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ARTICLE 6. – DEVELOPMENT AND DESIGN STANDARDS

Sec. 6-1. Off-street parking and loading.

6-1.1. *Intent.* The intent of this section is to allow flexible methods of providing an adequate number of parking and loading spaces, while creating or improving a pedestrian-oriented community, and reducing excessive paved surfaces which lead to unnecessary heat buildup and stormwater runoff.

6-1.2. *Applicability.*

- (A) *General.* The off-street parking, bicycle parking, and loading standards of this section shall apply to any new building constructed and to any new use established.
- (B) *Exemptions and modifications.*
 - (1) The off-street parking requirements in Table 6-1-1 shall not apply to properties in the C-3 district. Loading standards of this section shall not apply in the C-3 district. However, prior to issuance of any building permit or certificate of occupancy, whichever is issued first, the owner of any new building constructed or any new use established in the C-3 district shall submit to the administrator an estimate of the parking requirements that the building or use is expected to generate, based on the ratios established in this section, and an indication of where or how that parking will be provided.
 - (2) The off-street parking, bicycle parking, and loading standards of subsections 6-1.2 and 6-1.3 shall not apply to parking areas which constitute the principal use of a site (commercial parking lots and parking structures). The maximum off-street parking standards of subsections 6-1.2 and 6-1.3 shall not apply to developments which incorporate a multi-level parking structure.
- (C) *Expansions and alterations.* The off-street parking, bicycle parking, and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking, bicycle parking, and loading spaces shall be required based on the enlarged or expanded area, provided that in all cases the number of off-street parking, bicycle parking, and loading spaces provided for the entire use (pre-existing plus expansion) must equal at least 75 percent of the minimum ratio established in this section.
- (D) *Change of use.* Off-street parking, bicycle parking and loading shall be provided for any change of use pursuant to the following:
 - (1) If the change of use constitutes less than 50 percent of the floor area of a structure or lot accommodating one or more uses (within a five-year period), the property shall comply with the provisions of this section to the greatest extent practicable as determined by the administrator provided the off-street parking and loading requirements equal at least 75 percent of the minimum ratio established by this section.
 - (2) If the change of use constitutes 50 percent or more of the floor area of a structure or lot accommodating one or more uses (within a five-year period), the property shall comply with the provisions of this section to the greatest extent practicable as determined by the administrator provided the off-street parking and loading requirements equal at least 100 percent of the minimum ratio established by this section.

6-1.3. *Off-street parking requirements.*

- (A) *Schedule A.* Unless otherwise expressly stated in this chapter, off-street parking spaces shall be provided in accordance with Table 6-1-1.

Table 6-1-1: Off-street Parking Requirements Schedule A

Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed
		Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated	
RESIDENTIAL USES			
Household living	Multiple-family dwelling	1.5 per dwelling unit	See Schedule B
	Household living uses specifically for elderly or handicapped residents	0.5 per dwelling unit	See Schedule B
	All other household living uses	2 per dwelling unit	See Schedule B
Group living	Boarding house	2 plus 1 for each bedroom rented	2 plus 1 for each bedroom rented
	All other group living uses	1 per each 2 beds	1 per each bed
PUBLIC AND INSTITUTIONAL USES			
Community service	Library, museum	1 per 1,000 square feet	See Schedule B
	All other community service uses	1 per 500 square feet	1 per 250 square feet
Day care	Child learning center (19+ people)	1 per 375 square feet	1 per 250 square feet
	Group day care home (7 to 18 people)	2 plus requirement for principal use	See Schedule B
	Preschool	1 per 375 square feet	1 per 250 square feet
Educational facilities	Business school	1 per 200 square feet	1 per 150 square feet
	College or university	1 per 200 square feet	See Schedule B
	School, public or private	2 per classroom	See Schedule B
	Trade school	1 per 200 square feet	1 per 150 square feet
Government facilities	Detention center	See Schedule B	See Schedule B
	Emergency response facility	See Schedule B	See Schedule B
	Maintenance, storage, and distribution facility	1 per 1,000 square feet	See Schedule B
	Post office	1 per 300 square feet	See Schedule B
Health care facilities	Hospital	1 per 400 square feet	See Schedule B
	Medical facility, other than hospital	1 per 600 square feet	1 per 250 square feet
Institutions	Religious institution	1 per 5 permanent seats in the main sanctuary	1 per 3 seats in the main sanctuary
	All other institutions	0.3 per bed plus 1 per employee	See Schedule B
Parks and open areas	All uses	See Schedule B	See Schedule B
Transportation terminals	All transportation terminals uses	See Schedule B	See Schedule B
Utilities	Communication tower	None	See Schedule B

	Major and Minor Utility	1 per 1,500 square feet	See Schedule B
Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed
		Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated	
COMMERCIAL USES			
Eating establishments	Restaurant, with drive-through	1 per 150 square feet plus vehicle stacking spaces (See § 6-1.7)	1 per 100 square feet plus vehicle stacking spaces
	Restaurant with no seating	1 per 200 square feet	1 per 100 square feet
	All other eating establishment uses	1 per 100 square feet	1 per 75 square feet
Offices	Call centers	1 per 300 square feet	See Schedule B
	All other offices	1 per 600 square feet	1 per 200 square feet
Outdoor entertainment	All uses	1 per 5,000 square feet of land area, or one per three persons capacity (maximum), whichever is greater	See Schedule B
Retail sales and services	Adult entertainment establishment	1 per 100 square feet	See Schedule B
	Bank, financial institution, or ATM	1 per 500 square feet plus vehicle stacking spaces for automated banking (See § 6-1.7)	1 per 200 square feet plus vehicle stacking spaces
	Convention and exhibition hall	See Schedule B	See Schedule B
	Civic club	1 per 300 square feet	See Schedule B
	Convenience store	1 per 200 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)	1 per 100 square feet plus vehicle stacking spaces for gasoline service (See § 6-1.7)
	Department or discount store, exceeding 35,000 gross square feet	1 per 650 square feet	1 per 250 square feet
	Event venue	See Schedule B	See Schedule B
	Grocery store	1 per 650 square feet	1 per 250 square feet
	Health club or spa	1 per 250 square feet	See Schedule B
	Indoor entertainment facility	1 per three fixed seats, or one per 300 square feet, whichever is greater	See Schedule B
	Kennel or veterinary clinic	1 per 600 square feet	See Schedule B
	Landscape nursery	See Schedule B	See Schedule B
	Nightclub or bar	1 per 100 square feet	See Schedule B
	Funeral home, mortuary	1 per 4 seats in main assembly room	See Schedule B
	Photography, art, dance studio or gallery	1 per 400 square feet	1 per 200 square feet
	Personal services, all other uses	1 per 500 square feet	1 per 250 square feet
	Prefabricated building display and sales	See Schedule B	See Schedule B
	Retail sales and services, all other uses	1 per 500 square feet	1 per 250 square feet
	Self-service storage	All uses	1 per 20 storage units

Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed
		Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated	
COMMERCIAL USES (CONTINUED)			
Vehicle sales and service	Automobile rental and sales	See Schedule B	See Schedule B
	Automobile repair	1 per 300 square feet	See Schedule B
	Automobile servicing	1 per 300 square feet	See Schedule B
	Automobile wash and detailing	1 per 500 square feet of sales, office, and lounge area, plus vehicle stacking spaces (See § 6-1.7)	See Schedule B
	Recreational vehicle rental and sales	See Schedule B	See Schedule B
	Towing service	See Schedule B	See Schedule B
	Truck or trailer rental	See Schedule B	See Schedule B
Visitor accommodations	Bed and breakfast inn	2 plus 0.5 per guest room plus	2 plus 1 per guest room
	Hotel or motel	0.75 per guest room, plus 1 per 800 square feet of conference and restaurant space	1 per guest room, plus 1 per 400 square feet of conference and restaurant space
SERVICE AND INDUSTRIAL USES			
Aviation services	All uses	See Schedule B	See Schedule B
Industrial services	All uses	See Schedule B	See Schedule B
Manufacturing and production	All uses	See Schedule B	See Schedule B
Warehouse and freight movement	All uses	See Schedule B	See Schedule B
Waste-related services	All uses	See Schedule B	See Schedule B
Wholesale sales	All uses	1 per 1,500 square feet	See Schedule B

(B) *Schedule B*. Uses that reference "Schedule B" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to Schedule B standards, the administrator shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

(C) *Off-street bicycle parking requirements*. The minimum number of parking spaces for bicycles shall be equal to one percent of the total number of off-street parking spaces provided. A minimum of two bicycle parking spaces shall be provided for all sites.

6-1.4. *Off-street loading requirements*. Unless otherwise approved by the administrator, every building or structure erected and used for business, trade, or industry shall provide space as indicated in this section for

the loading and unloading of vehicles, with access to a public street or alley. The spaces shall be arranged so that no vehicle will be required to back onto a public street or way and so that vehicles may maneuver for loading and unloading entirely within the property lines of the premises. Off-street loading spaces shall be provided in the following numbers:

- (A) *Commercial uses.* Each use shall provide one loading space, measuring ten feet by 25 feet with overhead clearance of 14 feet, for each 20,000 square feet of gross floor area or fraction thereof.
- (B) *Service and industrial uses.* Each use shall provide loading spaces that measure ten feet by 50 feet with overhead clearance of 14 feet, based on the gross floor area as shown below:

Gross Floor Area in Structure (sq. ft.)	Number of Berths
0—25,000	1
25,001—50,000	2
50,001—100,000	3
100,001—150,000	4
150,001—200,000	5
Each 100,000 above 200,000	1

- (C) *Bus and truck terminals.* Sufficient spaces to accommodate the maximum number of buses or trucks to be loading, unloading or stored at the terminal at any one time.

6-1.5. Computation of parking and loading requirements.

- (A) *Fractions.* When measurements of the number of required spaces result in a fractional number, any fraction of less than one-half shall be rounded down to the next lower whole number and any fraction of one-half or more shall be rounded up to the next higher whole number.
- (B) *Multiple uses.* Except as provided in subsection 6-1.8, lots containing more than one use must provide parking and loading in an amount equal to the total of the requirements for all uses.
- (C) *Gross floor area.* With regard to the parking standards in this section, square footage refers to the gross floor area of a building, excluding warehouse and storage space which is accessory to the primary use. With regard to the loading standards in this section, square footage refers to the total gross floor area of a building.
- (D) *Parking for unlisted uses.* Parking requirements for uses not specifically listed in Table 7-1-1 shall be determined by the administrator based on the provisions of Schedule B.
- (E) *Reduction of automobile parking for alternative transportation vehicles.* The administrator may reduce the required number of off-street parking spaces by one automobile space for every six bicycle parking spaces provided. The administrator may reduce the required number of off-street parking spaces if spaces for vehicles such as golf carts or other types of alternative transportation vehicles are provided, on a case-by-case basis.

6-1.6. Parking design and location standards. In addition to the design standards listed in section 6-6, the following shall apply to all parking lots:

- (A) *Surfacing and maintenance.* All required parking and vehicular driving surfaces shall be graded for drainage in accordance with article 7, stormwater management. All parking and vehicular driving surfaces required pursuant to minimum spaces required in Table 6-1-1, with the exception of parking and driveways for one-family detached and two-family dwellings, shall be surfaced with concrete or asphalt concrete pavement except as required or allowed in subsections 6-1.6(B), (C), (D) and (E) of this section. Alternative materials may be approved by the administrator. Alternative materials shall only be considered if such material exhibits equivalent load bearing and wear characteristics as concrete or

asphalt concrete. All surfaces shall be maintained in sound condition free of pot holes, weeds, dust, trash, and debris.

- (B) *Low impact development (LID) techniques required.* All parking areas, for uses other than single-family detached and two-family dwellings, which exceed the number of parking spaces required by the minimum spaces required column and equal to or less than the maximum spaces allowed column as listed in Table 6-1-1 shall incorporate low impact development (LID) techniques for the area in which there are excess spaces. Each LID technique shall be approved by the administrator. Examples include but are not limited to bioretention areas and vegetative filter strips. The LID technique shall be sized to treat the first 0.5 inches of runoff from the excess spaces and will be in addition to the stormwater requirements set forth in article 7, stormwater management.
- (D) *Overflow parking.* All parking areas above the maximum number of spaces required in Table 6-1-1 are considered as overflow parking and shall be turf or an approved pervious paving system. Turf may be used for parking areas and vehicular driving surfaces only for parking areas which are designed to be used no more than ten times per year or for storage lots which generate less than 30 average daily trips.
- (E) *Paving exemption for assembly uses.* The administrator may waive the paving requirement for up to 50 percent of the required parking spaces and vehicular driving surfaces for assembly uses (religious institutions, sports facilities, and the like). The waiver may be granted only if evidence is presented to the administrator that these parking spaces and vehicular driving surfaces will be used less than five times per week and are not required for access by emergency vehicles. Parking areas for which paving is waived shall maintain a turf surface and be constructed with proper drainage.
- (F) *Markings.* All paved parking spaces shall be identified by surface markings and shall be maintained in a manner so as to be readily visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Parallel parking spaces shall be marked with standard "cross" and "T" pavement markings as reflected in the design and specification manual. All striping shall be marked with four-inch lines. As appropriate, time and use restrictions may apply and signs shall be posted displaying the required information.
- (G) *Backing movements prohibited.* All off-street parking spaces and driveways, with the exception of parking areas for one-family detached and two-family dwellings, shall be arranged to require ingress and egress from the lot to a public street by forward motion of the vehicle. For single-family and two-family residences only, driveways may be used to satisfy minimum off-street parking requirements, provided that sufficient space is available to satisfy the minimum design standards.
- (H) *Dimensions of parking stalls and driveways.* All required parking spaces shall be designed to comply with the following minimum standards:

Angle of Parking	Stall Width (feet)	Stall Depth (feet)	Driveway Width (feet)	Planting Island Width (feet)
0° (Parallel)	8	22 (length)	12	N/A
30°	9	17	12	4
45°	9	19	14	6
60°	9	20	18	7
90°	9	18	24	9

- (I) *Overhang protection.* Wheel or bumper guards, curbing, or other methods approved by the administrator shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian area, landscape area or beyond the property line of the site.

- (J) *Stacked parking.* Generally, no parking spaces shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space. However, the administrator may, on a case-by-case basis, allow stacking spaces provided for auto-related uses to count toward the minimum required parking as long as such spaces are not part of areas required for site ingress or egress or areas intended for fueling. For example, stacking spaces may be permitted if the parking is dedicated to one use only.
- (K) *Bicycle parking.* Bicycle parking areas shall be located for the convenient access to site amenities and primary building entrances. Bicycle parking areas shall be located on a hardscape surface, physically separated from automobile parking lots. They shall be designed to provide adequate space for ingress and egress, and not impede pedestrian and vehicle circulation. Bicycle racks shall be designed to support a bicycle frame in two places in a stable, upright position. Bicycle racks shall be securely anchored to the lot surface. Bicycle parking areas and bicycle racks shall be designed and installed as specified in the design and specifications manual.
- (L) *Parking in Historic Districts.* In designated historic overlay districts, parking located in the front yard, including the front yard on corner lots, shall not be permitted on turf or other landscaped areas. All parking in the front yard shall meet the requirements of subsection (A) above.

