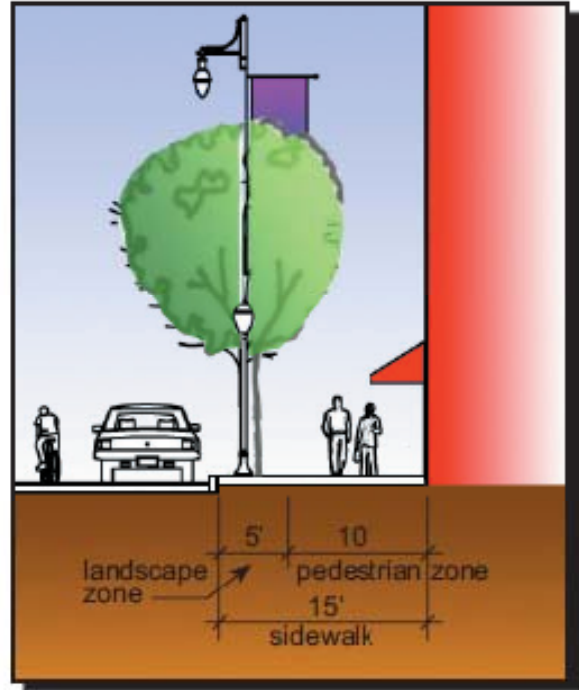
- Large edifices, longer than one hundred (100) continuous feet, shall vary the cornice height and create variations in facades with changes in façade depth, materials, textures, colors, and/or window and door patterns to provide visual interest and prevent a massive imposing appearance.



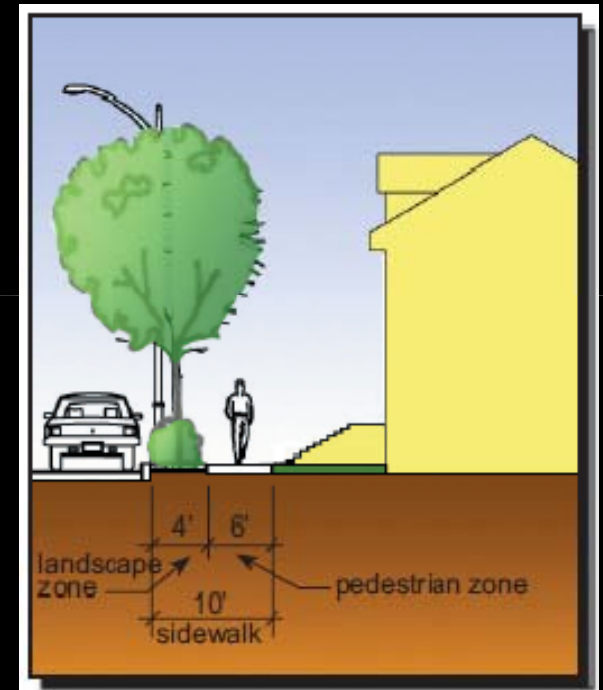
STREETSCAPES: LANDSCAPE ZONES AND SIDEWALKS



