

## Chapter 25—Planned Development Districts

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### **§25.010 General Purpose and Description**

The Planned Development (PD) district is a residual district which shall no longer allow new designation through rezoning. The primary purpose of this chapter is to administer to the completion of already approved PD projects. It is the specific purpose and intent of the Planned Development district:

1. To provide for the planned, orderly, and efficient improvement of large, unique or strategically situated landholdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist, from damage which might occur from development permitted by conventional zoning and subdivision regulations. Such features may include but not necessarily be limited to steep slopes, soils, streams and other water bodies, woodlands and pasturelands, wetlands, watershed lands, flood plains, historic structures or sites, cultural features, and scenic views.
2. To encourage protected open space to be accumulated into larger contiguous open space tracts.
3. To allow for a more efficient and imaginative development of a specific property.
4. To permit property to be used in a manner not sanctioned by the existing district regulations in harmony with and without detriment to neighboring properties.
5. To provide a review process by the Planning Commission which will allow them an opportunity to evaluate whether the proposed development will be in harmony with the character of the neighborhood in which the development is located.
6. To encourage the best possible site plans and building arrangements under a unified plan of development rather than under lot-by-lot regulation. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale, and other public benefits.
7. To encourage better land utilization, economy in the provision of roads and utilities, and flexibility in design.
8. To encourage ingenuity and resourcefulness in project and site planning and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.

9. To provide for a mixture of housing types such as detached single-family homes, two-family homes, townhouses, apartments, zero lot line homes, etc. in order to be responsive to changing market demands and conditions and to the introduction of innovative designs while assuring adequate privacy, light and air, interior space, freedom from noise and traffic, and access to open space and recreation.
10. Encourage the mixing of uses as appropriate including housing, neighborhood commercial, office, cultural, institutional, and other compatible uses.
11. For mixed-use developments with a residential component, to provide for a variety of housing types such as detached single-family houses, two-family homes, townhouses, apartments, zero lot line development, etc.
12. Discourage clearly incompatible land uses and prevent conflicts where such uses cannot be physically separated by the use of buffer strips and open space, gradations in the intensity of use, control of traffic patterns (through the arrangement of streets), the arrangement of uses in relation to topography, and other means.
13. To facilitate more affordable and efficient housing by providing possibilities for cost savings in infrastructure, installation costs, and energy costs through clustering of dwellings and other structures and other means.
14. To provide a linkage to any public or private transit system within and adjacent to the development by effective organization of uses and the orientation of pedestrian and vehicular facilities.
15. To encourage pedestrian circulation within and adjacent to the PD development.
16. Provide long range stability in the planning of public facilities and services for the area through the use of a master plan specifying the arrangement and scheduling of the various land use components and project phases.
17. Zoning district and use requirements are set forth in Chapter 21 of this ordinance, Table. 21.04.

**§25.020 Types of Planned Unit Developments**

The following types of planned unit developments are authorized by this Ordinance:

- PDR Planned Residential Development District
- PDC Planned Commercial Development District
- PDO Planned Office and Institutional District
- PDI Planned Industrial Development District

**§25.030 Location and Siting of Planned Development Districts**

No new Planned Development districts shall be created. PD is residual district designation whereby lands already zoned PD may carry out their approved development plan or modify their project based on the provisions of this Chapter.

**§25.040 Designing a Planned Development District**

A Planned Development project consists of four (4) separate components:

1. Sketch Plan—General concept designed to elicit preliminary feedback from staff and Planning Commission.

2. Project Plan—The overall concept plan for the development locking in land uses, circulation, and other elements.
3. Phase Plan—Preliminary plat for individual phase or pod of the development
4. Site Plan—Site plan review of individual lot or parcel within a phase or pod.

More detailed descriptions of these components can be found in §25.110, "Application Procedures and Requirements" of this Chapter. Please note that Table 25.01 contains dimensional and bulk standards for PD developments. Setback standards specifically may be modified to allow creative development to occur provided that a request for such modifications be approved by the Planning Commission at the Phase Plan stage. However, no such modification may result in a setback of less than four (4) feet on a side yard or ten (10) feet in a rear yard.