6-1.7. *Vehicle queuing spaces.* The vehicle queuing standards of this section shall apply unless otherwise expressly approved by the administrator.

- (A) *Minimum number of spaces.* Off-street queuing spaces shall be provided as follows:

Table 6-1-4: Vehicle Queuing Areas		
Activity Type	Minimum Queuing Spaces	Measured From
Bank teller lane	4	Teller or window
Automated teller machine (ATM)	3	Teller machine
Restaurant drive-through	6	Order box
Restaurant drive-through	4	Order box to pick-up window
Car wash stall, automatic	6	Entrance
Car wash stall, self-service	3	Entrance
Other	Determined by administrator based on traffic study	

- (B) *Design and layout.* Required queuing spaces are subject to the following design and layout standards:
 - (1) *Size.* Queuing spaces shall be a minimum of eight feet by 20 feet in size.
 - (2) *Location.* Queuing spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces.
 - (3) *Design.* Queuing spaces shall be separated from other internal driveways by raised medians if deemed necessary by the administrator for traffic movement and safety.

6-1.8. *Accessible parking for disabled persons.* A portion of the total number of provided off-street parking spaces in each off-street parking area or facility shall be specifically designated, located, and reserved for the use by persons with physical disabilities. For more information about accessible parking requirements and specifications, reference the Building and Accessibility Codes adopted by the state of Georgia and referenced in Chapter 5, Buildings and Building Regulations, of the City Code.

- (A) *Location of accessible parking spaces.* Developments that include multiple buildings must locate accessible parking spaces in a manner that provides reasonable accommodation for access to each building.

(B) *Relationship to general off-street parking requirements.* Accessible parking required by this section shall count towards the fulfillment of the general off-street parking requirements of subsection 6-1.3.

6-1.9. *Parking alternatives.* The administrator may approve alternatives to providing the number of off-street parking spaces required by subsection 6-1.3, in accordance with the following standards:

(A) *Shared parking.* The administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:

- (1) *Location.* If located off-site, the shared parking spaces must be located within 600 feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided.
- (2) *Shared parking study.* A shared parking study that clearly demonstrates the feasibility of shared parking shall be submitted to the administrator. The study must be provided in a form established by the administrator. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Use of data provided in Table 71-6 may be accepted as a shared parking study.

Table 6-1-6: Shared Parking Demand by Land Use and Time of Day

(Percentages are based on minimum parking requirements)

Land use	Weekday		Weekend		Nighttime
	Daytime (6 am—5 pm)	Evening (5 pm—12 midnight)	Daytime (6 am—5 pm)	Evening (5 pm—12 midnight)	(12 midnight—6 am)
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Residential	30%	90%	80%	90%	100%
Restaurant	50%	100%	100%	100%	10%
Hotel/motel	75%	100%	75%	100%	75%
Entertainment	40%	100%	80%	100%	10%
Religious institution	10%	30%	100%	30%	5%

To use Table 6-1-6:

- 1) Determine the minimum parking requirements in accordance with Table 6-1-1 for each land use as if it is a separate use.
- 2) Multiply each amount by the corresponding percentages for each of the five time periods.
- 3) Calculate the total for each time period.
- 4) Select the column with the highest total and use this number as the required minimum number of parking spaces.

(3) *Agreement for shared parking.* A shared parking plan (where the minimum required parking spaces are provided off-site) will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be submitted to the administrator in a form established by the city attorney. Recordation of the agreement must take place before issuance of a building permit or certificate of occupancy for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of subsections 6-1.2 and 6-1.3.

(B) *Off-site parking.* The administrator may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards:

- (1) *Ineligible activities.* Off-site parking may not be used to satisfy the required off-street parking standards for residential uses (except for guest parking), convenience stores, or other convenience-oriented uses. Required parking spaces for persons with disabilities shall not be located off-site.
- (2) *Location.* No off-site parking space may be located more than 600 feet from the primary entrance of the use served unless remote parking shuttle bus service is provided. Off-site parking spaces may not be separated from the use served by a street wider than three lanes, unless a grade-separated pedestrian walkway, or other traffic control or remote parking shuttle bus service, is provided.
- (3) *Agreement for off-site parking.* In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners will be required. The agreement must guarantee the use of the off-site parking area for at least ten years. An attested copy of the agreement between the owners of record must be submitted to the administrator for recordation in a form established by the city attorney. Recordation of the agreement must take place before issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of subsections 6-1.2 and 6-1.3. No use shall be continued if the parking is removed unless substitute parking facilities are provided, and the administrator shall be notified at least 60 days prior to the termination of a lease for off-site parking.
- (C) *Valet and tandem parking.* The administrator may approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 50 or more parking spaces. No more than 30 percent of the total number of spaces shall be designated as tandem. In addition, a valet parking attendant must be on duty during business hours.
- (D) *On-street parking.* Existing on-street parking spaces may be accepted by the administrator to meet the minimum parking requirements of this section.
- (E) *Other eligible alternatives.* The administrator may approve other alternatives to providing off-street parking spaces on the site of the subject development if the applicant demonstrates to the satisfaction of the administrator that the proposed plan will protect surrounding neighborhoods, preserve historic or heritage trees, maintain traffic circulation patterns, and promote quality urban design to at least the same extent as would strict compliance with otherwise applicable off-street parking standards.

6-1.10. *Use of required off-street parking areas.*

- (A) *General.* Required off-street parking areas shall be used solely for the parking of licensed motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, or building materials, except as expressly allowed in this section.
- (B) *Commercial and oversized vehicles in residential districts.* Only one commercial vehicle shall be permitted per family within a residential district. Vehicles used for hauling explosives, gasoline or liquefied petroleum or oversized vehicles shall not be parked or stored in a residential district.
- (C) *Recreational vehicles in residential zones.* Not more than one recreational vehicle per dwelling may be parked or stored on a lot in any residential zone and shall be located to the side or rear of the building on the lot on which the vehicle is located and shall not be located closer to the street than any adjoining residential structure.

Sec. 6-2. Control of curb cuts and vision clearance.

6-2.1. The requirements for controlling curb cuts and maintaining vision clearance shall be as follows:

- (A) *Curb cuts.* No curb shall exceed fifty (50) feet in length, nor shall curb cuts be closer than twenty (20) feet to other curb cuts or closer than twenty (20) feet to an intersection of two (2) streets measured along the curb line. Curb cuts along state rights-of-way shall meet current Georgia Department of Transportation standards.

- (B) *Vision clearance.* In all districts except C-3 Central Business District (CBD), no fence, wall, shrubbery, sign, marquee or other obstruction to vision between the heights of two and one-half (2½) and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of the right-of-way lines of two (2) streets or railroad lines, or of a street intersection with a railroad line.

Sec. 6-3. - Landscaping, buffering, and screening.

6-3.1. *General.*

- (A) *Purpose and intent.* The purpose of landscaping, buffering, and screening requirements is to provide an aesthetically pleasing environment for property owners and residents of the city and other members of the public. The requirements are intended to maintain and enhance property values, enhance the appearance of all developments, provide adequate buffers between different land uses, improve the character, appearance, and micro-climate of the city, improve heat and noise abatement, and reduce erosion and stormwater runoff.
- (B) *Applicability.* These regulations shall apply on a citywide basis for the following proposed development plans:
 - (1) Subdivision, construction, or reconstruction of all residential and nonresidential developments.
 - (2) Construction of a parking structure or a vehicular use area.
 - (3) Expansion of a nonconforming parking lot pursuant to the provisions of section 9-6, nonconforming landscaping, buffering, and screening.
 - (4) Demolition of a structure within the C-3 district resulting in a vacant lot.
 - (5) Change of use pursuant to the provisions of section 9-6, nonconforming landscaping, buffering, and screening.
- (C) *Exemptions.* These regulations shall not apply to lots containing a single-family detached or two-family dwelling. See section 6-4.2(B)(2) for tree protection and replacement requirements.
- (D) *Landscape plan required.* A landscape plan shall be submitted as part of a site plan permit application for all developments listed in subsection 6-3.1(B). The landscape plan shall meet the requirements listed in the administrative manual.
- (E) *Maintenance.* The owner of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material for the duration of the premises.
 - (1) All landscape material, maintenance, and management shall conform to the minimum standards of the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.
 - (2) Landscaped areas shall be maintained in good condition and kept free of dead plants, weeds, or debris. Failure to maintain or replace dead, damaged or diseased plant material or to repair a broken wall or fence within 30 days of notification shall constitute a violation of this section. If a catastrophic event occurs which destroys a large quantity of vegetation, the owner or lessee shall replant within a reasonable time period determined by the administrator, normally during the next planting season, which is November through March. Replaced plant material must be in compliance with the minimum size, spacing, and quantity standards of this section.
 - (3) Trees may not be severely trimmed beyond the standards of ANSI A300 Standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered nonconforming and the property owner will be required to replace the trees with trees meeting the minimum size, spacing, and quantity standards of this section.
 - (4) Buffer and screening material shall be maintained to meet the minimum size, spacing, and quantity standards of table 6-3-2.
- (F) *Species variety.*

- (1) In order to prevent loss of all trees in the event disease or pests target certain species, a variety of tree species variety shall be included on the landscape plan based on the number of trees planted. The following minimum quantities shall be in the form of genus diversity:

Table 6-3-1: Tree Species Variety	
Required Number of Trees	Minimum Species
1—5	1
6—10	2
11—20	3
21+	4

- (2) In the case of unusual site limitations, an exception may be requested and a different mix and number of species may be proposed for review and approval. A description of the unusual site limitations and the reasons for the proposed actions must accompany the request upon submittal of the landscape plan.

6-3.2. *Landscaping requirements.*

(A) *General.*

- (1) All planting areas shall be protected from vehicle damage by the installation of concrete curbing or other methods approved by the administrator. Alternative barrier designs which provide improved infiltration or storage of stormwater are strongly encouraged.
- (2) The plant materials used in and around parking lots and adjacent to street rights-of-way and pedestrian ways shall be designed to ensure visibility at intersections and safety of pedestrians.
- (3) All planting areas shall be stabilized with ground covers, mulches, or other approved materials to prevent soil erosion and to allow rainwater infiltration. Rubber mulch is not acceptable.
- (4) All plant and other materials used to comply with this section shall be placed in such a manner as to ensure maintenance access, to maintain unobstructed sight distances, to avoid encroachment on neighboring property, and shall be a species suitable for the proposed location, including conflicts with all utility easements and rights-of-way.
- (5) Plant height refers to the height of plants measured from the top of the root flare, and does not include the root ball or the plant's container.
- (6) The entire planting area must be scarified and contain amended on-site soil or a soil mix to a depth of 18 inches.
- (7) Rain sensors for irrigation systems.
 - (a) *New installation.* All automatic irrigation systems installed after January 1, 2018 shall include rain sensors.
 - (b) *Required maintenance.* All rain sensors shall be adjusted and set so that they automatically shut off the irrigation system after more than one-fourth inch of rainfall has occurred. All rain sensors shall be installed according to manufacturer's instructions in a location that will provide full exposure to rainfall such that accuracy of operation is ensured and shall be maintained in good working condition. No person shall, with the intent of circumventing the purpose of this section, adjust either the rain sensor or irrigation system so that the rain sensor is not able to override and turn off the irrigation system after one-fourth inch of rain has fallen.

- (B) *Minimum planting size/height requirements.* All landscape planting materials shall conform to the minimum size or height standards in table 6-3-2 at the time of planting as well as meet the standards of ANSI Z60.1 American Standard for Nursery Stock.

- (1) For newly planted trees the caliper measurement of the trunk shall be taken six inches above the top of the root flare up to and including four-inch caliper size. If the caliper at six inches above the top of the root flare exceeds four inches, the caliper shall be measured at 12 inches above the top of the root flare.
- (2) For existing trees, the diameter measurement of the trunk shall be taken at DBH (diameter at breast height) 4.5 feet above the average ground level.

Type of Planting Material	Minimum Size/Height/Spacing
Shade trees	3-inch caliper, 14-foot height, 6-foot clear trunk
Shade trees for single-family lots	2-inch caliper, 10-foot height, 5-foot clear trunk
Ornamental and understory street trees	2-inch caliper, 10-foot height, 5-foot clear trunk
Multi-stemmed street trees	2-inch caliper, 3 canes minimum, 10-foot height, 5 feet clear trunk
Evergreen buffer vegetation	6-foot height, plant spacing 5 feet on-center
Evergreen shrubs	18-inch height, plant spacing 3 feet on-center
Deciduous shrubs	24-inch height, plant spacing 3 feet on-center
Additional screening requirement	48-inch height, evergreen, plant spacing 4 feet on-center

6-3.3. *Street trees.* Street trees shall be provided and maintained within, or adjacent to, all existing and proposed public street rights-of-way in accordance with the following requirements:

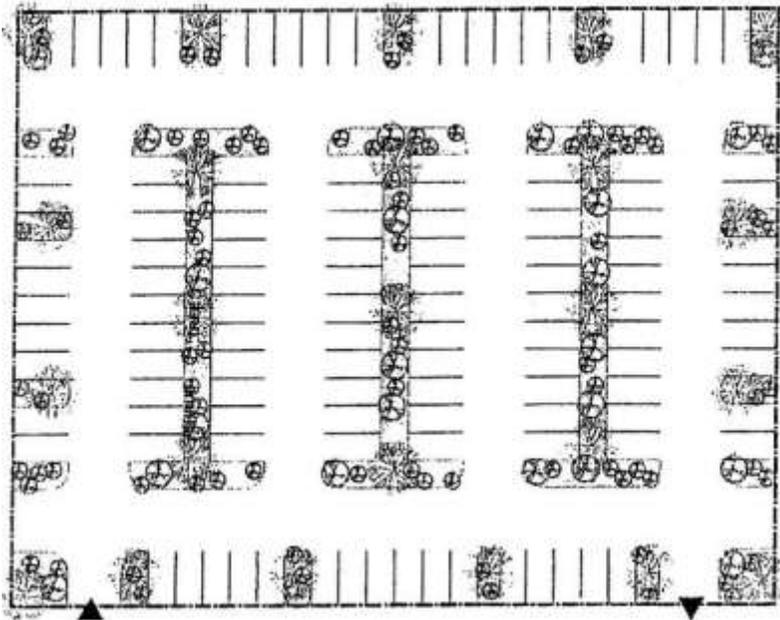
- (A) Street trees shall include only those trees listed in the approved list of tree species unless use of an alternative species is approved by the administrator.
- (B) Street trees shall be located in an area no further than ten feet from the existing or proposed street right-of-way line.
- (C) Street trees shall be planted at a spacing of 40 feet on-center for shade trees or 20 feet on-center for ornamental and understory trees along the entire length of the street frontage of the proposed development or as approved by the administrator based on the development plans. Ornamental and understory trees shall be used as street trees only when there is an overhead obstacle which would preclude the use of taller-growing shade trees. A list of acceptable street trees is available in the administrative manual.
- (D) Preserved existing trees of a three-inch DBH or greater may be used to satisfy the street tree requirement. Preserved existing trees shall meet all the requirements outlined in section 6-4, tree protection, be of an acceptable species as listed in the administrative manual, and be alive and healthy at the time of final inspection.
- (E) Trees used to comply with street tree requirements shall not count toward the minimum number of trees required to meet interior parking lot landscaping.

