

**AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND ORDINANCE 2015-06-049 IN ORDER TO MODIFY TOWN CENTER STANDARDS TABLE ‘B’ PERTAINING TO BUILDING AESTHETICS; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS,** the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS,** pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

**WHEREAS,** the Mayor and Council desire to amend an adopted ordinance;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia as follows:

**Section 1:** The City of Peachtree Corners Town Center Standards Table ‘B’; shall be amended by adding (underlined words) and deleting (~~struck through words~~) as follows:

**Town Center Standards  
 Table ‘B’  
 Development Regulations**

Regulation	Residential Development	Commercial Development
Height	Townhouse – 50 ft. max. Condominium – 70 ft. max.	retail/office bldg. – 20 ft. min./70 ft. max. restaurant, theater – 40 ft. max. hotel – 70 ft. max.
Stories	Townhouse- 4-stories max. Condominium – 5-stories max.	retail/ office bldg.. – 2- stories (or 2 stories in appearance) min. / 4-stories max. free-standing restaurant, theater – 2 stories max. hotel – 5-stories max.
Unit size	Townhouse – 2000 sq. ft. min. Condominium – 1000 sq. ft. min.	
Setback: Front	Townhouse- 10 ft. min. next to ext. rd. 5 ft. min. next to int. rd. Condominium- 20 ft. (ext. rd.) 10 ft. (int. rd.)	retail/office- 20 ft. (ext. rd.); 0 ft. (int. rd.) restaurant – 20 ft. (ext. rd.); 0ft. (int. rd.) hotel – 20 ft. (ext. rd.); 0 ft. (int. rd.) theater – 20 ft. (ext. rd.); 0 ft. (int. rd.)
Side	Townhouse – 5 ft. min. on non-attached side 10 ft. min. between Buildings Condominium – 10 ft. min.	outparcels - 20 ft. from property line all others – 10 ft. between buildings
Rear	All development – 10 ft. min.	
Lot Width	Townhouse- 22 ft. min.	outparcels – 75 ft. min.
Building Facing	All buildings located along an external road must face, or appear to face, that road.	

Building / design, awnings, and aesthetic features	Traditional European inspired style similar in appearance to the Forum and as approved by the Planning Commission City Manager or his designee. (Decision may be appealed to City Council or their designee).
Walls	Primarily brick or stone with stucco accents (and glass store fronts in commercial bldgs.)
Roof: Color	earth tones medium shades of browns and greys (charcoal, dark gray, black prohibited)
Materials	Slate, tile or architectural shingles with a slate or tile appearance. Commercial roofs must incorporate breaks and change in material or color at least every 40 ft.
Pitch	Townhouse- min. 4:12 Condominium and Office/retail buildings to match roof pitch at the Forum.
Signage	Sign package (incl. materials, sizes, colors, font types, location, number) to be approved by Planning Commission
Landscaping	10 ft. wide strip along parking lots and external roadways. Street trees along internal and external streets and parking lot islands as per Overlay Standards (Zoning Code Sec. 1315). Commercial and condominium buildings shall incorporate live plant material growing immediately in front of or directly on the building.
Lighting / street furnishings	per Zoning Code regulations and subject to Planning Commission approval.
Parking	per Zoning Code regulations
Screening	per Zoning Code regulations

Section 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED AND EFFECTIVE, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

ATTEST:

APPROVED:

  
 \_\_\_\_\_ (SEAL)  
 Kym Chereck, City Clerk

  
 \_\_\_\_\_  
 Mike Mason, Mayor