**§25.050 Planned Developments Approved Prior to the Date of Adoption of This Chapter**

Requirements for planned developments have been significantly modified from earlier versions and therefore some transitional rules and privileges will be necessary. Any PD district without an approved project plan will be required to adhere to all of the requirements of this chapter. For PD developments with an approved project plan or approved project plan and phase plan, the following shall govern:

1. Approved Project Plan

Planned developments having received approval for a project plan or concept plan applicable to the entire planned development project area, the layout and related elements permitted as a part of receiving approval shall be Grandfathered. If land use was approved, the land uses proposed shall be permitted to be developed. If circulation routes were approved, these circulation routes shall remain and be developed as approved except that a revised project plan may require a modification to circulation patterns. The GDOT may also require modifications to circulation patterns and other transportation elements of the plan. If specific density of land use elements was approved, these densities may be developed as approved. If the project plan contains no specific reference to land use, circulation, or density, a revised project plan will be required to consider those elements not approved as a part of the original plan. Project plan revisions must be recommended by the Planning Commission and approved by the City Council if:

- a. The proposed use of any phase or land use area is to be changed to another use.
- b. Any phase or land use area is to be reduced or enlarged by more than ten percent (10%).
- c. Any proposed additions or deletions to the land area of the PD development. PD projects may only be enlarged to further a public purpose such as to make transportation or circulation improvements, to increase public open space, to provide additional buffering between incompatible uses, to better connect to the urban fabric outside of the PD project area, or other purpose as deemed such a purpose by the City Council after a recommendation from the Planning Commission. In no case shall any existing PD be enlarged more than ten percent (10%) maximum beyond the area existing at the time of adoption of this ordinance.
- d. Vehicular or pedestrian circulation routes are to be rerouted, added to or deleted from, or modified as to the design of the facility.

2. Project plan revisions must only be approved by the Planning Commission if:
  - a. Any phase or land use area is to be reduced or enlarged by ten percent (10%) or less.
  - b. Any proposed changes to the open space, or other required elements of the project.

Staff may administratively approve changes to the following elements provided that such change is consistent with the provisions of this Section:

- c. Proposed changes to landscaping elements (will require the submittal of a revised landscape plan).
  - d. Proposed changes to sign package.
3. Approved Phase Plan or Preliminary Plat

If, in addition to a project or concept plan, a plan for a specific phase of an approved planned development has also been approved, the specifications of the plan approved by the Planning Commission shall be allowed.

4. Revised Project or Phase Plans

Major revisions or amendments to project or phase plans shall subject the plans to review based on the complete provisions of this Chapter. Revisions resulting in changes to the land uses or layout of previously approved plans shall include elements such as open space or other requirements of this chapter that prior versions of the Planned Development district may not have required. Additions to previously approved phase plans will require approval of the phase that land area is to be added to plus the phase that land area will be removed from. Such additions will require adherence to current regulations including the provision of open space.

## **§25.060 PDR, Planned Residential Development District**

1. General Purpose and Description

The PDR Planned Residential Development zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, community, and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district.

2. Location of PDR Districts

PDR districts may be located where sufficient land and infrastructure exists or is planned for which will allow for a development that meets the standards and requirements of this section.

3. Dimensional Requirements

Refer to Table 25.01 for general dimensional requirements.

**§25.070 PDC, Planned Commercial Development District**

1. General Purpose and Description

The PDC Planned Commercial Development zoning district provides for primarily commercial development in a manner encouraging innovation in design and layout. The principal uses of land in this district are commercial with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.

2. Location of PDC Districts

Planned Commercial Development districts must be located adjacent to a major arterial roadway and be centrally located to serve a wide area of the community. Since innovative site planning is a component of this district, the City may be flexible regarding the permitted location of this district type.

3. Dimensional Requirements

Refer to Table 25.01 for general dimensional requirements.

**§25.080 PDO, Planned Office and Institutional District**

1. General Purpose and Description

The PDO Planned Office and Institutional zoning district provides for primarily office development in a manner encouraging innovation in design and layout. The principal uses of land in this district are office with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.

2. Location of PDO Districts

PDO districts are most suitably located on arterial or non-residential collector streets between uses of higher and lower intensity or in areas where other office uses are located. PDO districts can serve as an effective transitional area between a more intensive use such as commercial or light industrial and residential uses. PDO districts should not be located at major street intersections but are more suitably sited in mid-block areas or interior areas of sites.

3. Dimensional Requirements

Refer to Table 25.01 for general dimensional requirements.

**§25.090 PDI, Planned Industrial District**

1. General Purpose and Description

The PDI Planned Industrial Development zoning district provides for primarily industrial development in a manner encouraging innovation in design and layout. The principal uses of land in this district are commercial with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.

2. Location of PDI Districts

PDI districts may only be located on an arterial or non-residential collector street. PDI districts should not be located at major street intersections but are more suitably sited in mid-block areas or interior areas of sites.

3. Other Requirements

No building, structure, or land shall be used except for one or more of the following:

- a. Manufacturing, processing assembly, packaging, repair, or servicing of any commodity or product; provided that all such uses are conducted entirely within closed buildings or are at least 100 feet from any property not in the PDI zone; or are screened from any such property by an intervening closed building.
- b. Warehousing, wholesaling, or storage of any product; provided that all such uses are conducted entirely within closed buildings or are at least one hundred (100) feet from any property not in the PDI zone; or are screened from any such property by an intervening closed building.