6-3.4. *Interior parking lot landscaping.*

- (A) In addition to all other landscape requirements, all parking lots subject to this section 6-2 shall provide and maintain landscaped planting areas within the interior of the parking lot. These standards shall not apply to multi-level parking structures. Each planting area shall consist of at least 180 square feet, or as approved by the administrator.
- (B) In cases where the area required for the construction of the minimum parking spaces as required by section 6-1, off-street parking requirements, would cause the removal of a historic or heritage tree, the administrator may modify the landscaping requirements and/or the parking requirements in order to preserve the affected historic or heritage tree.

- (C) Planting areas shall be designed within parking areas as:
 - (1) Islands located at the end of parking bays;
 - (2) Islands located between parallel rows of cars, used to visually separate parking areas into pods;
 - (3) Driveway medians, which shall have a minimum width of six feet;
 - (4) Other options may be approved by the administrator.
- (D) Each parking lot shall include one shade tree and eight shrubs for every 2,500 square feet, or portion thereof, of the total parking lot area, including drives and service areas.
- (E) Not more than ten continuous parking spaces shall be allowed in a row of parking without separation by a 180-square foot median containing at least one shade tree.
- (F) Shade trees are not to be located closer than 25 feet apart measured from trunk to trunk.
- (G) Proposed shade trees being used to meet the interior parking lot landscaping requirements shall be located no further than ten feet and no closer than four feet from the edge of pavement.
- (H) Existing shade trees may be used to meet the interior parking lot landscaping requirements at the discretion of the administrator if the trees meet the intent of the interior parking lot landscaping requirements and the tree protection requirements.
- (I) Trees used to comply with interior parking lot requirements shall not count toward the number of trees required to meet the street tree requirements.
- (J) No more than 25 percent of required shrubs may be deciduous.

Figure 6-3-1: Illustration of interior parking lot landscaping



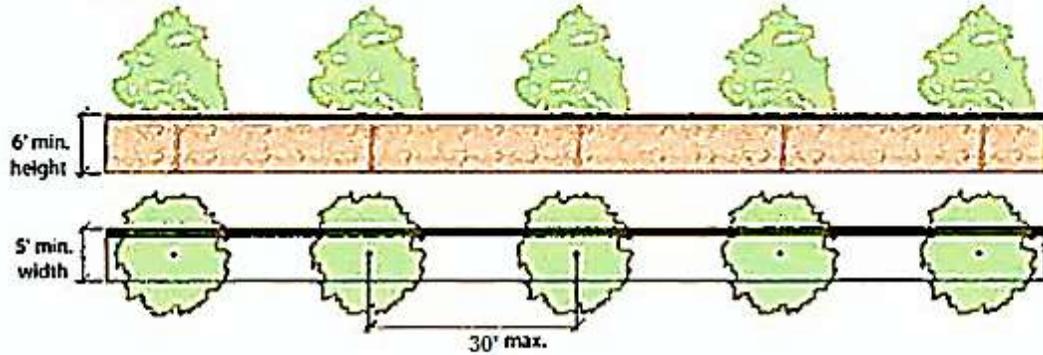
6-3.5. *Perimeter buffering and screening requirements.*

- (A) *Purpose.* Perimeter buffer yards and screening are required in order to reduce the impact of a use of land on adjacent uses that are of a significantly different character, density, or intensity, and to reduce the visual impact of service facilities. A buffer yard shall not include underground utilities and stormwater facilities. Perimeter buffer yards and screening shall be required in addition to any other landscaping requirement listed in this section.

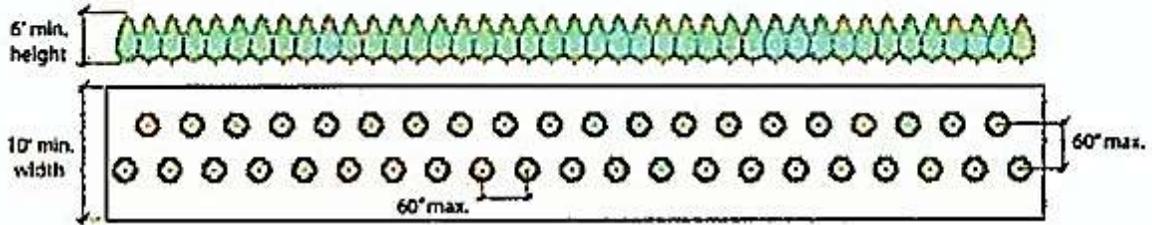
- (B) *Applicability.* Perimeter buffer yards and screening shall be installed and maintained by the developer of:
- (1) A nonresidential development adjoining a residential zoning district;
 - (2) A multi-family residential development adjoining lots used as or zoned for single-family detached dwellings.
- (C) *Permitted screening materials.* The following items are permitted for use as screening materials. Alternative screening materials that are not listed may be used if approved by the administrator.
- (1) Evergreen buffer vegetation that is listed on the acceptable evergreen screen/buffer shrub species list, in the administrative manual, and meet the minimum planting height and spacing requirements of table 6-3-2.
 - (2) An earth berm may be used to achieve a portion of the minimum required six-foot height. Berms shall be covered with grass or mulch and shall be planted with other landscaping materials designed to meet the requirements of subsection 6-3.2(A) and (B). The slope of the berm shall not exceed the ratio of 3:1.
 - (3) A solid fence measuring at least six feet in height, but not more than eight feet in height. If wood is used, only treated or rot resistant wood is acceptable. Chainlink, barbed wire, stock wire, chicken wire, and similar type fences are not permitted.
 - (4) Masonry walls measuring at least six feet in height, but not more than eight feet in height. Walls shall be finished with brick, stone, textured concrete masonry units, or stucco. Natural and painted concrete block walls are not permitted.
- (D) *Screening standard.* With the approval of the administrator, a developer may use any combination of the screening materials referenced in subsection 6-3.3(C), provided the screen provides complete opacity pursuant to the requirements of this section.
- (1) Developments for which perimeter buffer yards and screening is required shall provide one of the following screening treatments along all lot lines abutting single-family detached dwellings (see Figure 6-3-2):
 - (a) A buffer yard with a minimum width of five feet that includes a solid masonry wall measuring at least six feet in height, meeting the requirements of section 6-6.1(A)(10), and shade trees, meeting the requirements of table 6-3-1, planted along the inside perimeter with a maximum on-center spacing of 30 feet; or
 - (b) A buffer yard with a minimum width of ten feet that includes an alternating double row of a variety of evergreen shrubs and may include a berm to achieve a minimum height at time of planting of six feet, planted a maximum of 60 inches on-center; or
 - (c) A buffer yard with a minimum width of 20 feet that includes vegetative screening meeting the following standards per 100 linear feet and the requirements of table 6-3-1:
 - i. Eight shade trees (at least two evergreen); and
 - ii. Four understory trees (at least one evergreen); and
 - iii. 30 shrubs (at least 21 evergreen shrubs).

Figure 6-3-2: Options for buffering residential districts and single-family detached dwellings

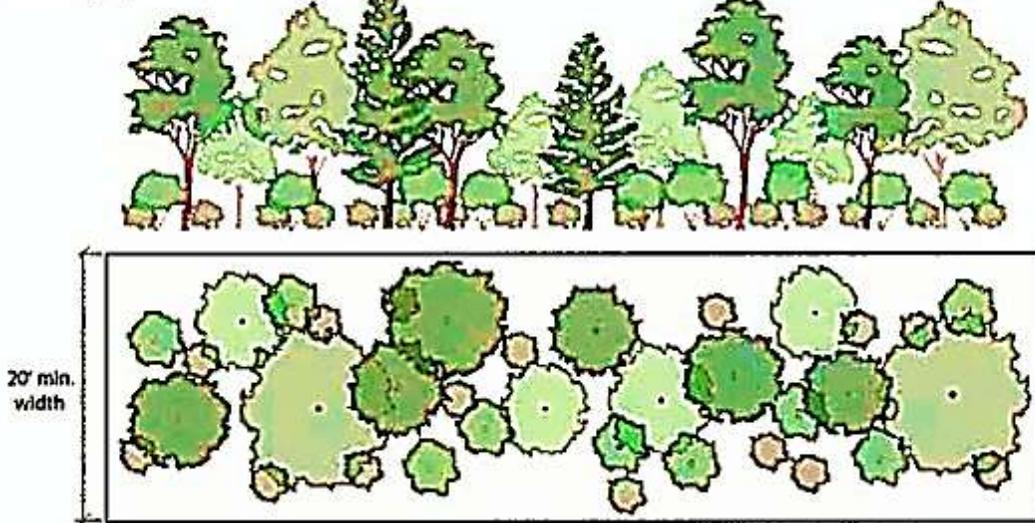
Screening Option 1 (Wall)



Screening Option 2 (Hedge)



Screening Option 3 (Planted Buffer)



6-3.6. *Street buffer yards.* In addition to the requirements of subsection 6-3.2, landscaping requirements, and subsection 6-3.3, buffering and screening requirements, all multi-family residential and nonresidential developments shall be buffered from streets and rights-of-way according to the following requirements:

- (A) The minimum width for any buffer yard shall be five feet with an average of ten feet measured along the property lines at ten-foot intervals. Properties developed with a zero front setback are exempt from these requirements. Parking structures located in the C-3 district shall be exempt from the buffer yard requirement when fences, walls, or similar structures are located between the ground level parking and the street or right-of-way.

- (B) All areas used for street buffer yards shall be located on the property. In unusual or extraordinary circumstances, as determined by the administrator, the public right-of-way may be used to meet the requirements of this section provided the property owner obtains permission from the owner of the right-of-way.
- (C) The street buffer yard shall have a continuous shrub border, maintained at 30 inches in height, along the entire street frontage of the lot, excluding driveways. 75 percent of the shrubs shall be evergreen. Plant material must meet the minimum planting height listed in table 6-3-1.
- (D) Unless waived by the administrator, vacant lots resulting from the demolition of buildings within the C-3 district shall provide a street buffer.

6-3.7. *Additional screening requirements.* In addition to the landscaping and screening required in this section, additional screening shall be required to conceal specific areas of high visual impact or hazardous areas.

- (A) Plants and a solid fence or wall, at least the height of the item being screened, but not more than eight feet tall, shall be installed around all sides, excluding access areas. Access gates to these areas shall be solid and, to the extent practical, not oriented to a public street. Plant material must meet the minimum planting heights listed on table 6-2-1 and shall be installed around the following areas:
 - (1) Loading and service areas.
 - (2) Dumpsters/ refuse collection points/ recycling drop-off centers.
 - (3) Ground level mechanical, heating and air-conditioning equipment (except for single-family detached and two-family dwellings).
 - (4) Outdoor electrical or other above-ground utility equipment.
 - (5) Outdoor storage lots.
 - (6) Storage tanks.
 - (7) Ground level equipment associated with communication towers.
- (B) In addition to any fence that may be required by article 7, stormwater management, above-ground stormwater retention/detention facilities shall be screened with a continuous shrub border, maintained at 30 inches in height, along the entire perimeter of the facility, excluding access gates. 75 percent of the shrubs shall be evergreen. Plant material must meet the minimum planting height listed in table 6-3-1.

6-3.8. *Alternative landscape plan.* At the discretion of the administrator, alternate landscaping plans, plant material, planting methods, or landscape design may be used where unreasonable or impractical situations would result from application of landscaping requirements, or where necessary to protect existing vegetation, or where a more creative plan is proposed which substantially complies with the intent of these requirements. Landscaping requirements may be reduced if existing trees or other types of existing vegetation are preserved. Alternative plans, materials, or methods may be justified from natural conditions such as streams, natural rock formations, topography, and other physical conditions related to the site. Lot configuration and the presence and location of utility easements may justify an alternative landscaping plan.

Sec. 6-4. - Tree protection.

6-4.1. *General.*

- (A) *Purpose.* Protection of existing tree cover is intended to preserve the environmental and aesthetic qualities of Perry; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; and, to protect wildlife habitat and migration corridors. Preservation or provision of trees near structures also serves to conserve energy by reducing heating and cooling costs.
- (B) *Applicability.* The requirements of this section shall apply to all existing and new development, except that the following developments and activities shall be exempt from this section:

- (1) The removal of dead or naturally fallen trees, or trees that are found by the administrator to be a threat to the public health, safety, or welfare;
- (2) The removal of pine trees, provided the minimum requirements of this section are maintained;
- (3) The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work;
- (4) The selective and limited clearing of utility easements to maintain their intended function; and
- (5) The removal of trees or vegetation on land zoned or lawfully used for:
 - (a) Agricultural and forestry activities, including tree farms and approved forestry management practices, except that if a site is substantially cleared of trees pursuant to legitimate forestry activities, no development applications shall be accepted for 36 months from the date the clearing is completed; or
 - (b) Commercial garden centers, greenhouses, or nurseries.

6-4.2. *Tree protection and replacement.*

- (A) *Tree inventory required.* A tree inventory shall be submitted as part of an application for a site plan permit and land disturbance permit. The inventory shall be in a form approved by the administrator and contain the information as required in the administrative manual.
- (B) *Tree protection and replacement.*
 - (1) All properties, except lots containing a single-family detached or two-family dwelling, to which this section applies shall provide and maintain a tree density of 12 tree credit units per acre or pro rata portion of an acre, excluding building footprints and the area of athletic fields and courts.
 - (2) Including required street trees, each lot containing a single-family detached or two-family dwelling shall provide or maintain one shade tree for each 3,000 square feet of lot area, excluding the building footprint. Each existing tree exceeding 6" DBH which will be maintained shall count as two trees.
 - (2) The required tree density may be obtained by preserving existing trees and/or planting new trees which may include required street trees, interior parking lot landscaping, and heritage and historic tree replacements.
 - (3) Tree credit units are established for existing and new trees based on each tree's caliper or diameter. The credit units are established in the administrative manual.
 - (4) The form, size, quality, and proportions of preserved and proposed trees must meet the guidelines outlined in the ANSI Z60.1 American Standard for Nursery Stock.
 - (5) Single-family residential subdivisions must comply with a required density factor of 10 units per acre, excluding individual single-family lots. This requirement may be met as an average for the total acreage of each phase of the subdivision development, rather than for each individual acre. Trees may be retained or planted along the street right-of-way, as buffer edge plantings along a development's perimeter, in entranceways, or in common open space. Emphasis shall be placed upon retaining existing trees. It is the responsibility of the current property owner to maintain and manage the required trees per the standards of this ordinance.
 - (6) If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.
- (C) *Protection and replacement of heritage and historic trees.*
 - (1) In order to protect significant trees, the city has established the heritage and historic tree designations. A heritage tree is any tree greater than 20 inches in diameter and a historic tree is any tree greater than 30 inches in diameter. A heritage tree which is removed shall be replaced with a minimum of two four-inch caliper shade trees. A historic tree which is removed shall be replaced with a minimum of four four-inch caliper shade trees. Because their shallow root system

and narrow growth habit combine to pose risk to life and property, pine trees are not considered to be heritage or historic trees.