Peachtree Street



**Dresden Drive
N. Druid Hills Rd.;
Apple Valley Way
from NDH to
Sunland Dr.**



All Other Streets

OPEN SPACE

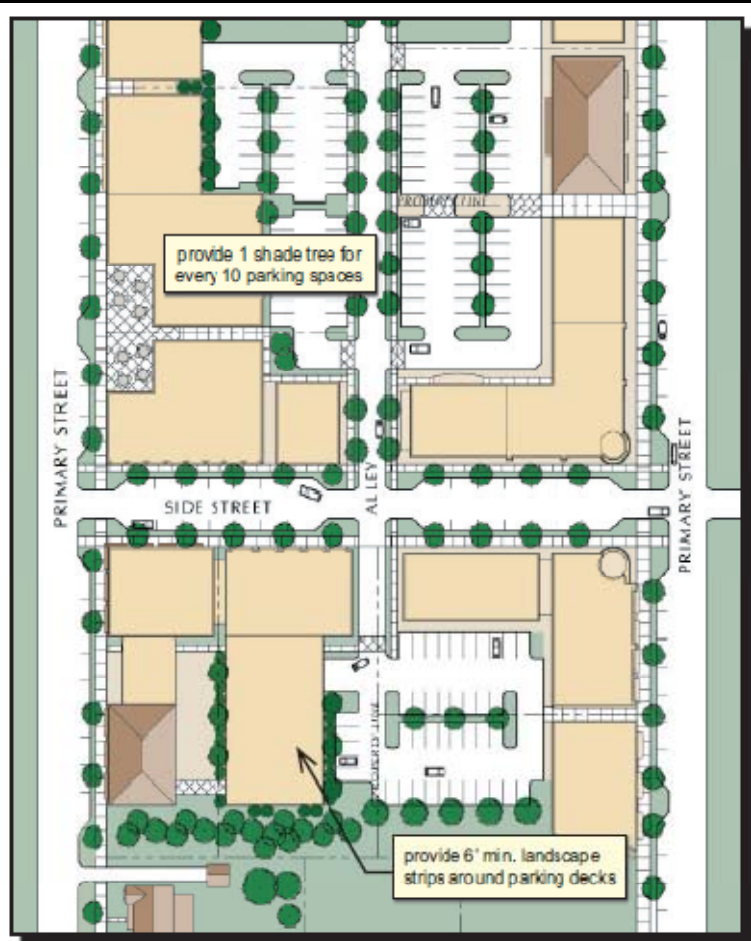


- A publicly accessible open space, which is at grade and a minimum of twenty percent (20%) of the total development parcel, shall be provided by each new development that includes residential uses.
- All publicly accessible open spaces shall be at grade, surrounded by buildings with a mix of active uses on the ground floor on at least one side, face the public street, and be directly accessible from a public sidewalk along a street.



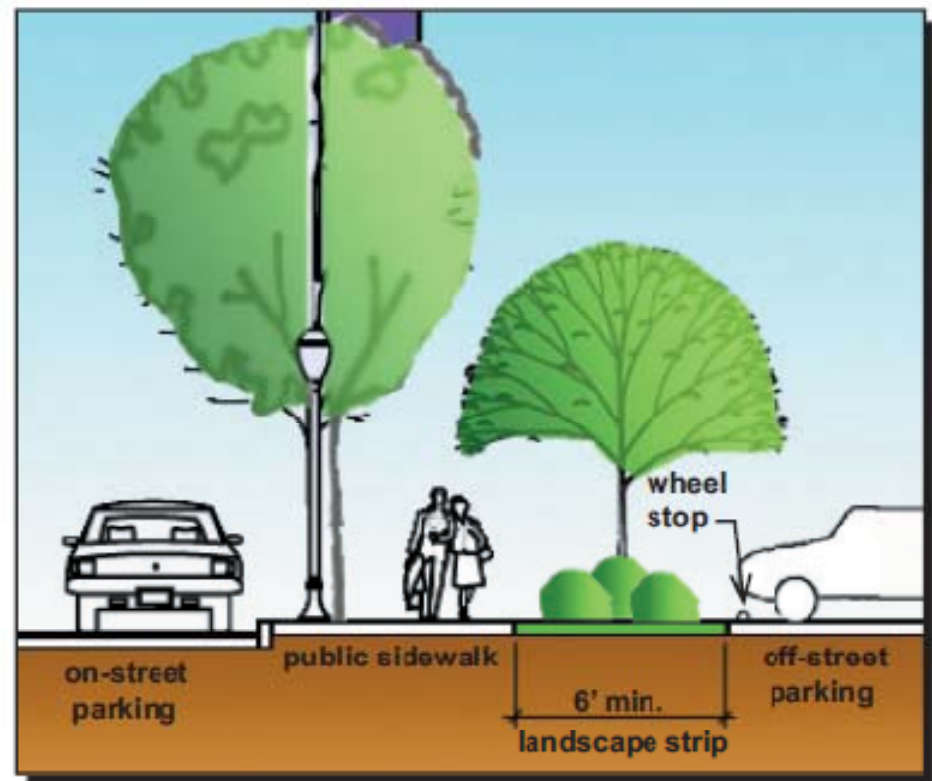
- Publicly accessible open spaces including front yards, planted areas, fountains, parks, plazas, trails and paths, hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public; on-street parking or the portion thereof located on private property; and natural stream buffers shall be permitted to be counted toward the twenty percent (20%) open space requirement.