4. Dimensional Requirements

Refer to Table 25.01 for general dimensional requirements.

**§25.100 Planned Development Standards and Requirements**

All Planned Developments, in addition to meeting the intent of this Section, detailed in chapter 25, §25.010 of this Ordinance, shall meet the following standards and such other requirements as are set forth with respect to each of the four (4) permitted types of Planned Developments.

1. General Standards and Requirements

- a. Preservation of Features—The development shall be compatible with the existing topography of the land and shall preserve any unusual topographic or natural features. Requests to waive this standard must be accompanied by a report indicating that the proposed development is a significant community need that transcends the need to preserve the topography and/or feature(s).
- b. Design Focus—The development shall utilize design and development features that would not be possible by the application of lot-by-lot zoning district regulations. It must be shown that conventional development regulations would not allow the design of the proposed project and that the project as proposed offers features that are an improvement to conventional zoning from a community or public perspective.
- c. Land Disturbance—No alteration or disturbance of land in a Planned Development district or the natural or cultural resources thereon shall be permitted until the Project Plan has received approval from the Planning Commission. Any subsequent land disturbance must be consistent with the approval granted by the Planning Commission.
- d. Subdivision Regulations—Land within a Planned Development shall be treated in its entirety as a subdivision and thus subject to the provisions of the City of Newnan Subdivision Regulations, except as follows:
  - 1) All land subdivision is included regardless of size, land use, purpose of subdivision, or whether new streets are involved.
  - 2) Preliminary and final plats shall follow the procedures and meet all of the requirements of the City of Newnan Subdivision Ordinance which shall be supplemented by the requirements of this Section. Wherever

there is a conflict between the provisions of the Subdivision Ordinance and this Section, the provisions of this Section shall govern.

- e. Integrated Functional Design—Planned Developments must be built as a single integrated design entity. While a PD development may be subdivided subject to the provisions of this Section and the City of Newnan Subdivision Ordinance, every lot shall be contiguous and the PD shall not be fragmented or separated by non-PD lands.
  - f. Interconnectivity of Land Uses/Phases—Each phase of the project shall not be isolated from adjacent phases or land use areas. Each phase shall be served by at least one public roadway which shall connect to all adjacent phases or land use areas. In addition, each phase or land use area adjacent to land outside of the project boundary shall connect to such adjacent land if such a connection is available. If one phase cannot reasonably be connected to another via a public roadway, then a private road or drive may be required. Such a private road must be open to the public at all times for travel to the adjacent phase area. The project must contain a minimum of two (2) primary access points from the outside.
  - g. Calculation of Density—Land used for open space, common areas, and interior streets, drives, sidewalks, and other circulation ways may be included as part of the land area used for determining the number of dwelling units allowed, the maximum floor area, or the amount of required land. Land characterized by floodplain, steep slopes, wetlands, or other unbuildable or sensitive lands may not be included as part of the land area for density calculations, except that a twenty-five percent (25%) density provision may be applied to the buildable portion of the development. Therefore, twenty-five percent (25%) of the land area of the unbuildable area may be added to the buildable portion of the property to increase net density. Density is calculated for the project and for individual phases. Within modules, density for a specific product may exceed that permitted provided that the overall density for the phase meet the required maximum density.
  - h. General Private Deed Covenants—The entire PD district shall be included within private deed covenants running with the land to assure the continuance of the planned residential development in accordance with approved plans and developments. Refer to §25.100, subsection 2, "Ownership and Management Standards and Requirements" within this Ordinance" for additional information.
2. Ownership and Management Standards and Requirements
- a. Ownership and Management Control
    - 1) Initial Ownership—All of the land in a planned unit development shall be owned initially by an individual, by a corporation, or by some other legal entity. Individual properties in a planned unit development may be sold after a final plat has been recorded for each phase with the properties subject to private deed covenants that assure the continuance of the Planned Development as originally approved.
    - 2) Single Ownership and Design—Planned Developments must be built as a single integrated design entity. The project must be under single ownership or control when the project receives final approval. Should any part of the project be designed for ownership transfer, this shall be so stated in the application. The management plan for the development shall include language that ties subsequent owners of any part of the development to belong to a management entity or

association overseeing the entire PD site. A PD development may be subdivided subject to the provisions of this Section and the City of Newnan Subdivision Ordinance. However, every lot shall be contiguous and the PD shall not be separated by non-PD lands.