- (a) New trees used to comply with heritage and historic tree replacement requirements shall not count toward the street tree requirements.
 - (b) New trees used to comply with heritage and historic tree replacement requirements shall not count toward the interior parking lot landscaping requirements.
 - (c) No construction, grading, equipment, or material storage, or any other activity, shall be allowed within the critical root zone of a heritage or historic tree unless the steps to be taken to adequately ensure the health of the tree are submitted to the administrator in writing.
 - (d) Heritage or historic trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval by the administrator.
 - (e) Permits for trimming, removing or replacing heritage or historic trees from the administrator.
- (2) If the administrator determines that there is insufficient space on the property to replace a heritage or historic tree, the replacement tree may be planted on public property approved by the administrator or a fee based on market price in lieu of the replacement cost may be paid to the City of Perry tree fund.

6-4.3. *Tree protection during construction.*

(A) *Protective fencing.*

- (1) *When and where required.* Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in a right-of-way.
- (2) *Type of fencing.* All fencing required by this section shall be a minimum of four feet high and of durable construction; such as wood or metal fencing.
- (3) *Signs.* Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every 300 linear feet). The size of each sign must be a minimum of one foot by 1.5 feet and shall contain the following: "TREE PROTECTION ZONE: KEEP OUT."
- (4) *Activity within a fenced tree protection zone.* No construction, grading, parking, equipment, or material storage, or any other activity, shall be allowed within the fenced area.
- (5) *Maintenance of fencing.* For existing trees to be counted toward required tree credits, they must be protected during the entire development period, beginning prior to the commencement of site work. Encroachment within the tree protection zone is permitted to allow the landscape contractor access to complete site work.

(B) *Encroachments.* Encroachments within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated, a written request must be made to the city parks and recreations administrator for allowance of encroachment. Request must detail preventative measures taken. If approved the following preventative measures shall be employed:

- (1) *Clearing activities.* The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two-foot trenches along the limits of land-disturbance, so as to cut, rather than tear, roots. Trenching is required for the protection of historic and heritage trees.
- (2) *Soil compaction.* Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.

Sec. 6-5. Exterior lighting.

6-6.1. Outdoor lighting of all types shall be directed so as to reflect away from all residential dwellings, and shall be so situated as not to reflect directly into any public rights-of-way.

Sec. 6-6. Design Standards

6-6.1. *Architectural design standards for nonresidential structures.* These regulations are intended to ensure the construction of new structures in commercial areas is consistent with the intent of the Comprehensive Plan.

(A) *Single Tenant Structures.* All new commercial structures and all new nonresidential structures in the commercial districts shall meet the following standards:

- (1) Outside of pedestrian retail districts, building surfaces over two (2) stories high or fifty (50) feet in length shall be relieved with changes of wall plane (i.e., recesses and projections) that provide strong shadow or visual interest.
- (2) Buildings shall utilize natural building materials, such as wood, stone, and brick on building exteriors, except that roofing materials may be manmade. Steel or other metals shall not be used on building exteriors, except as may be necessary for roofing, window trim, gutters, and down spouts. Unpainted, smooth-faced concrete block shall not be used on building exteriors. Synthetic stucco shall not be used on building exteriors. All sides of a building may impact on its surroundings and shall be considered for treatment with an architectural finish of primary materials (i.e., brick and stone), unless other materials demonstrating equal or greater quality are used. As a general rule, except in industrial zoning districts, front facades shall be at least eighty (80) percent brick and stone. Side facades shall be at least fifty (50) percent brick and stone. Rear facades do not have a minimum suggested standard for primary materials unless they are visible from a public right-of-way.
- (3) Material or color changes generally shall occur at a change of plane. Piecemeal embellishment and frequent changes in material shall be avoided. A horizontal accent stripe (e.g., a foot-wide stripe of different color) shall be used to help reduce the monotonous color and break up the appearance of large building walls.
- (4) Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. High intensity colors, metallic colors, black, or fluorescent colors shall not be used. Building trim and accent areas may feature brighter colors, including primary colors, provided that the width of the trim shall not exceed four (4) feet.
- (5) Building colors shall be carefully chosen so that each building complements that of its neighbors. Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors). The base color shall consist of more subdued earth tones or brick shades. Trim colors shall have contrasted lighter or darker shade than the base color. If natural brick is used, it shall not be painted.
- (6) The use of awnings on buildings is recommended so as to provide much needed protection from sun, wind, and rain, and to improve aesthetics of the building exterior.
- (7) Awnings are recommended to be constructed with a durable frame covered by a canvas material. Awnings that are backlit through translucent materials may be acceptable but are not particularly encouraged. Aluminum and other metal canopies are acceptable in most instances, particularly when integrated into shopping center designs. Flameproof vinyl, canvas or metal awnings and canopies may be used.
- (8) Solid colors are preferred over striped awnings, but striping is permitted if colors compliment the character of the structure or group of buildings.
- (9) Awnings are encouraged for first floor retail uses to provide architectural interest and to encourage pedestrian activity. Where awnings are used, they shall be designed to coordinate with the design of the building and any other awnings along the same block face.

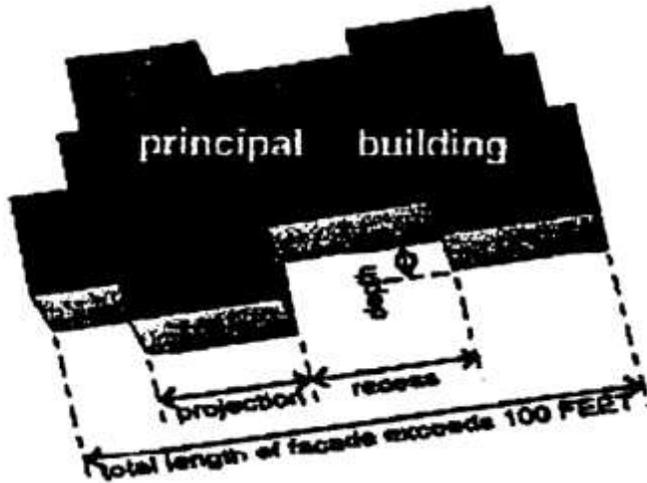
- (10) The design of fences and walls shall be compatible with the architecture of the main building(s) and shall use similar materials. All walls or fences fifty (50) feet in length or longer, and four (4) feet in height or taller, shall be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing. Except in M-1 and M-2 zoning districts, chain link fencing is prohibited in the front yard, or within the required front building setback for undeveloped parcels. Any chain link fencing visible from a public street shall be coated in dark green or black vinyl. Chain link fencing is prohibited in all cases in the C-3 zoning district. Barbed wire or other similar additions to fences is prohibited, except in M-1 and M-2 zoning districts. Use of special fencing design or materials shall be discussed in cases where site security is paramount. All fencing materials must be approved by the department prior to construction.
 - (11) Rooftop mechanical and electrical equipment shall be screened from public view by building elements that are designed as an integral part of the building architecture, or by a parapet wall.
- (B) *Shopping Centers including Automobile Related Establishments.* All new shopping centers and automobile related establishments containing less than fifty thousand (50,000) square feet shall meet the standards listed in 6-6.1(A). In addition, the following standards shall apply:
- (1) Within a shopping center, a logical hierarchy of building forms shall be created. Building heights and masses shall be greatest in the focus area and inner portion of the support area (the part closest to the focus area), and shall transition to lower heights and less mass outward from the focus area to the outer edge of the support area. Building massing shall be varied to create a logical hierarchy of building forms, to break up long expanses of facade, and to create shade and shadow. Buildings at the outer edge of an activity center's support area shall be comparable in height and mass with the surrounding neighborhood beyond the support area.
 - (2) Building location, setbacks, and orientation shall be carefully considered so as to increase pedestrian comfort.
 - (3) As far as practicable, buildings in activity centers shall not be separated from fronting streets by large parking lots. At a minimum, placement of out-parcel buildings between a large parking lot and the street shall be used to help define the street scape, and lessen the visual impact of the parking lot from the street.
 - (4) Auto service facilities shall not have their service bays facing the street, and parking for all uses shall be located to the side or rear of the building rather than in the front yard. Regardless, service areas and/or service bays shall be screened or sited so they are not visible from the street.
 - (5) Vehicles under repair shall be kept either inside a structure or in an area which is screened from views from the street.
 - (6) Service areas shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.
 - (7) The design of fences and walls shall be compatible with the architecture of the main building(s) and shall use similar materials. All walls or fences fifty (50) feet in length or longer, and four (4) feet in height or taller, shall be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing. Except in M-1 and M-2 zoning districts, chain link fencing is prohibited in the front yard, or within the required front building setback for undeveloped parcels. Any chain link fencing visible from a public street shall be coated in dark green or black vinyl. Chain link fencing is prohibited in all cases in the C-3 zoning district. Barbed wire or other similar additions to fences is prohibited, except in M-1 and M-2 zoning districts. Use of special fencing design or materials shall be discussed in cases where site security is paramount. All fencing materials must be approved by the department prior to construction.
 - (8) Separate structures (canopy, car wash, cashier's booth, etc.) on the site shall have consistent architectural detail and design elements to provide a cohesive project site. If a car wash is incorporated into the project, it shall be well integrated into the design. The car wash opening shall be sited so that it is not directly visible as the primary view from the street into the project site.
 - (9) All areas devoted to the outside storage of vehicles, merchandise, and/or equipment not intended for display for public rent, lease, or sale, shall be screened from view from the right-of-way of the

highway or public road along the entire property frontage, except in areas where access crossings have been approved. Screening may be accomplished by a natural vegetative buffer, by a building, by an earthen berm, by a one hundred (100) percent opaque, solid wooden fence or wall, or combination of these screening methods. The use of low-lying landscaping that does not screen the display areas from view from the public right-of-way shall not be deemed to comply with this policy.

Sec. 6-6.2. Design standards for large retail establishments.

- (A) The intent of these standards is to ensure that large retail building development, defined as single-tenant buildings exceeding 35,000 square feet and shopping centers exceeding 50,000 square feet, contributes to the unique community character of Perry. All other rules and regulations of the Perry Land Development Ordinance shall apply unless noted below.
- (B) Location standards.
 - (1) Site must abut or have direct access to an arterial street.
 - (2) Must be located in an area where city services can be provided efficiently.
 - (3) Must be compatible with City of Perry's Comprehensive Plan.
 - (4) The development cannot abut a residential street, have a private driveway into a residential street, or a street leading directly into a residential subdivision.
- (C) Sign standards. All signs at large retail establishments shall meet the requirements of Section 106, except the following regulations shall apply:
 - (1) Large retail establishments shall be allowed one (1) freestanding sign per road frontage. Freestanding signs shall be subject to the following requirements:
 - (a) Parcels exceeding three (3) acres shall be allowed a maximum aggregate sign area of two hundred (200) square feet for the entire parcel.
 - (b) Parcels less than three (3) acres but greater than thirty thousand (30,000) square feet shall be allowed a maximum aggregate sign area of one hundred fifty (150) square feet for the entire parcel.
 - (c) Parcels less than thirty thousand (30,000) square feet in size shall be allowed a maximum aggregate sign area of one hundred (100) square feet for the entire parcel.
 - (d) These limits shall not include the area of any wall signs or billboard signs located on the parcel.
 - (e) These limits shall include the area of all freestanding signs on the parcel.
 - (f) The only freestanding signs permitted at shopping centers shall be shopping center identification signs.
 - (2) No freestanding sign shall be located within one hundred fifty feet (150) of another freestanding sign.
 - (3) The maximum height of freestanding signs shall not exceed 20 feet.
 - (4) Rooftop signs or sign structures shall not be permitted.
 - (5) Mono-pole sign structures shall not be permitted.
 - (6) Portable signs shall not be permitted.
 - (7) All signs shall be subject to the same side yard setbacks imposed upon other buildings and structures in the same zoning district in which said signs are located.
 - (8) Setbacks along road right-of-way shall be a minimum of fifteen feet (15) from the curb or edge of pavement or on private property whichever is greater.
- (D) Architectural design standards.
 - (1) Facades and Exterior Walls.

- (a) Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet. See Figure 1.



projections / recesses shall comprise at least 20% of facade length with a minimum depth of 3% of facade length

Figure 1 – Building Facades

- (b) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length. See Figure 2.



Animating features such as these must total 60% of total facade length for any facade abutting a public street

Figure 2 – Ground Floor Facades

- (2) *Small Retail Stores.* Where shopping centers contain separately owned stores that occupy less than thirty-five thousand (35,000) square feet of gross floor area, with separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade of such additional stores. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing.
- (3) *Detail Features.* Building facades must include:
- (a) A repeating pattern that includes no less than three of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
- i) Color change;

- ii) Texture change;
- iii) Material module change;
- iv) An expression of architectural or structural bays through a change in plane no less than twelve inches (12") in width, such as an offset, reveal or projecting rib. See Figure 3.

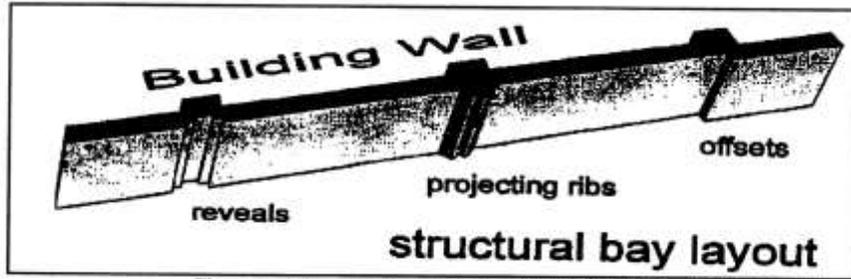


Figure 3 – Expression of Architectural or Structural Bay

- (4) *Roofs.* Roofs shall have no less than two (2) of the following features:
 - (a) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. (See Figure 4) Such parapets shall feature three-dimensional cornice treatment;

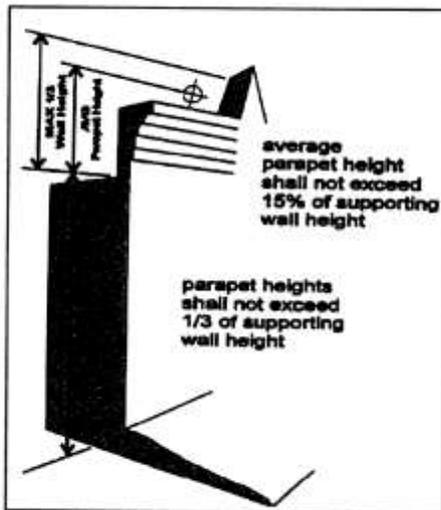


Figure 4 – Parapet Standards

- (b) Overhanging eaves, extending no less than three (3) feet past the supporting walls;
 - (c) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
 - (d) Three (3) or more roof slope planes.
- (5) *Exterior Materials and Colors.*
 - (a) Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone, other native stone and tinted/textured concrete masonry units.
 - (b) Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.