LOCATION OF OFF-STREET PARKING



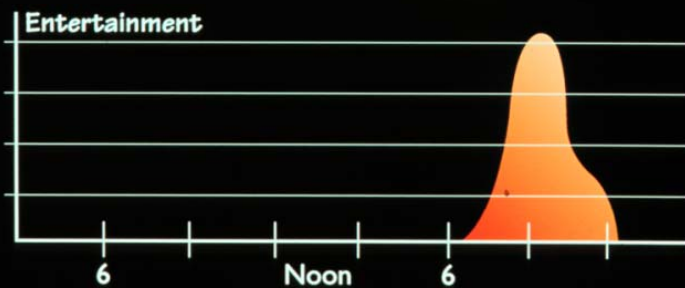
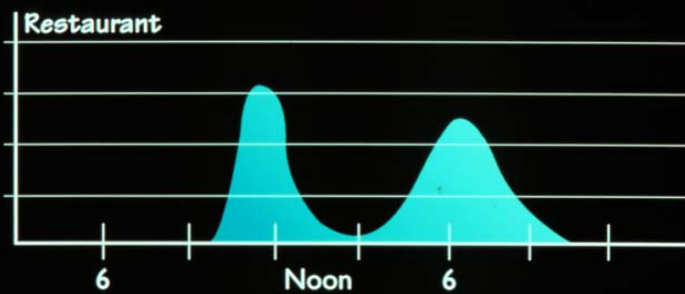
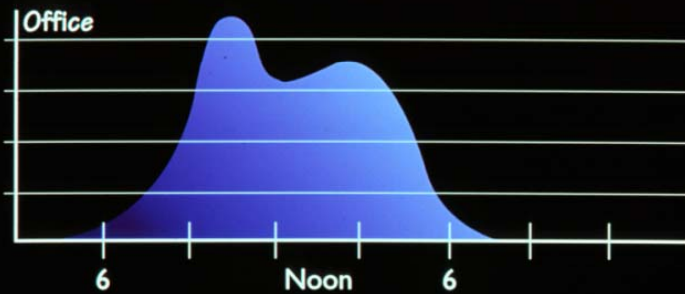
Screening of Parking Lots and Parking Decks

- All off-street parking including surface lots and parking decks shall be located behind or beside buildings.