- 3) Owner/Developer Responsibilities—Initial Owner/Developers of PD projects are responsible for the following elements of the project:
  - a) Development and maintenance of general common area.
  - b) Development of arterial and other major roadways and related infrastructure serving the development including the extension of utilities to serve the development.
  - c) Development of the management plan including development of general covenants, management association set up, and related responsibilities to assure that ownership and management standards are met in full.
  - d) All approvals and conditions therefrom received related to the PD and its elements.
  - e) That all overall requirements such as landscaping and open space meet PD requirements.
- 4) Change of Ownership—Any conditions attached to an approved PD plan or subdivision plat shall not lapse or be waived as a result of any subsequent change in tenancy or ownership of said land.
- 5) Management Association or Governing Board—Each property owner shall become a shareholder in the common ownership of the PD development. Ownership for the purpose of the association can mean ownership of the land, owning a share of a condominium or cooperative development, or a commercial leasehold. Residential renters will not be granted association membership. PD developments shall have two types of documents that relate to governance, the deeds of ownership and the bylaws:
  - a) Deeds of Ownership—These documents consist of the deeds of ownership; the warranties conveyed and described in the deed; and a list of covenants, conditions, and restrictions that are conditions of ownership upon the purchasers and owners in the PD. The deeds describe the type of property conveyed, unit of ownership of the purchaser, and property owned and directly managed by the association. Deeds and warranties shall be conveyed to owners from the developer or prior owners of the parcel. The developer shall convey deeds and warranties to the association upon completion of construction of the project and after forty percent (40%) of units of ownership in the project have been sold. Percentage share of ownership in the association shall be determined by the percentage of acres held by the owner compared to the development as a whole.
  - b) Bylaws—Consist of three (3) elements described as follows:
    - i) Association Organization—This element describes the organization of the association including the composition and function of the board of directors and

executive officers; qualifications, duties, and number of members of the board of directors; how often the board of directors shall meet; whether committees or subcommittees may be established; and its decision functions and obligations.

- ii) Association Duties—The bylaws shall require the board of directors to carry out the duties of the association through the officers of the organization. The board may engage the services of paid staff, volunteers, consultants, attorneys, or others to carry out administrative and other functions of the association such as security, landscaping, maintenance, litigation, public relations, and other duties as may be determined by the board.
- iii) Shareholder Duties—The bylaws specify the duties and obligations of the individual shareholders as owners and occupants of the PD. The bylaws shall list rules of behavior and rules limiting physical changes or remodeling of buildings, structures, and lots. This element shall provide the amount of association dues to be received from shareholders and how such dues are set and modified. Finally, this element shall list penalties and remedies that can be imposed on shareholders for violating the terms of the deeds and bylaws which may include eviction and foreclosure on the unit of shareholder ownership.

### 3. Infrastructure Standards and Requirements

Water, sewerage, street and school facilities, and other required infrastructure shall be adequate for the proposed development or there shall be a definite proposal for making them so. Infrastructure required as a part of all PD developments are as follows:

- a. Water  
Public water is required
- b. Wastewater  
Public sewer is required
- c. Roads/Streets

All interior streets and roads must meet the requirements for such facilities for the City of Newnan as well as the following:

- 1) The City may require interior streets and sidewalks through the development that connect to the existing street and sidewalk infrastructure of the city.
- 2) The provision and/or design of streets is subject to review by the Planning Commission which may require or allow modifications to the location, layout, or capacity of roads or attach additional requirements such as turn lanes, traffic circles, wider or narrower rights-of-way, pavement widths, medians, traffic calming or other associated features

and provided that such modifications meet generally accepted traffic engineering and planning principles that can be justified by the applicant and/or verified by the Planning Commission. The full cost of City review of the proposed modifications by a consulting traffic engineer shall be borne by the applicant.

- 3) Public roads, road extensions, or other similar infrastructure shall be provided according to the approved plan. Deviation from plans shall require a revised development plan.
- 4) All major roadways and other transportation infrastructure serving a Planned Development must be completed and publicly dedicated prior to any building permits being issued.

d. Sidewalks

Sidewalks shall be provided according to the requirements as specified in the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances and may be required by the Planning Commission for other purposes.

e. Parking

- 1) Parking Requirements—All parking requirements shall be derived from the proposed uses making up the project plan. Each use shall determine its share of required parking. Moreover, spaces calculated for residential units, commercial uses, and other permanent spaces shall be physically separated and dedicated exclusively for that use.
- 2) Shared Parking—A shared parking plan meeting the requirements of Chapter 30, §30.070 of this Ordinance may be submitted with the phase or site plan for approval.
- 3) Location of Parking—Unless physically impossible, all parking for PD developments shall be located to the rear, a combination of side and rear, or underground.
- 4) Illumination of Parking—All parking areas shall be illuminated so as to provide appropriate visibility and security during hours of darkness using technology and fixtures that will not create a nuisance to other uses within the PD development nor to uses adjacent or nearby the PD development.

f. Utilities

All utility lines in a PD project shall be placed underground except that adaptive reuse developments may have this provision waived upon a finding by City staff that such requirement would require the replacement or relocation of existing lines at a cost prohibitive to the economic rehabilitation of the building or site. The developer or subdivider shall ensure final and proper completion and installation of utility lines as provided in the subdivision regulations. Standards for street lighting shall be provided by the developer in accordance with the approved site plan.