- (c) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
 - (d) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
- (6) *Customer Entryways.* Each large retail establishment on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
- (a) Canopies or porticos;
 - (b) Overhangs;
 - (c) Recesses/projections;
 - (d) Arcades;
 - (e) Raised corniced parapets over the door;
 - (f) Peaked roof forms;
 - (g) Arches;
 - (h) Outdoor patios;
 - (i) Display windows;
 - (j) Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - (k) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (7) Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the above requirements.
- (8) All building facades which are visible from adjoining properties and/or public streets shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
- (E) Site design standards.
- (1) *Customer Entrances.* All sides of a principal building that directly face an abutting street shall feature at least one (1) customer entrance. Where a principal building directly faces more than two (2) abutting public streets, this requirement shall only apply to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a second street.
- (2) *Parking.*
- (a) *Parking Lot Orientation.* No more than fifty (50) percent of the off-street parking area for the entire property shall be located between the front facade of the principal building(s) and the primary abutting street.
 - (b) The minimum number of parking spaces shall be no less than four (4) spaces per one thousand (1,000) square feet of gross floor area and no more than six (6) spaces per one thousand (1,000) square feet of gross floor area.
 - (c) Parking areas adjacent to public or private streets must be screened from view by low masonry walls, fences, berms, and/or landscaping. These design elements must be installed at no less than thirty-six inches (36") in height to properly screen vehicles within the parking area.
- (3) *Building Site.*
- (a) *Street setback.* The setback shall be forty feet (40') on all sides that abut a public or private street.
 - (b) *Back and side setbacks.* The minimum interior side and rear setback for any building facade shall be thirty-five (35) feet from the nearest property line. Where the facade faces abutting

residentially zoned property, an earthen berm, no less than six (6) feet in height, containing at minimum evergreen trees planted at intervals of twenty (20) feet on center, or in clusters or clumps, shall be provided.

- (c) *Inter parcel circulation.* The site design must provide direct connections and safe street crossings to adjacent land uses. The direct connections between parcels shall be privately maintained unless otherwise agreed to by the developer and the city.
- (4) *Pedestrian, bike and cart access.*
 - (a) Sidewalks at least eight (8) feet in width shall be provided along all sides of the lot that abut a street.
 - (b) Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail establishments on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty (50) percent of the length of the walkway.
 - (c) Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
 - (d) Internal pedestrian walkways provided in conformance with part B) above, shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances.
 - (e) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- (5) *Public Spaces.* Each retail establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two (2) of the following: Patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the appropriate decision maker, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
- (6) *Outdoor storage and equipment areas.*
 - (a) Loading Docks and truck parking areas shall be screened from public view using building mass, freestanding walls and/or landscaping.
 - (b) HVAC and other mechanical equipment shall not be located on the street side of developments or adjacent to public spaces. Equipment located on, beside or adjacent to any building or development, shall be fully screened from view of streets and adjoining property.
 - (c) All trash containment devices, including compactors and dumpsters, shall be located and designed so as not to be visible from the view of public spaces, adjacent streets or adjacent properties.
 - (d) Utility equipment and facilities associated with on-site electric, cable, telephone, gas or other similar utility shall be screened, to the greatest extent possible, with evergreen plantings or other acceptable alternatives.
- (7) *Lighting.*
 - (a) An overall lighting program shall be developed that considers the illumination of sidewalks and other multi-use pathways using low-intensity fixtures that provide an even distribution of light

while avoiding areas of immense shadows. The overall lighting program shall ensure that light is directed down and away from abutting properties.

- (b) Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element of the site plan. On-site lighting may be used to accent architectural elements and not be used to illuminate entire portions of buildings. Floodlights or other types of lighting attached to light poles that illuminate the site and/or buildings are prohibited.

(8) *Landscaping.* Unless noted in this section, all provisions of Section 6-3 shall apply.

- (F) *Expansion of existing large retail establishment.* No addition to an existing single tenant retail building with an area greater than thirty-five thousand (35,000) square feet or a shopping center with an area larger than fifty thousand (50,000) square feet which would increase the gross square feet of floor area of such building by fifteen (15) percent or more, and no addition to a building which would result in a single tenant retail building exceeding thirty-five thousand (35,000) square feet or a shopping center exceeding fifty thousand (50,000) square feet, shall be approved for construction or occupancy unless the entire large retail establishment affected by the new construction has been determined to be in compliance with the "Design Standards for Large Retail Establishments" contained in this exhibit, whether the existing large retail establishment or building was approved under prior law or under this Land Use Code. The fifteen (15) percent increase shall be calculated from the size of the establishment at the effective date of these regulations.

6-6.3. *Design Standards for the Downtown Development District.*

- (A) Signage certificate of appropriateness. All signs shall require a Certificate of Appropriateness issued by the City of Perry Community Development Department prior to erecting the sign. The City of Perry Community Development Department may exempt signs which are in conformance with the Standards for Architectural and Signage Control at their sole discretion. The standards for signage are contained in Section 106 of the Perry Land Development Ordinance.
- (B) Architectural standards.
 - (1) The intent of this section is to encourage and maintain the viability and visual compatibility of structures in the Downtown Development District.
 - (2) Within the Downtown Development District, new construction and existing buildings, structure, and appurtenances attached thereto which are moved, reconstructed, materially altered, repaired or painted, including repainting the same color, shall be visually compatible with buildings, squares, and places to which they are visually related generally, in terms of the following factors:
 - (a) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings. Buildings located within an area bounded by Main Street, Macon Road, Northside Drive, Ball Street, Commerce Street, and Marion Street shall have a maximum height of 37 feet as measured from the public sidewalk serving the building.
 - (i) Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval from the Community Development Department.
 - (b) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings, squares and places to which it is visually related.
 - (c) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings, squares and places to which it is visually related.
 - (d) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares and places to which it is visually related.

- (e) *Rhythm of Spacing of Buildings on Streets.* The relationship of buildings to open space between it and the adjoining buildings shall be visually compatible to the buildings, squares and places to which it is visually related.
- (f) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings, squares or places to which it is visually related.
- (g) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related.
- (h) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (i) *Walls of Continuity.* Appurtenances of a building such as walls, wrought iron, fences, evergreen landscape masses, building facades shall if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the buildings, squares or places to which it is visually related.
- (j) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings, squares and places to which it is visually related.
- (k) *Directional Expression of Front Elevation.* A building shall be visually compatible with the buildings, squares and places to which it is visually related in the directional character, whether this is vertical character, horizontal character or non-directional character.
- (l) *Temporary structures are permitted for construction projects or catastrophic loss.* These structures require approval from the Downtown Development Authority.
- (m) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(C) Architectural certificate of appropriateness.

(1) *Architectural Approval:*

- (a) *Repairs:* Repairs or maintenance required including changing of doors, windows, roofing, decayed wood or repainting are exempt from the hearing procedure provided the repair does not significantly alter the existing structure.

6-6.4. *Design Standards for Form Based Code Districts.* Standards for the form-based code districts are found in Appendix A of this Ordinance.

Sec. 6-7 and 6-8. Reserved.

Sec. 6-9. Signs.

6-9.1. *Purpose and findings.* The Mayor and Council find that signs provide an important medium through which individuals may convey a variety of messages. However, left completely unregulated, signs can become a threat to public safety as a traffic hazard and detriment to property values and the City's overall public welfare as an aesthetic nuisance. By enacting this ordinance, the Mayor and Council intend to:

- (A) Balance the rights of individuals to convey their messages through signs and the right of the public to be protected against the unrestricted proliferation of signs;
- (B) Protect the public health, safety, and welfare;
- (C) Reduce traffic and pedestrian hazards;

- (D) Maintain the historical image of the City;
- (E) Protect property values by minimizing the possible adverse effects and visual blight caused by signs;
- (F) Promote economic development; and
- (G) Ensure the fair and consistent enforcement of sign regulations.

6-9.2. *Definitions.* As referenced in Sec. 6-9, Signs, certain words and terms used herein are defined and interpreted as follows:

Aggregate sign area: Shall mean the area of all signs on a parcel, excluding the area of one (1) face of all double-faced signs and exempt signs as listed in section 6-9.4.

Air and gas-filled object: Any sign using, either wholly or in part, forced air or other gas as a means of supporting its structure.

Attention-getting object. Any pennant, valance, propeller, ribbon, streamer, balloon, or search light, LED light, neon light (where the light source is visible from the public right-of-way) or similar device or ornamentation designed for or having the effect of attracting the attention of potential customers or the general public.

Awning: A roof-like cover made of cloth, metal, or material constructed with a rigid frame which projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is not affixed to the ground.



Banner: A sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing.



Banner, decorative: A sign of cloth, plastic or vinyl with no other substantial backing hung or projecting from a pole; provided said sign is not commercial in nature and does not advertise a specific product or item.



Beacon: Any light with one (1) or more beams directed into the atmosphere or directed at one (1) or more points not on the same lot as the light source; also, any light with one (1) or more beams that rotate or move.

Billboard sign : A structural poster panel or painted sign, greater than three hundred (300) square feet either freestanding or attached to a building or structure for the purpose of conveying information, knowledge or ideas to the public about a subject unrelated to the premises upon which it is located.

Building wrap: A graphic applied to vinyl, durable mesh or cloth and applied to a large portion or even the entire exterior surface of a building consisting of images, words, or other graphic embellishments designed to attract attention to the building.

Canopy: A structure made of cloth, metal, or other material whose frames are supported by posts affixed to the ground. A canopy may be attached to a building or freestanding such as those used to cover gasoline islands.



Flag: Any fabric which has the width to length proportions of 10:19 which is typical with flags of the U.S., states, cities, counties and other organizations.

Flag, feather: A sign with or without characters, letters, illustrations, or ornamental designs applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing. Feather flags are generally a single sign attached to a support post. The feather flag typically has a dimensional ratio of 4 high to 1 wide.



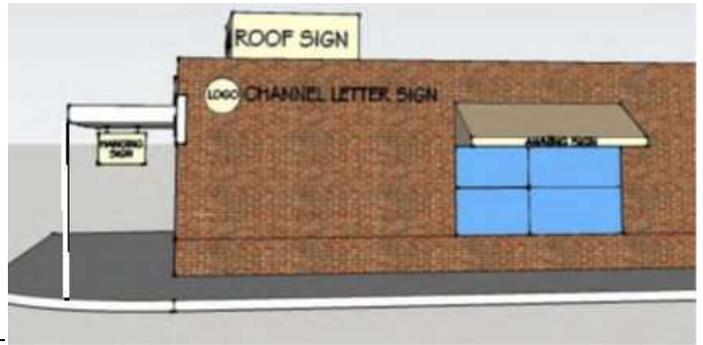
Mural: A mural is any piece of artwork noncommercial in nature painted or applied directly on a wall, ceiling or other large permanent surface.

Parcel: Shall mean a separate tax unit of real property on county real estate records.

Pennant string: A strand or string with pennants, flags or other objects attached.

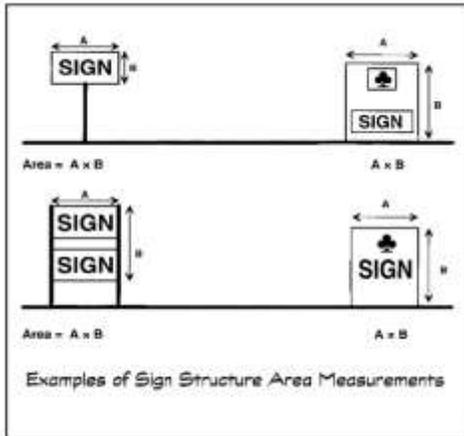


Sign: Any structure, display, device or object that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event, or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, movement, or illumination.



Sign, animated: A sign with action, motion, rotation, swinging or changing colors, excluding electronic message board signs and signs which indicate only time, temperature, or date or any combination thereof.

Sign area: The smallest square, rectangle, triangle, circle, or combination thereof, which encompasses one (1) display area (face) of the entire sign, inclusive of any border and trim but excluding the base, apron, supports, and other structural members.



Sign, awning: A sign painted, stamped, perforated, or stitched or otherwise applied on the valance of an awning, considered a wall sign for the purposes of computing aggregate sign area.



Sign, bench: A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, bulletin frame: A sign affixed to the wall of a building which consists of a box with glass face or a picture frame which contains items of interest to the public, i.e. a menu at a restaurant or photos of homes for sale at a real estate office.

Sign, canopy: A sign affixed to, superimposed upon, or painted on a canopy, considered a wall sign for the purposes of computing aggregate sign area.

Sign, channel letter: A wall sign with letters and graphics, which may be internally or externally illuminated, composed of extruded metal structures with plastic faces, wood, fiberglass or other materials. Letters and graphics shall be individually mounted to the wall surface or mounted on a raceway.

Sign, character: A figure or statue used to draw attention to a business or display a message.

Sign, door: A sign that is applied or attached to the exterior or interior of a door or located in such manner within a building that it can be seen from the exterior of the structure through a door.



Sign, double-faced: A sign which has two (2) faces (display areas) placed back to back against each other or where the interior angle formed by the faces is sixty (60) degrees or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

Sign, electronic message/video boards: Any sign that uses changing lights or colors to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.



Sign, externally illuminated: A sign that has light cast upon the sign from an external light source directed primarily toward such sign.

Sign, flashing: A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Electronic message boards which indicate only the time, temperature, or date or any combination thereof shall not be considered as flashing signs.

Sign, ground: A freestanding sign erected on one (1) or more poles which shall include a base of a landscaped planting area or planter box which is at least the length of the sign and display area plus structural supports and of sufficient width to allow for sustaining planted vegetation.



Sign, hanging: A sign hanging from underneath a canopy, awning or structure over a pedestrian thoroughfare or walkway.



Sign, internally illuminated: A sign whose display area is illuminated from a light source internally installed in the sign's display area.

Sign, mobile: A sign which is attached to or mounted, pasted, painted or written on any vehicle, whether motorized or drawn, which is placed, parked or maintained at one (1) particular location for the express purpose and intent of promotion, or conveying an advertising message.



Sign, monument: A freestanding sign designed with a supporting base which is flush with the ground. Sign shall include a solid, decorative base and may include a decorative frame. The base shall be at least as wide as the sign display area (face) and/or frame upon it and a minimum of two (2) feet in height. Decorative base and frame materials may include stone, brick, E.I.F.S. or stucco.



Sign, neon: A sign manufactured utilizing neon tubing which is visible to the viewer.

Sign, nonconforming: Any sign which does not conform to the provisions of this ordinance but was legal at the time of its erection.