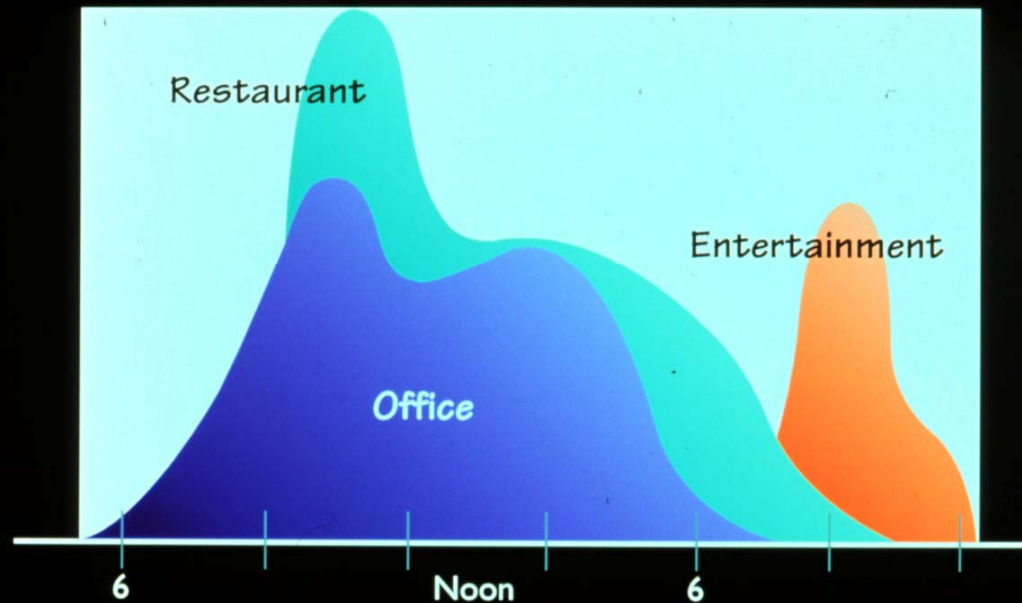


Parking to the Side of a Building Along a Public Street

SHARED PARKING



Parking Demand Profiles



- Shared parking is encouraged and may result in permitted reductions of off-street parking requirements. Parking facilities within the parcel may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands primarily when the remaining uses are not in operation, so that the above stated off-street parking requirements for each use are met during said use's operational hours. Applicants shall make an application to the

STRUCTURED PARKING

- Any portion of a parking deck that is adjacent to a public street shall be screened with retail on the ground-floor. Any upper stories of a parking deck that are visible from a public street shall be clad with materials to resemble office or residential buildings with fenestration.



- If required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, such spaces may be provided on adjacent or nearby property within the overlay district, provide a majority of such spaces lie within seven hundred (700) feet of the main entrance to the principal use for which the parking is provided.

BONUS INCENTIVES

- Single-family attached townhome and live/work units are permitted to add one (1) additional story if twenty percent (20%) of the total number of residential units within a development of fifteen (15) units or more are priced for workforce housing.

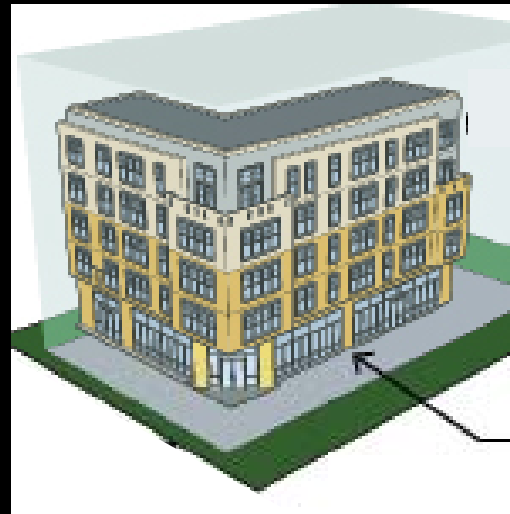
- Mixed-use and multi-family buildings are permitted to add one (1) additional story to all buildings within the development if twenty percent (20%) of the total number of residential units within a development of twenty (20) units or more are priced for workforce housing.

- Commercial and residential buildings are permitted to add one (1) additional story to each building on a given parcel if a contiguous, publicly accessible open space as defined by this district, not including on-street parking and public sidewalks along roadways, comprising at least 25% of the development parcel is provided.

- Commercial and multi-family buildings fronting Peachtree Road or Apple Valley Road are permitted to add one (1) additional story to the respective building if seventy-five percent (75%) or more of the ground floor space is used for retail or service commercial purposes.