4. Landscaping Standards and Requirements

Minimum standards for landscaping in PD developments are necessary to ensure that higher standards of site planning are realized and to tie the separate elements of the mixed use development together.

- a. A landscape plan meeting the requirements of the City of Newnan landscape requirements as specified in the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances must be submitted as part of a new or revised Project Plan. This can be a separate plan or may be integrated with the Site Development Plan requirements as part of the Project Plan submittal. If the project is phased, only the submitted phase will be required to be provided in detail but calculations and proposed plant materials and treatments must be provided for the entire development.
- b. Entry points to the development shall be landscaped in an attractive manner using plant specimens utilized throughout the remainder of the development.
- c. All interior and perimeter roads and streets shall provide street trees allowed by the City of Newnan Plant Palette. Such trees shall be planted no more than twenty (20) feet apart along all street frontages.
- d. All boulevards shall provide attractive, low maintenance plantings in the center islands and be grassed throughout the remainder of the islands.
- e. Landscaping shall be provided adjacent to all buildings and structures including solid waste receptacles.

A minimum ten percent (10%) of the project site shall be landscaped.

5. Open Space Standards and Requirements

Common open space is an important element in a mixed use development serving to provide resting and gathering places, recreation areas, aesthetic complements, stormwater percolation areas, and other purposes. Open space for the purpose of the PD district shall be defined as a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated. Open space may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or adjacent landowners, or a general appearance of openness. Open space (not including unbuildable lands such as steep slopes, wetlands, flood plain, and the like) will be fully credited toward gross density. For every such acre of open space set aside, the number of units which could have been developed on this open space may be assigned to the remaining buildable portion of the property thereby increasing net density for this area. However, gross density shall remain the same.

- a. General Open Space Requirements
  - 1) PD developments shall provide a minimum of thirty percent (30%) impervious surface for the overall project area. This may vary from phase to phase but shall be a minimum for the project as a whole.
  - 2) PD developments shall have an overall maximum building coverage of fifty percent (50%). Specific land use types may vary.

- 3) A minimum of fifteen percent (15%) common open space is required for all PD developments except as provided in this Section or reduced under the provisions of subsection b. below. Each phase of the development shall meet the following requirements:
  - a) Each phase shall contain a minimum of fifteen percent (15%) open space; or
  - b) Each phase shall contain a minimum of seven and one-half percent (7.5%) open space provided that the phase be directly adjoining other common open space of at least one (1) acre in size either within another phase of the PD development or outside of the PD development altogether provided that such open space is available for use and enjoyment by the residents or users of the phase in question; or
  - c) Each phase shall contain a minimum of ten percent (10%) open space provided that the phase have direct and uninterrupted pedestrian access to common open space of at least one (1) acre in size within a distance of no more than 1,500 feet.
- 4) Open space shall include: parks, commons, plazas, community green or lawn, landscaped buffers or other areas, decorative plantings, formal or informal gardens, pedestrian walkways or paths, and active or passive recreation areas.
- 5) No more than forty percent (40%) of required open space may be landscaped area.
- 6) Not more than forty percent (40%) of required open space may lie in a floodplain, groundwater recharge area, wetland, steep slope area, or other undevelopable area.
- 7) Landscaped open space shall be provided by the developer in accordance with an approved landscape plan that meets the minimum requirements of the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances.
- 8) A minimum of one-third (1/3) of required common open space shall be maintained as parkland provided that:
  - a) Such lands identified for parkland are found acceptable with respect to size, shape, topography, maintenance requirements, or other factor affecting the suitability of the land as parkland or open space.
  - b) Dedication may be in one (1) or more parcels conveniently located to the residents of the development.
- 9) Open space shall not consist of required buffer area, streets, parking lots, driveways, loading areas, sidewalks located in the public right-of-way (except as may be internal to a dedicated park), and area normally inaccessible to pedestrian circulation.
- 10) Open space shall also not consist of unimproved or vacant land that does not provide any natural or man-made amenity. This shall include but not be limited to abandoned or overgrown lawn area, scrub land or

urban fields, eroded areas or areas of exposed soil, or other land area that, in the opinion of the Planning Commission or their designee, does not have any functional or aesthetic use as open space.

b. Reduction of Required Open Space

1) Adjacent Public Open Space

The minimum amount of open space required for a PD development may be reduced by a maximum of fifty percent (50%) if the PD site bounds, along at least one property line for a minimum of 100 feet, public open space with a minimum area of ten (10) square feet for every one-hundred (100) square feet of the PD site and including a park, playground, plaza, garden, or other open space available for and accessible to public use for recreation, relaxation, walking, etc.