Sign, pole: A freestanding sign mounted on one (1) or more poles set in the ground and of sufficient strength and size to support the display area structure which rests upon or is supported by such poles and not attached to a structure.



Sign, portable: Any sign which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on a code vehicle or trailer and the primary purpose of which is advertising.

Sign, post and arm: A freestanding sign comprised of a vertical post to which a perpendicular arm is attached and from which a sign display area hangs.



Sign, projecting: A sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building.



Sign, roof: A sign attached to or supported by the roof of a building which extends above the roof line of the building.

Sign, segmented: A sign in which the display area contains deliberate visual demarcations used to divide the message area of the sign into separate message compartments. "Segment" shall mean a separate message compartment in a segmented sign. Such signs are often found as monument signs at shopping centers.



Sign, sidewalk: Movable sign that is not attached to a structure or the ground. Example would be an A-frame board or similar type signs.



Sign, spinner: Referring to a person carrying a sign that stands, walks or performs along the street to advertise, promote, or attract attention to a particular business. This definition also applies to costumed characters or street performers.



Sign, temporary: Any sign or object that is not permanently attached to the ground or other permanent structure and/or is designed to remain in place for a limited time. This includes, but is not limited to, signs which are designed to be transported regularly from one (1) location to another, signs placed into the ground on a temporary basis or nonpermanent foundation or signs tethered to an existing structure. Temporary sign does not include "sidewalk signs".



Sign, wall: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than twelve (12) inches from such building or structure.

Sign, window: A sign installed flush with or on a window and intended to be viewed from the outside.



Spinsock: A spinning windsock.



Windsock: A tapered, open-ended sleeve pivotally attached to a standard.



6-9.3. *Prohibited signs.* The following types of signs are prohibited in all zoning districts of Perry:

- (A) Animated sign;
- (B) Flashing sign;
- (C) Roof sign;
- (D) Signs attached to any street sign or marker, traffic control sign or device, or attached to or painted on any pole, post, fence, tree, rock, shrub, plant or other natural object or feature;
- (E) Signs which contain flashing lights or are in imitation of an official traffic sign or contain the words "stop", "go", "slow", "caution", "danger", "warning", or similar words, except for construction signs or barricades and except when the words are incorporated into the permanent name of a business;
- (F) Any sign placed or erected on a property without the permission of the property owner;
- (G) Signs which make use of lights, colors, characters or symbols in such a manner as to constitute a hazard;
- (H) Signs which simulate an official traffic control or warning sign or hide from view any traffic or street sign, signal or public service sign;
- (I) Signs which emit or utilize in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing;
- (J) Signs which interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic or which otherwise pose a hazard to traffic due to structural deficiencies in the structure of such signs;
- (K) Any sign that is structurally unsound, or is a hazard to traffic or pedestrians;
- (L) Signs on public right-of-way except signs exempt under section 6-9.4(H);
- (M) Portable sign;
- (N) Mobile sign;
- (O) Temporary sign;
- (P) Streamers, pennant strings, balloons and other objects set in motion by the atmosphere;
- (Q) Air and gas-filled object sign;
- (R) Beacon sign;
- (S) Attention-getting object;
- (T) Feather flag;
- (U) Building wraps as defined in section 6-9.2;
- (V) Obscene signs as defined by Official Code of Georgia Annotated § 16-12-80;
- (W) Spin sock;
- (X) Windsock.

6-9.4. *Exemptions from sign permit requirements—nonresidential zones.* In the nonresidential zones, the following types of signs shall be exempt from permit requirements and shall not count towards the maximum aggregate sign area limits provided in sections 6-9.11 and 6-9.12:

- (A) Signs not visible from public streets or intended to be seen by the traveling public.
- (B) Non-illuminated and noncommercial permanent signs used for directional purposes having a sign area of less than four (4) square feet, provided they are located on and pertaining to the parcel on which it is located and not located in the public right-of-way. (Such as, "Enter," "Exit," "Parking," etc.)
- (C) Window signs installed for purposes of viewing from outside the premises provided such signs shall not exceed thirty (30) percent of the available window space.

- (D) Numerals displayed for purposes of identifying property location and not exceeding four (4) inches in height in residential districts and ten (10) inches in height in nonresidential districts.
- (E) Seasonal displays and decorations not advertising a product, service or establishment.
- (F) Sign spinners, costumed characters or street performers with signage devices. Any persons involved in this activity shall not block sidewalk access and shall be located away from entry and exit drives.
- (G) Professional name plates not exceeding four (4) square feet in area, such signs to be non-illuminated and attached to the building.
- (H) Decorative banners sponsored by a governmental agency, the Downtown Development Authority, or the Perry Area Chamber of Commerce, Perry Main Street, Perry Convention and Visitor Bureau.

All signs requested under this subsection shall be made through the Community Development Department who shall review the request to ensure that all applicable provisions of the ordinance have been adhered to prior to giving approval. If a request involves placing a decorative banner on public right-of-way, including over any publicly owned street, then it shall be forwarded to the City Manager for City and/or Georgia Department of Transportation approval where applicable.

- (I) Traffic or other municipal or public signs or notices posted or erected by or at the direction of a governmental agency.
- (J) Construction signs located on the premises relating to active construction projects.
- (K) Sidewalk signs with a maximum height of four (4) feet when displayed. Only one (1) sidewalk sign shall be permitted per business not to exceed six (6) square feet per sign face. The signs shall be placed so as not to create a pedestrian nuisance and shall only be displayed during business hours.
- (L) Signage on coin-operated or electronic-payment product dispensers not located within the required setback for the zoning district.
- (M) Flags: Every parcel may display no more than three (3) flags. Flagpoles in nonresidential zoned districts shall not exceed sixty (60) feet in height. The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed fifty (50) percent of the vertical height.

The flagpoles, in all zoning districts, shall be no further from the structure than fifty (50) percent of the distance from the face of the structure to the public right-of-way.
- (N) Historically significant signs in the Perry Main Street/Downtown Development District as determined by the Economic Development Department are exempt from these standards.
- (O) Banners, temporary signs, spin socks, windsocks and pennant strings will be allowed the first thirty (30) calendar days a facility is:
 - (1) First licensed to operate at the location; or
 - (2) Has completed substantial renovation, upgrade or other permitted improvements as certified by the chief building official.

6-9.5. *Height and setback requirements.* All signs shall be set back as follows:

- (A) Ten (10) feet from the curb line of each street adjacent to the lot upon which the sign is situated where an authorized curb cut exists; applicable to all zoning districts;
- (B) If the right-of-way is more than ten (10) feet from the curb line as described in (1) above, the sign, including its footing or foundations, shall be located on private property (applicable to all zoning districts).
- (C) All sign heights shall be considered to be the vertical distance between the highest part of the sign structure and the average grade of the surrounding property. The level of the ground shall not be altered in such a way as to provide additional sign height.

6-9.6. *Signs in residential zoning districts.*

- (A) Other than subdivision entrance signs allowed under section 6-9.7, parcels located in residential zoning districts shall not contain signs having a sign area greater than four (4) square feet. Signs having a height of greater than five (5) feet shall not be located in residential zoning districts. Illuminated signs shall not be located in residential zoning districts. Signs meeting the standards of this section are exempt from permitting requirements.
 - (B) Flagpoles in residential zoned districts shall not exceed twenty-five (25) feet in height or the height of the primary structure, whichever is less. The flagpoles shall be no further from the structure than fifty (50) percent of the distance from the face of the structure to the public right-of-way.
- 6-9.7. *Residential subdivision entrance signs.* Residential subdivisions consisting of more than two (2) parcels may erect one (1) monument sign at each entrance to the subdivision. Such sign shall not exceed a height of ten (10) feet above the grade level of the center line of the adjacent street and shall not have a sign area greater than twenty-five (25) square feet. Such entrance signs shall not count toward the maximum allowable signage on a residential parcel.
- 6-9.8. *Banners.* Banners shall be permitted in nonresidential zoning districts subject to the approval of a banner permit issued by the Community Development Department. The banners shall not be larger than sixteen (16) square feet in area (cumulative). The banner shall be attached flat to a building wall by metal fasteners or may be freestanding if attached to a top rail and the side ground supports are braced in such a manner as to avoid sagging. A banner permit may be issued for each occurrence not to exceed two (2) fourteen-day periods per calendar year per establishment.
- 6-9.9. *General size and location requirements in nonresidential districts.*
- (A) No freestanding sign may be located within thirty (30) feet of the intersection of street right-of-way lines extended.
 - (B) No sign shall be located on any building, fence or other property belonging to another person without the consent of the owner, and as permitted under the provisions of this ordinance.
- 6-9.10. *Billboard signs.* Billboards shall be allowed only in nonresidential zones and only by variance issued by the Planning Commission. Permitted billboard signs not in use after six (6) months shall be in violation of the variance and removed at the property owner's expense.
- 6-9.11. *Nonresidential district sign standards.* Signs permitted and regulated in the nonresidential zoning districts:
- (A) C-1, C-2, M-1, M-2, GU, IMU, and MCU Districts.
 - (1) Pole signs in the C-1, C-2, M-1, M-2, GU, IMU, and MUC Districts shall meet the following criteria:
 - (a) Pole signs shall be limited to two (2) such signs per parcel. Pole signs shall not exceed a height of twenty (20) feet.
 - (b) Individual pole signs for parcels exceeding three (3) acres shall not exceed a sign area of one hundred fifty (150) square feet. The total square feet of pole signs shall not exceed two hundred twenty (220) [square feet].
 - (c) Pole signs for parcels less than three (3) acres, but equal to or greater than thirty thousand (30,000) square feet, shall not exceed a sign area of ninety (90) square feet. The total square feet of pole signs shall not exceed one hundred fifty (150) square feet.
 - (d) Pole signs for parcels less than thirty thousand (30,000) square feet in size shall not exceed a sign area of seventy (70) square feet. The total square feet of pole signs shall not exceed one hundred (100) square feet.
 - (2) Wall, awning, projecting and hanging signs in the C-1, C-2, M-1, M-2, GU, IMU, and MUC Districts shall meet the following criteria:
 - (a) Wall signs shall not project more than five (5) feet above the wall.
 - (b) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.

- (c) The maximum aggregate area of wall and awning signs shall not exceed three hundred (300) square feet or ten (10) percent of the aggregate area of the wall faces of the premises to which the sign relates, whichever is less.
 - (d) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
 - (e) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (f) The maximum wall sign height shall be ten (10) feet.
 - (g) Each building tenant shall be limited to one (1) wall or awning sign on each wall.
- (3) Monument and ground signs in the C-1, C-2, M-1, M-2, GU, IMU, and MUC Districts shall meet the following criteria:
- (a) Monument or ground sign area shall not exceed sixty (60) square feet and shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign.
 - (c) The maximum height for monument or ground signs in these districts shall not exceed twenty (20) feet.
- (B) CP, LC, OC, IN, and NMU Districts.
- (1) Pole signs in the CP, LC, OC, and NMU Districts shall meet the following criteria:
- (a) Individual pole signs shall not exceed a sign area of thirty-two (32) square feet. The total square feet of pole signs shall not exceed sixty-four (64) square feet.
 - (b) Pole signs shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) pole signs are permitted per parcel. The maximum height for pole signs in these districts shall not exceed twenty (20) feet.
- (2) Wall, awning, projecting and hanging signs in the CP, LC, OC, and NMU Districts shall meet the following criteria:
- (a) Wall signs shall not project more than five (5) feet above the wall.
 - (b) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.
 - (c) Wall and awning signs shall not exceed a sign area of one hundred (100) square feet or ten (10) percent of the wall face of the premises to which the sign relates; whichever is less, on each street-facing wall.
 - (d) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
 - (e) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (f) The maximum wall or awning sign height shall be six (6) feet.

- (g) Each building tenant shall be limited to one (1) wall or awning sign on each street-facing wall.
- (3) Monument and ground signs in the CP, LC, OC, and NMU Districts shall meet the following criteria:
- (a) Monument or ground sign area shall not exceed thirty-two (32) square feet and shall be limited to one (1) such sign per parcel per street frontage.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign.
 - (c) The maximum height for monument or ground signs in these districts shall not exceed fifteen (15) feet.
- (C) C-3 District.
- (1) Post and arm signs in the C-3 District shall meet the following criteria:
- (a) Each business shall be permitted to have one (1) post and arm sign per street frontage provided that there is no paved area, excluding sidewalks, between the building and the street. A maximum of two (2) post and arm signs are permitted per parcel.
 - (b) The maximum height for a post and arm sign shall be ten (10) feet.
 - (c) The maximum sign area for a post and arm sign shall be twelve (12) square feet.
 - (d) A post and arm sign erected under this section shall be in place of, not in addition to, a monument sign or ground sign.
 - (e) All post and arm signs shall display the numerical municipal address except those designed to be viewed from a street which is different from the street which the business is addressed.
- (2) Wall, awning, hanging and projecting signs in the C-3 District shall meet the following criteria:
- (a) Wall and awning signs shall not have an aggregate area exceeding one (1) square foot for each lineal foot of building or store frontage, whichever is less.
 - (b) Wall signs shall not project above the wall.
 - (c) Wall signs shall not project beyond the building face by more than twelve (12) inches.
 - (d) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of five (5) feet. No sign shall project into a vehicular use area.
 - (e) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (f) Wall signs in shopping centers shall be channel letter signs and shall not exceed eighteen (18) inches in height.
- (3) Monument and ground signs in the C-3 District shall meet the following criteria:
- (a) Monument or ground sign area shall not exceed thirty-two (32) square feet and shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted per parcel.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a post and arm sign.
 - (c) The maximum height for monument or ground signs in this district shall not exceed fifteen (15) feet.

- (d) Monument signs shall include a base with a landscaped planting area or planter box which is at minimum the length of the sign and the structural support and of sufficient width to allow for sustaining planted vegetation.
 - (e) All monument or ground signs shall display the numerical municipal address except those designed to be viewed from a street which is different from the street which the business is addressed.
- (4) All signs shall require a certificate of appropriateness issued by the administrator prior to erecting the sign. The administrator may exempt signs which are in compliance with established standards.

6-9.12. *Overlay district sign standards.* Signs permitted and regulated in the non-residential zoning districts. Whenever there is conflict between the signage permitted in an overlay district and the underlying zoning district, the more restrictive shall apply.

(A) PC, Parkway Corridor District.