No bonus



With bonus

BONUS INCENTIVES

Sub-Area I

Building Use	Max. Building Height	Max. Building Height with Bonuses
Single-Family Attached	3 stories or 45 feet*	4 stories or 55 feet*
Commercial	6 stories or 80 feet*	7 stories or 90 feet*
Multi-family	6 stories or 80 feet*	8 stories or 100 feet*
Mixed-Use	6 stories or 80 feet*	8 stories or 100 feet*

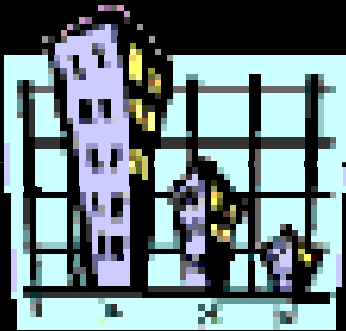
Sub-Area II

Building Use	Max. Building Height	Max. Building Height with Bonuses
Single-Family Attached	3 stories or 45 feet*	4 stories or 55 feet*
Commercial	4 stories or 60 feet*	5 stories or 70 feet*
Multi-family	4 stories or 60 feet*	6 stories or 80 feet*
Mixed-Use	4 stories or 60 feet*	6 stories or 80 feet*

* whichever is less

CRITERIA FOR DECISIONS

Economic **Hardship**?



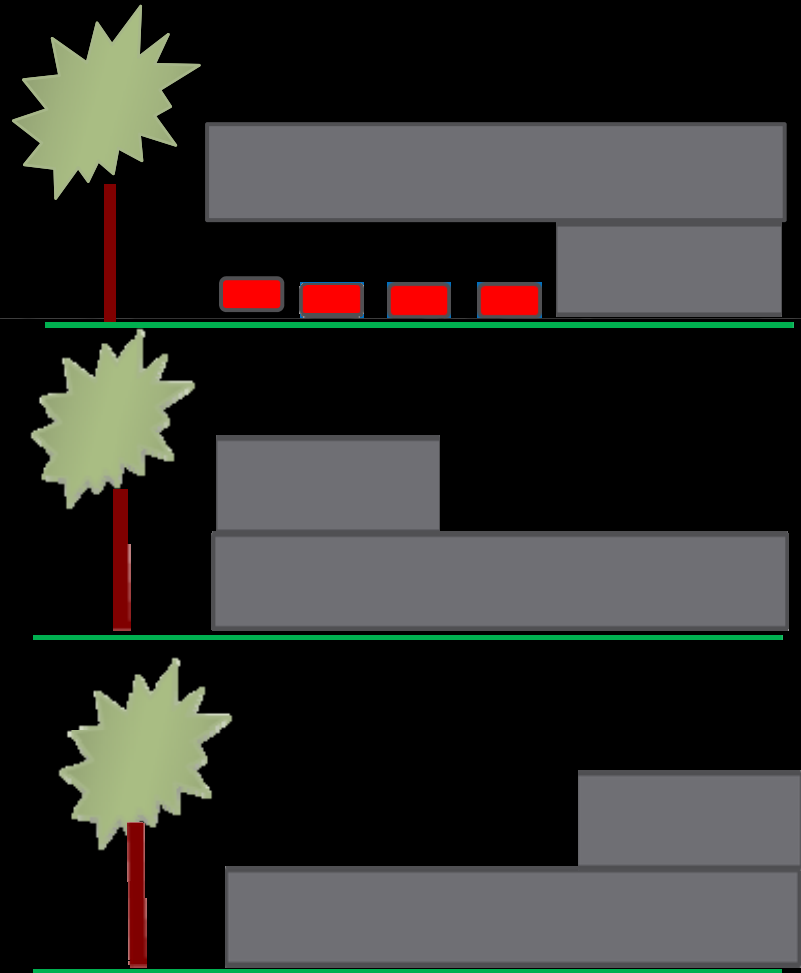
Sec. 27-916 (a)(4)

The literal interpretation of and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary **hardship**;

Hardship means a condition of significant practical difficulty in using a lot because of physical problems relating solely to the size, shape or topography of the lot in question which are not economic difficulties and which are not self-imposed.

WHAT IS A STORY?

Story means that portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multistory building used for parking, excluding a basement, shall be classified as a story.





QUESTIONS?