2) Open Space Substitutions

Pedestrian and bicycle amenities may substitute for required open space in the following manner:

- a) Dedicated bike path connected to existing or planned bike route
- b) Open pedestrian bridge
- c) Raised pedestrian deck
- d) Enclosed pedestrian bridge
- e) Elevated pedestrian bridge
- f) Shopping or through block arcade

Each amenity may be substituted in a 1:1 ratio related to square feet up to fifty percent (50%) of required open space.

6. Residential Standards and Requirements (Amended by City Council on 8-28-01)

a. General Residential Requirements

- 1) Maximum Lot Area Per Dwelling Unit—Density of dwelling units may be applied to a specific module or may be averaged for the entire development based on the sum of permitted units allowed by individual zoning areas within the development area divided by the developable residential land area of the development.

b. Single-Family Housing

Single-family housing in a PD development may consist of the following:

- 1) Standard large lot single-family detached residences
- 2) Cluster residences
- 3) Zero lot line residences
- 4) Two-family homes

c. Multi-Family Housing

Multi-family housing in a PD development may be in the form of:

- 1) Townhouses
- 2) Apartment structures
- 3) Apartments above retail storefronts

- 4) Garden apartments
- 5) Apartment buildings with retail shops on the first floors.

Development requirements for multi-family housing include:

- 1) Safety and Security—Apartments shall be designed in such a manner as to provide a safe and secure environment for residents. This shall include, at a minimum, secured entrances to residential areas.
- 2) Entrances Separated—Common residential building entrances shall be physically separated and distinct from commercial or other non-residential building entrances.
- 3) Noise—Residential units shall be constructed so that interior noise levels are not excessive or constitute a nuisance.
- 4) Storage of Refuse—Residential units shall maintain a separate refuse storage container from that used by non-residential uses. It shall be clearly marked for residential use only and use by non-residential tenants is strictly prohibited.

7. Non-Residential Standards and Requirements

- a. Location of Commercial Phases or Uses—General commercial and service uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents of the district, workers within the district, and visitors. It is highly preferable that commercial uses maintain a street presence in a traditional storefront configuration. Other acceptable locations include an arcade, interior mall, or in the lobby of a building containing other allowable uses. Strip commercial with front parking is generally not acceptable.
- b. Maximum Floor Area Ratio—Floor Area Ratios (FAR) for non-residential uses may be applied to a specific phase or may be averaged for the entire development based on the sum of permitted floor area allowed by individual zoning areas within the development area divided by the developable non-residential land area of the development.
- c. Common Walls—Common walls between residential and non-residential uses should be constructed so as to minimize the transmission of noise and vibration.
- d. Nuisances—No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and or vibration.
- e. Limitation of Hours and Activity—Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic and late night activity. In addition, no amplified music shall be audible to neighboring residents.
- f. Outdoor Lighting—All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential units not shall such lighting blink, flash, oscillate, or be of unusual brightness or intensity.
- g. Finishing Materials—Non-residential PD development shall utilize masonry or decorative wood exterior finishing materials for, at a minimum, the front and

sides of the building. If the rear of the building faces a public street or road, this side shall utilize a masonry or decorative wood exterior finish as well. Acceptable masonry finishing materials include brick, stucco, natural or cultured stone, decorative concrete, or terrazzo tile. Unfinished concrete, cinder block, metal panels, plywood, masonite, and vinyl siding are not acceptable finishes.

8. Compatibility Standards and Requirements

All uses shall conform to the purposes of the PD district and shall be compatible with all uses, existing or proposed, in the vicinity of the area covered by the proposed PD development. In order to assist in accomplishing such external compatibility, the following requirements shall apply:

- a. No buildings other than single-family detached dwellings shall be constructed within seventy-five (75) feet of adjoining property that is developed with single-family detached dwellings unless the Planning Commission finds that topographical or development features permit a lesser setback. However, in no case shall the setback be less than thirty-five (35) feet.
- b. No building shall be constructed to a height greater than its distance from any adjoining property designated for residential use on development plan, unless the Planning Commission finds that approval of a waiver of this requirement will not adversely affect the adjacent property.
- c. Relation to Residentially Developed Property Lying Outside of PD District—The sides, rear or front of a lot developed for retail sales and services or multi-family dwellings shall neither abut nor lie across the street from property lying inside or outside the PD district that has been developed with single-family dwellings.
- d. Compatibility With Surrounding Public Improvements—PD developments must provide public improvements that are compatible in design and function to those of surrounding and adjacent properties. Improvements such as sidewalks, street lighting, trash receptacles, street furniture, and other public elements shall be compatible unless this provision is waived by the Planning Commission based on a conclusion that the proposed improvements are an improvement over the existing adjacent improvements.
- e. Effect on Neighboring Properties—The development shall not in any way negatively affect developed or undeveloped neighboring properties.