- (1) Pole signs in the PC District shall meet the following criteria:
 - (a) Pole signs for parcels exceeding three (3) acres shall not exceed a sign area of one hundred (100) square feet. The total square feet of pole signs shall not exceed two hundred (200) square feet.
 - (b) Pole signs for parcels less than three (3) acres, but equal to or greater than thirty thousand (30,000) square feet shall not exceed a sign area of seventy (70) square feet. The total square feet of pole signs shall not exceed one hundred forty (140) square feet.
 - (c) Pole signs for parcels less than thirty thousand (30,000) square feet in size shall not exceed a sign area of fifty (50) square feet. The total square feet of pole signs shall not exceed one hundred (100) square feet.
 - (d) Pole signs shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) pole signs are permitted.
 - (e) The maximum height for pole signs in these districts shall not exceed twenty (20) feet.
 - (f) Single pole (monopole) pole signs are prohibited in this overlay district.
 - (g) No illuminated signs shall be located within seventy-five (75) feet of a residential district.
- (2) Wall, awning, projecting and hanging signs in the PC District shall meet the following criteria:
 - (a) Wall signs shall not project more than five (5) feet above the wall.
 - (b) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.
 - (c) The maximum aggregate area of wall and awning signs shall not exceed three hundred (300) square feet or ten (10) percent of the aggregate area of the wall faces of the premises to which the sign relates, whichever is less.
 - (d) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
 - (e) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (f) The maximum wall sign height shall be ten (10) feet.
 - (g) Each building tenant shall be limited to one (1) wall or awning sign on each wall.
- (3) Monument and ground signs in the PC District shall meet the following criteria:

- (a) Monument or ground signs shall not exceed sixty (60) square feet of total area and shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign.
 - (c) The maximum height for monument or ground signs in this district shall not exceed twenty (20) feet.
 - (d) No illuminated monument or ground sign shall be located within seventy-five (75) feet of a residential district.
- (B) NC, Neighborhood Commercial Corridor District.
- (1) Pole signs in the NC District shall meet the following criteria:
 - (a) Pole signs shall not exceed a sign area of thirty-two (32) square feet.
 - (b) Pole signs shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) pole signs are permitted.
 - (c) The maximum height for pole signs in these districts shall not exceed fifteen (15) feet.
 - (d) A single pole (monopole) pole sign is prohibited in this overlay district.
 - (e) No illuminated pole signs shall be located within seventy-five (75) feet of a residential district.
 - (2) Wall, awning, projecting and hanging signs in the NC District shall meet the following criteria:
 - (a) Wall signs shall not project more than five (5) feet above the wall.
 - (b) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.
 - (c) The maximum aggregate area of wall and awning signs shall not exceed thirty-two (32) [square feet] or ten (10) percent of the aggregate area of the wall faces of the premises to which the sign relates, whichever is less.
 - (d) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
 - (e) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (f) The maximum wall sign height shall be six (6) feet.
 - (g) Each building tenant shall be limited to one (1) wall or awning sign on each wall.
 - (3) Monument and ground signs in the NC District shall meet the following criteria:
 - (a) Monument or ground signs shall not exceed a sign area of thirty-two (32) square feet.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign.
 - (c) Monument or ground signs shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted.
 - (d) The maximum height for monument or ground signs in this district shall not exceed fifteen (15) feet.

- (e) No illuminated monument or ground signs shall be located within seventy-five (75) feet of a residential district.
- (C) DD, Downtown Development District/PMS, Main Street District.
- (1) Post and arm signs in the DD/PMS District shall meet the following criteria:
 - (a) Each business shall be permitted to have one (1) post and arm sign per street frontage provided that there is no paved area, excluding sidewalks, between the building and the street. A maximum of two (2) post and arm signs are permitted per parcel.
 - (b) The maximum height for a post and arm sign shall be ten (10) feet.
 - (c) The maximum sign area for a post and arm sign shall be twelve (12) square feet.
 - (d) A post and arm sign erected under this section shall be in place of, not in addition to, a monument or ground sign.
 - (e) All post and arm signs shall display the numerical municipal address except those designed to be viewed from a street which is different from the street which the business is addressed.
 - (2) Wall, awning, projecting and hanging signs in the DD/PMS District shall meet the following criteria:
 - (a) Wall signs shall not project above the wall.
 - (b) Wall signs shall not project beyond the building face by more than twelve (12) inches.
 - (c) Wall and awning signs shall not have an aggregate area exceeding one (1) square foot for each lineal foot of building or store frontage, whichever is less.
 - (d) Wall signs in shopping centers shall be channel letter signs and shall not exceed eighteen (18) inches in height.
 - (e) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of five (5) feet. No sign shall project into a vehicular use area.
 - (f) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
 - (3) Monument and ground signs in the DD District shall meet the following criteria:
 - (a) Monument or ground sign area shall not exceed thirty-two (32) square feet and shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted per parcel.
 - (b) A monument or ground sign erected under this section shall be in place of, not in addition to, a post and arm sign.
 - (c) The maximum height for monument or ground signs in these districts shall not exceed fifteen (15) feet.
 - (d) Monument signs shall include a base with a landscaped planting area or planter box which is at minimum the length of the sign and the structural support and of sufficient width to allow for sustaining planted vegetation.
 - (e) All monument or ground signs shall display the numerical municipal address except those designed to be viewed from a street which is different from the street which the business is addressed.

- (4) Character signs: One (1) character sign per business shall be permitted without permit. However, the Perry Main Street Design Committee shall review and approve all character signs before placement.
- (5) Memorial signs or tablets which include names of buildings and date of erection when cut into masonry, bronze or other such materials are exempted from permitting.
- (6) Real estate signs advertising the sale, rental or lease of the land or building upon which signs are located, provided there shall be no sign in excess of thirty-two (32) square feet and no more than one (1) such sign per frontage.
- (7) Prohibited signs in DD/PMS District.
 - (a) Electronic message boards/video boards except for LED price signs at gas stations provided they do not change more than one (1) time per hour.
 - (b) No signs containing reflective elements that sparkle in the sunlight or that contain luminous paint that glows in the dark shall be permitted.
 - (c) Off premise signs: Signs on a parcel which do not pertain to a business on that parcel.
 - (d) Neon tube signs.
- (8) All signs shall require a certificate of appropriateness issued by the administrator prior to erecting the sign. The administrator may exempt signs which are in compliance with established standards.

6-9.13. *Electronic message/video boards.* Electronic message/video board signs are only permitted in the locations described in this section and only after approval from the administrator. Whenever there is conflict between an overlay district and the underlying zoning district, the more restrictive shall apply.

- (A) Permitted zoning districts: Electronic message board/video board signs are permitted in the C-1, C-2, OC, IN, M-1, M-2, GU, IMU, and MUC districts
- (B) Permitted overlay districts: Electronic message board/video board signs are permitted in the AD, PC, IC, and NC overlay districts.
- (C) An electronic message/video board sign in which the electronic display area exceeds two (2) feet in height shall maintain a steady sign face without change for no less than ten (10) seconds. Transition time between displays shall be at least one (1) second.
- (D) The electronic message/video board sign is subject to same size and placement requirements of this section.

6-9.14. *Murals.* Murals shall require the approval and registration by the Public Arts Commission (PAC). In addition, the Perry Main Street Design Committee shall review and make a recommendation to the PAC for all murals located within the Downtown Development District. Murals that are not registered with the PAC shall be considered signs and are subject to the provisions of Perry Land Management Ordinance section 6-9, Signs.

The PAC may approve a new mural if it finds that the proposed mural is consistent with applicable city policies and ordinances, and that the mural would not be detrimental to the public health, safety, or welfare. Murals shall be subject to the following standards and review process:

- (A) Murals may be located on the sides of buildings or walls within any zoning district, except residential zoning districts.
- (B) Prior to painting or installation of a new mural, or the modification of an existing mural, an application must be submitted for the review and approval by the PAC. All applications for new or modified murals shall be referred to the PAC for review.
- (C) Approval of a mural shall occur only after public notice by posting a sign with the date and time of the PAC meeting. The PAC shall consider any public comments during their review of proposed murals.
- (D) The PAC shall apply the following design criteria in reviewing proposed murals:

- (1) The subject matter shall be of historical significance regarding the growth and development of the City of Perry and its surrounding region. The mural may also contain other subject matter deemed by the PAC to be significant and of high quality.
- (2) Paints and other materials used for murals shall be appropriate for outdoor use and artistic rendition, and shall be permanent and long-lasting. Super bright or fluorescent colors shall not be used.
- (3) Murals shall be designed and painted by professional mural artists who possess demonstrated knowledge and expertise in the design, materials, and execution of murals.
- (4) To the extent feasible, the mural shall be vandal and graffiti resistant.
- (5) To the extent possible, trompe l'oeil shall be the method of choice for mural creation.

6-9.15. *Construction standards.*

- (A) All signs for which a permit is required under this ordinance shall be constructed and maintained in accordance with the provisions of the ordinance and of the city building codes.
- (B) All signs, together with all supporting structures, shall be well maintained and kept in a good state of repair. Without limiting the foregoing, the following maintenance shall be required for all signs and supporting structures.
 - (1) They shall be kept free from rust, dirt and chipped, cracked or peeling paint.
 - (2) Hanging, dangling, torn or frayed parts shall be repaired.
 - (3) Burned-out bulbs shall be replaced.
 - (4) Graffiti and unauthorized stickers shall be removed.
- (C) Any sign or sign structure now or hereafter existing which is abandoned or no longer advertises a bona fide business or a product sold shall be taken down and removed by the owner, agent, or person having beneficial use of the building, structure, or land upon which such sign shall be found, within thirty (30) days after a written notification shall be made by a Code Enforcement Officer. Failure to remove such sign on notification shall be a violation of this ordinance. A sign shall be deemed to have been abandoned if it is located on a property which becomes vacant and unoccupied for a period of three (3) months or more or if it pertains to a time, event or purpose which no longer applies. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more.

6-9.16. *Illumination.* Illumination for signs shall not cast light on adjoining property or shine in such a manner as to cause traffic interference. Illumination shall be constant and shall not change, flash, scroll or simulate movement.

Sec. 6-10. Site development and related infrastructure.

6-10.1. General design requirements.

- (A) *Suitability of land.* Land subject to flooding, improper drainage, or erosion, or which is for topographical, geological or other reasons unsuitable for residential use shall not be platted for residential use or for other uses that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected.
- (B) *Name of subdivision.* The name of the subdivision must have the approval of the Commission. The name shall not duplicate nor closely approximate the name of any existing subdivision.
- (C) *Access.* Access to every subdivision shall be provided over a public street.
- (D) *Conformance to adopted major thoroughfare plans.* All streets and other features of the Major Thoroughfare Plan of the City of Perry shall be platted by the subdivider in the location and to the dimension indicated on the Major Thoroughfare Plan adopted by the Commission and/or Council.

(E) *Through traffic.* Minor streets shall be so laid out that their use by through traffic will be discouraged.

6-10.2. General requirements for streets and other rights-of-way.

(A) *Continuation of existing streets.* Existing streets shall be continued at the same or greater width, but in no case less than the required width.

(B) *Connections with future subdivisions.* Streets shall be reserved at strategic locations to provide for future access to adjoining properties which may be subdivided in the future. Each street connection shall intersect property lines at a ninety-degree angle.

(C) *Street names.* Street names shall require the approval of the Commission. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing streets. Names of new streets shall not duplicate or closely approximate those existing streets.

(D) *Street jogs.* Street jogs with centerline offsets less than one hundred twenty-five (125) feet shall not be permitted.

(E) *Cul-de-sacs.* Cul-de-sacs, or dead-end streets, shall be provided at the closed end with a turnaround meeting the specifications of Sec. 6-10.10, roadway surfacing and paving.

(F) *Development along major street, limited-access highway or railroad right-of-way.* Where a subdivision abuts or contains an expressway, freeway, arterial or collector street, or a railroad right-of-way, the Commission may require a street approximately parallel to and on each side of such right-of-way either as a marginal access street, or at a distance suitable for an appropriate use of intervening land, with a non-access reservation suitably planned. Due regard should be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to expressways, freeways, or arterial streets, but only to an accessible street in which case the Commission may require double frontage lots.

(G) *Half streets.* Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided, the other half of the street shall be platted within such tract.

(H) *Alleys.* The requirements for providing alleys within a subdivision are as follows:

(1) Alleys shall be provided in multifamily commercial, and industrial districts, except where other definite and assured provision is made for service access such as off-street parking, loading and unloading consistent with and adequate for the uses proposed.

(2) Alleys shall not be provided in one- and two-family residential developments unless the subdivider provides evidence satisfactory to the Commission of the need for alleys.

(3) Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall provide sufficient radius to permit safe vehicular movements.

(4) Dead-end alleys shall be avoided where possible but if unavoidable, shall be provided with adequate turnaround facilities at the dead-end, as determined by the Commission.

(I) *Reserve strips and easements.*

(1) Reserve strips controlling the access to streets shall be prohibited except where this control is definitely placed in the hands of the Council under conditions approved by the Commission. The Commission may require access to expressways, freeways, arterial and collector streets by requiring all lots to face and have access to only minor streets.

(2) Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided, as is necessary for utility lines and underground mains and cables. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a stormwater or drainage right-of-way of adequate width. Parallel streets may be required by the Commission therewith.

6-10.3. *Rights-of-way width requirements.* The minimum street right-of-way widths shall be as stated in Table 6-10-1, Minimum rights-of-way widths. The Commission may require a larger right-of-way than those listed.

Street Classification	Minimum width in feet
Freeways and Expressways	150
Arterial Streets	100
Collector Streets	80
Minor Commercial and Industrial Streets	60
Minor Residential Streets	60
Dead-End Streets (Cul-de-Sacs)	50 (120 for turn-around bulb)
Marginal Access Streets	50
Alleys	20

6-10.4. Street design requirements.

- (A) *Street intersections.* Street intersections shall be as nearly at right angles as possible with no street intersection being at any angle of less than seventy-five (75) degrees.
- (B) *Right-of way radius.* The streets right-of-way radius at street intersections shall be at least twenty (20) feet. Where the angle of street intersection is less than ninety (90) degrees, the Commission may require a longer radius.
- (C) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional rights-of-way if needed to meet the minimum right-of-way width requirements set forth in Section 6-10.3.
 - (1) The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing streets.
 - (2) When the subdivision is located on only one (1) side of an existing street, one-half (½) of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

6-10.5. Design standards for block and lots.

- (A) *Design lengths and widths.* Block length and widths shall be determined based on the following requirements:
 - (1) Blocks shall not be greater than two thousand two hundred (2,200) feet nor less than four hundred (400) feet in length.
 - (2) Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting a major street, limited-access highways or railroads or where other situations make this requirement impractical in which case the Commission may approve a single tier of lots of minimum depth.
 - (3) Blocks shall have pedestrian walkways not less than ten (10) feet wide, where deemed essential, to provide circulation, or access to schools, playgrounds, shopping centers, transportation and other community facilities.
- (B) *Lot sizes.* Lot dimensions shall conform to the requirements set forth in the zoning districts in which the land to be subdivided is located. Residential corner lots shall have adequate width to permit appropriate building setback from and orientation to both abutting streets.
- (C) *Building lines.* A building line meeting the front and side yard setback requirements of the zoning district in which the subdivision is located shall be established on all lots.
- (D) *Lots abutting public streets.* Each lot shall abut a dedicated public street.
- (E) *Double frontage lots.* Double frontage lots should be avoided except where essential to provide separations of residential development from traffic arterials or to overcome specific disadvantage of

topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery of other disadvantage use.

6-10.6. Monuments. Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following:

- (A) *Right-of-way monuments.* A concrete marker imbedded at least two (2) feet into the ground shall be required at the intersection of the centerline of all street rights-of-way. Such concrete markers shall be at least four (4) inches in diameter. The top surface of such concrete marker shall be level with the surface of the street.
- (B) *Property line monument.* An iron pin or concrete marker at least two (2) feet into the ground shall be required at each lot corner and each point where the property line changes direction. Such an iron pin shall be at least three-quarters inch in diameter. The top surface of such iron pin shall be approximately level with the ground surface. Such concrete marker shall be at least four (4) inches in diameter. The top surface of such iron pin shall be approximately level with the ground surface.

6-10.6. Special classification of streets for construction. All streets shall be classified for construction purposes only as follows:

- (A) *Standard street.* A standard street shall be paved, curbed and guttered in accordance with the specifications required herein, and shall be required in all zoning districts. Right-of-way width requirements shall be in accordance with Section 6-8.3.

6-10.7. Additional street design requirements.

- (A) *Grades, horizontal curves, tangents, and sight distances.* The following street design requirements shall be adhered to in addition to other requirements stated herein:

Table 6-10-2: Grades, horizontal curves, tangents, and sight distances			
	Expressways, Freeways, Arterial streets	Collector Streets	Other Streets
Maximum street grades	6%	8%	12%
Minimum radii of centerline curvature	800'	500'	100'
Minimum length of tangent between reverse curves	300'	200'	100'
Minimum stopping sight distance	350'	240'	200'

- (B) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to fifteen (15) times the algebraic difference in percent of grades for expressways, freeways, arterial and collector streets, and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontally and one (1) inch equals twenty (20) feet vertically may be required by the Commission.

6-10.8. Traffic control devices.

- (A) *Installation.* All required street name signs, traffic control signs and other traffic control devices in new development shall be installed by the developer at the developer's own expense.
- (B) *Design and placement.* The design and placement of all street name signs, traffic control signs and other traffic control devices shall meet the requirements of the Manual on Uniform Traffic Control Devices as adopted by the Georgia Department of Transportation and revisions thereto.
- (C) *Other signage.* All other signage within the street right-of-way shall be the responsibility of the developer and/or the homeowner's association and for the perpetual maintenance of these devices. The signage shall provide "break-away" features and/or other appropriate safety measures prior to installation. The number, type and location of all other signage shall be approved by the public works department prior to installation.

6-10.9. Basic construction requirements for all streets.

- (A) *Grading.* All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks, where required or if installed in the future, can be constructed on the same level plane. The preparation of the right-of-way before grading is started and the construction of cuts and fills shall be accomplished in accordance with the requirements herein and other specifications of the Council.
- (B) *Storm drainage.* An adequate drainage system based on at least the ten-year rainfall frequency including necessary curb, pipes, culverts, headwalls, and ditches shall be provided for the proper drainage of all surface water.
- (C) *Installation of utilities.* After grading is completed and approved and before any base is applied all of the underground utilities—water main, sewer mains, gas mains, or any other underground utilities, and all service connections related thereto—shall be installed completely and proved throughout the length of the street and across the flat section. Service connections for sanitary sewer and water shall be extended to the right-of-way lines.
- (D) *Slopes and shoulder improvements.* The minimum ratio for all fill or cut slopes shall be two (2) to one (1) and the minimum width for all shoulders from back edge of the curb, if installed, shall be eight (8) feet. All shoulders shall slope one-half inch to the foot. When all construction is completed, all slopes and shoulders shall be cleared of all rubbish and shall have a stand of grass to prevent undue erosion, either by sprigging or seeding.

6-10.10. Roadway surfacing and paving. For standard streets, the following minimum requirements shall be adhered to for the surfacing and paving of said streets:

- (A) *Pavement base.* The pavement bases, not including the surface courses, shall be one (1) of the following types and shall be of the following minimum thickness as designated for each street.

Table 6-10-3: Minimum pavement base			
	Expressways, Freeways, Arterial Streets	Collector Streets	Other Streets
Graded Aggregate Base	8"	7"	6"
Soil Bituminous Stabilized Base	8"	7"	6"
Soil Bound Macadam Base	8"	7"	6"
Soil Cement Base	8"	7"	6"
Sand-Clay Base	8"	8"	8"

- (B) *Thickness of pavement.* The pavement shall be one (1) of the following types and shall be designated for each street classification.

Table 6-10.4: Minimum pavement requirements			
	Expressways, Freeways, Arterial Streets	Collector Streets	Other Streets
Portland Cement Surface	8"	6"	6"
Asphaltic Concrete Surface	3½"***	2¾"***	2"
*The 2¾ inches consists of a 1½-inch Binder and a 1½-inch surface.			
**The 3½ inches consists of a 2-inch Binder and a 1½-inch surface.			

- (C) *Minimum pavement width.* All minor residential streets shall have a minimum pavement width of twenty-seven (27) feet from back of curb to back of curb. All other street width requirements shall be determined by the Commission and the Council as required. For cul-de-sacs and other dead end streets, a turnaround meeting the standards in *Appendix D* of the *International Fire Code*, as adopted in the Georgia State Minimum Fire Safety Standards, shall be provided at the closed end of the street.

- (D) *Pavement breaks for utility connections.* When it is necessary for a subdivider, or any utility company, to break existing pavements for the installation of utilities, for drainage facilities, or for any other purposes, the subdivider, or utility company shall be financially responsible for the repair of the pavement. The pavement shall be in accordance with the specifications required herein for construction of streets.
- (E) *Curbs and gutters.* Either a six (6) inch standing curb and gutter or a four (4) inch roll-over concrete curb and gutter with a minimum over-all width of twenty-four (24) inches shall be constructed on all standard streets. Cement concrete valley gutter shall be permitted across minor residential streets at street intersections only when no storm sewers are available as determined by the Zoning Enforcement Officer. Valley gutters shall be at least six (6) feet in width. Whenever driveway openings are provided for lots abutting the street, the driveway shall be six (6) inches thick and a minimum of ten (10) feet in width at the sidewalk or at the street right-of-way line. The driveway shall have a minimum three (3) foot radius at the curb line.
- (F) *Temporary turnarounds.* Temporary turnarounds shall be required at the discretion of the Commission. Said turnarounds shall consist of one and one-half (1½) inches of asphalt with a pavement base as described in SUBSECTION. 6-10-10(A). In lieu of a paved temporary turnaround, the Commission may permit an unpaved temporary turnaround, provided that the temporary unpaved turnaround shall require an appropriate letter of credit, in an amount determined by the Public Works Department, for a duration of two (2) years approved prior to final plat approval. Unpaved temporary turnarounds shall meet all other construction and size requirements, with the exception of the paving and curbs. A temporary unpaved turnaround shall have positive drainage to prevent undermining of the turnaround or the new road associated with it. If there are recurring maintenance problems with the unpaved temporary turnaround the letter of credit shall be deemed forfeited and the financial institution will be required to immediately pay all amount due to the City.
- (G) *Quality control and testing requirements.* It will be the responsibility of the developer or his authorized representative to insure that all tests required are made. The cost of all testing and quality control will be performed at the expense of the developer by qualified testing laboratories approved by the Commission. In all test reports, thickness of base and asphaltic concrete will be shown.

Type of Test to be Performed	Minimum Number of Tests to be Performed	Testing Standards
Sub-grade Compaction (density in place)	One (1) per 500 L.F. of roadway	95% Max. Density ATSM-1557 Field Tests ASTM D-1556 F-2922 & D-2167
Base Compaction	One (1) per 500 L.F. of roadway	100% Max. Density ATSM-1557 Field Test-ASTM D-1556, D-2922 & D-2167
Asphaltic Concrete (density in place)	One (1) per 1,000 L.F. of Roadway	92% Laboratory Density
Asphaltic Concrete (thickness in cores)	Intervals not to exceed 500 L.F.	Deficient in Thickness not more than ½"

6-10.11. Installation of utilities.

- (A) *Water.* Water mains for both domestic use and fire protection shall be properly sized by the city and connected with the public system. The lines shall be constructed in such a manner as to adequately serve the subdivision. The lines shall be sized and installed in conformance with Water Specifications for the City of Perry. The governing body may participate in sharing the costs of construction and installation of water system for any difference in the cost to lay oversized pipe and outfall systems which are needed in excess of the required water facilities needed to exclusively serve the new subdivision as determined by Mayor and Council.
- (B) *Sewer.* A publicly connected sanitary sewer system shall be installed and the subdivider shall incur the cost for the installation of all sewer systems which are required to serve the new subdivision including the cost of installing and tying in with the existing sewer system. The governing body may

participate in sharing the cost of construction and installation of sewer systems for any difference in the cost of oversized pipe and outfall systems which are needed in excess of the required sewer facilities needed to exclusively serve the new subdivision as determined by Mayor and Council. All sewer facilities shall be installed in accordance with the standards of the Department of Human Resources of the State of Georgia and with the Sewer Specifications for the City of Perry.

- (C) *Gas.* When gas mains are connected with the gas distribution system of the City of Perry, the lines shall be installed in such a manner as to serve adequately all lots shown on the subdivision plats. The gas line shall be constructed in conformance with the gas specifications for the City of Perry.
- (D) *Underground electrical system.* If the subdivider installs an underground electrical system, he shall provide the Building Inspector with detailed plans showing the exact location of the lines.
 - (1) *Overhead street lighting.* In cases where an underground electrical system has been installed, the subdivider shall provide terminal facilities and lighting fixtures for street lighting. This fixture shall be placed on the street pavement and in a location so as not to hinder the flow of traffic.
 - (2) *Cost of overhead street lighting.* In cases of underground electrical systems, the subdivider shall assume the entire cost for installation of terminal street lighting fixtures.

6-10.12. Sidewalks.

- (A) *Sidewalk Dimensions.* Unless otherwise specified, all sidewalks shall be four [inches] (4") thick with a minimum width of five (5) feet. All sidewalks shall slope one-fourth ($\frac{1}{4}$) inch to the foot toward the curb. A thirty (30) inch grass planting strip shall be provided between the back of the planting curb and the sidewalk. The thirty (30) inch grass planting strip between the back of the curb and the sidewalk shall not be required on streets designated as Alternate Transportation Routes.

6-10.13. Fire hydrant systems. In addition to pertinent provisions of other fire protection codes adopted by the City of Perry, fire hydrant systems shall comply with the following:

- (A) *Access to structures.* Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than four hundred (400) feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

- (1) For Group R-3 and Group U occupancies, the distance requirement shall be six hundred (600) feet.
 - (2) For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2 of the International Fire Code, the distance requirement shall be six hundred (600) feet.
- (B) The travel distance between one hydrant and the next hydrant along a street shall be no greater than five hundred (500) feet in residential developments and no greater than three hundred (300) feet in commercial developments. Hydrants shall be located prior to the entrance of a cul-de-sac and not within a cul-de-sac.

Sec. 6-11. Private Development Standards.

6-11.1. *Definitions.* When used in this section, the following words and phrases shall have the meaning given. The words not defined below shall have the meaning given in Section 1-13.

- (A) *Common Area* —Any area or space designed for joint use of tenants occupying the private development.
- (B) *Density* —The number of dwellings per gross acre.

- (C) *Driveway*—A private way used by vehicles and pedestrians on a private development or for common access to a group of lots or common facilities.
- (D) *Governing Authority*—The Mayor and Council of the City of Perry, Georgia.
- (E) *Management*—The person who owns or has charge, care or control of the private development.
- (F) *Occupied Area*—That area of an individual lot which has been covered by a dwelling and its accessory structures.
- (G) *Private Development*—Any development in which the infrastructure (water and sewer mains, streets, driveways, etc.) is not owned by the City of Perry. Private development shall include, but is not limited to, apartment complexes, manufactured home parks, private retirement communities, and condominiums.
- (H) *Service Building*—A structure housing sanitary, operational, office, recreational, maintenance and other facilities build to conform to required standards.
- (I) *Sewer Connection*—Pipes, fittings and appurtenances from the drain outlet of the structure to the inlet of the corresponding sewer riser pipe of the sewer system serving the private development.
- (J) *Travel Trailer Park*—An area where one (1) or more travel trailers can be parked, designed or intended to be used as temporary living quarters for one (1) or more families and intended primarily for automobile transients, whether or not a charge is made for such accommodation.
- (K) *Water Connection*—Pipes, Fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the structure.

6-11.2. *Private Development.* The purpose of this section is to promote the health, safety, morals and general welfare of the inhabitants of Perry, Georgia, by regulating the occupancy and maintenance of manufactured home parks, travel trailer parks, apartments, Planned Unit Developments (PUD) and all other developments with privately maintained infrastructure. New private developments shall conform to the Technical Standards in this Section.

(A) Roadways, Driveways and Off-Street Parking.

- (1) *Pavement.* Roadways within the private development shall be constructed in accordance with City of Perry standards.
- (2) *Width.* Roadway pavement shall be of adequate width to serve the traffic of the private development and in any case shall meet the following minimum requirements:
 - (a) Two Way Streets—Twenty-three (23) feet
 - (b) One Way Streets—Twelve (12) feet
 - (c) Cul-de-sac—Turn-around to meet the specifications set out in Sec. 6-10.10, roadway surfacing and paving.
- (3) *Minimum maintenance standards.* Roadways shall be maintained free of ruts, holes, and standing water.
- (4) *Inspections.* All streets and driveways within private developments shall be subject to review and inspection by the City of Perry.
- (5) *Access.* All private developments shall be provided with safe and convenient vehicular access from abutting public streets or roads or highways. Said access shall be provided by streets, driveways or other means. Alignment and gradient shall be properly adapted to topography.
- (6) *Driveways.* Paved driveways shall be provided where necessary for convenient access to the private development. The minimum width shall be ten (10) feet.

(7) *Off-Street Parking.* Off-street parking areas shall be provided in all private developments for the use of occupants and guests. All requirements found in Sec.6-1 shall apply.

- (B) All private developments shall comply with the landscaping requirements in Sec. 6-3.
- (C) All private developments shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will sufficient levels of illumination for the safe movement of pedestrians and vehicles at night.
- (D) The ground surface in all parts of every private development shall be graded and equipped to drain all surface water in a safe, efficient manner in order to eliminate water pockets, low areas or bogs.
- (E) Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screening, or other landscaping material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust and/or mud.
- (F) An accessible, adequate, safe and potable supply of water shall be provided in each private development. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the Georgia Department of Public Health in accordance with rules and regulations for water supply quality control.

The water supply system of the private development shall be constructed and connected in accordance with the plumbing code of Perry, Georgia. Each dwelling or, in the case of two- and multi-family dwellings and commercial uses, each building, shall be provided with a water connection. Such connection shall be in accordance with the provisions of the plumbing code of Perry, Georgia.

- (G) An adequate and safe sewerage system shall be provided in all private development for conveying and disposing of all sewage. Each dwelling or, in the case of two- and multi-family dwellings and commercial uses, each building shall be provided with a sewer connection. Such system and connection shall be designed, constructed and maintained in accordance with the provisions of the plumbing code of Perry, Georgia.

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