**§25.110 Application Procedures and Requirements**

Applications for amendments to existing Planned Development districts shall follow the procedures outlined in this Section. Previously approved Planned Development districts shall follow the provisions of Chapter 25, §25.050 of this Ordinance. As described in Chapter 25, §25.040 of this Ordinance, PD projects have four (4) distinct elements:

1. Project Plan—The project plan is the plan for the development of the entire Planned Development. The project plan shall identify the specific phases that the project will consist of, all proposed general circulation transportation facilities, land uses and proposed densities, and open spaces and natural site features to be preserved between phase locations. If only one (1) phase of the project is proposed, the project must combine the requirements of the project and phase plans into one submittal. Proposed major streets and other circulation infrastructure along major corridors including sidewalks must be clearly indicated on the plan. The applicant or developer of the PD is solely responsible for the provision of major transportation facilities regardless of property disposition. Such facilities must either be developed prior to approval of any

Phase Plan or a bond for one hundred fifty percent (150%) of the estimated cost of such infrastructure must be provided to the City prior to the approval of any Phase Plan. Building permits shall not be issued for any lot or parcel that is not located on a dedicated or developmental public street or road.

The project plan shall consist of a professionally designed schematic plan indicating the layout of the development. Two (2) complete sets of the project plan shall be submitted to the Planning & Zoning Department; nine (9) copies of each graphic in 11" x 17" format; and two (2) color renderings of the plan on 36" x 48" claycoat or similar heavy duty paper. This plan shall contain the following elements:

- a. Project Plan Elements
  - 1) Identify the boundary of the project property;
  - 2) provide a delineation of phases (if applicable);
  - 3) Indicate total project site area and area by type of land use (i.e. residential, commercial, industrial, office, open space, utilities and right-of-way, other).
  - 4) indicate proposed land uses including square footage or acreage and percentage of each component;
  - 5) Indicate the number of residential units and/or square footage of non-residential floor area by type (i.e. commercial, industrial, office).
  - 6) indicate the density of uses within each land use component or phase using units per acre for residential uses and floor area ratio (FAR) for non-residential components;
  - 7) show a proposed vehicular and pedestrian circulation plan including entrances and exits and connections to vehicular and pedestrian facilities external to the project property. The project must have a reasonable mix of public and private roadways to maximize circulation efficiency;
  - 8) show existing natural features of the site including rivers, lakes, ponds, streams, wetlands, steep slopes, mature trees and tree stands, and other natural features;
  - 9) show where proposed open space will be provided by type of open space—landscaped area, community green, plaza, formal or informal garden, natural area set aside. Indicate proposed square footage or acreage and percentage of open space as a part of total project. also indicate where publicly dedicated open space will be provided; and
  - 10) indicate location of landscaping and buffers.

In addition, the applicant shall provide a completed rezoning application and a cover letter requesting review of the project plan that shall include a written narrative describing how the proposed project meets the purposes of the Planned Development district as provided in Chapter 25, §25.010 of this Ordinance and the purpose statement of the specific district(s) requested. The project plan shall be reviewed by staff and discussed in an informal meeting with the applicant to examine potential areas of non-conformity. Staff, upon review of the plan, will determine whether the project meets the intent of the district and includes the required elements. If the project does not meet with

the intent or lacks required elements, staff may reject the project plan. However, should the plan meet the intent and contain the required elements, staff will accept the project plan and provide the applicant with suggestions for changes and modifications, if any, that will prepare the applicant for the submittal of phase plans. While the applicant may ask for more than one project plan review, at least one review is mandatory.

b. Review of Project Plan by Planning Commission

After staff officially accepts the project plan, the Planning Department places the plan on the Planning Commission agenda provided that the date the plan is officially accepted by staff is on or before the 15<sup>th</sup> of the month. After the 15<sup>th</sup>, the plan shall be placed on the agenda for the following month. The Planning Commission shall review the project plan and make a recommendation on the plan and the rezoning of the property. The Planning Commission shall review the plan for the following elements: how the proposed project meets the purpose of a Planned Development as provided in Chapter 25, §25.010 of this Ordinance; how the proposed project meets the purpose of the specific Planned Development district; the overall project density as well as the density of land use components; land use mix and percentages; general vehicular and pedestrian circulation including the location and capacity of the facilities and connections internally and externally; and open space type, amount, and location. Other site and project design criteria shall be reviewed at the phase plan stage.

c. Review of Project Plan by City Council

Upon receiving a recommendation from the Planning Commission and before enacting an amendment to the Zoning Ordinance, the City Council shall hold a public hearing thereon, at least fifteen (15) but not more than forty-five (45) days prior to the hearing date, notice of the time, place, and purpose of which shall be published in a newspaper of general circulation in the City of Newnan. If approved, the rezoning becomes effective and the project plan becomes the official plan for the district which will determine how phase plans are developed. The project plan indicated the general land use zones which are associated with the PD designations in this Section. Upon approval of the plan, the applicant shall provide the City with two (2) revised color renderings of the plan on 36" x 48" claycoat or similar heavy duty paper.

d. The following shall be inscribed on each Concept Plan prior to submittal to the City:

**Pursuant to the Planned Development provisions of the Zoning Ordinance of the City of Newnan, Georgia, all the requirements of Project Plan approval having been fulfilled including rezoning of the property to a designation of PD and an acceptable concept plan which shall serve to delineate phases and land use zones of the project, this Project Plan was approved by the City Council at its meeting on \_\_\_\_\_, \_\_\_\_.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

2. Phase Plan—The phase plan shall serve as the preliminary plat for a specific phase, pod, module, or land use designation of the project. Most Planned Developments will consist of a project plan identifying a number of areas of the site with unique or individual land use types. Each of these areas, if developed separately, will require separate preliminary and final plat approval. Phase plans must be consistent with the project plan or the project plan must be revised and approved by the City. Phase plans must show lot subdivision, if proposed; internal site circulation within the phase or land

use area; specific open space set asides; as well as the requirements for phase plans that are provided below.

After the Project plan has been formally reviewed and accepted by staff and the basic plan concept has been found acceptable by the Planning Commission and City Council, the applicant shall submit a plan for the improvement of a specific phase or land use area of the project. Two (2) complete sets of the phase application shall be submitted to the Planning & Zoning Department plus nine (9) copies of each graphic in 18" x 24" format; and one (1) color renderings of the plan on 36" x 48" claycoat or similar heavy duty paper. The phase plan shall meet all requirements for a preliminary plat and this Section and shall be submitted in the following format:

a. Phase Plan Elements

- 1) Site Location Plan—showing where phase is located in relation to overall project plan. This plan shall identify other proposed phases within the project area. This plan shall be submitted at a scale no greater than 1" = 400' and show completed phases and future phases in relation to the phase currently proposed. This plan can be the project plan highlighting the phase area;
- 2) Existing Conditions Plan—The plan shall include:
  - a) the boundaries of the site;
  - b) existing boundary streets and access streets to the phase;
  - c) the topography of the site at two (2) foot contour intervals;
  - d) tabulation of site acreage;
  - e) existing buildings including square footages;
  - f) existing parking and paved areas including the number of dedicated parking spaces;
  - g) other improvements including utilities and other structures;
  - h) existing vegetation. This plan shall also show existing landscaping and all existing trees of greater than eight (8) inches caliper and indicate any to be removed;
  - i) existing circulation pattern of the site including entrances and exits;
  - j) existing stormwater control and detention (if any); and
  - k) adjacent property ownership, land use, and zoning including buildings on adjacent properties.
- 3) Site Development Plan— The applicant shall submit two (2) color renderings of the site development plan on 24" x 36" claycoat or similar heavy duty paper. The site development plan shall include the following elements.
  - a) Existing boundary streets and access streets to the project;
  - b) the boundaries of the site and boundaries of proposed phases;

- c) the delineation of parcel lines, if subdivision will be a part of the development;
  - d) the topography of the site at two (2) foot contour intervals;
  - e) tabulation of site acreage and the acreage of each proposed phase;
  - f) Delineation of the development for the entire site. If only a portion of the site is to be improved in the current project (i.e. developed in phases), that portion shall be shown in detail on the plan. Subsequent phases or portions of the project may be shown conceptually except that land use, density, and other dimensional requirements shall be provided for these areas. Failure to provide this information or proposals to modify the proposed elements of a phase as submitted will require the applicant to file a revised PD preliminary development plan;
  - g) Common facilities, such as recreation amenities, service buildings, garages, and trash collection stations;
  - h) Site amenities such as benches, fountains, outdoor art, waste containers, kiosks, etc.;
  - i) The location of each proposed new building or structure, together with a plan or statement showing the number of stories, height, number of dwelling or commercial units (including details regarding the square footage and/or number of bedrooms, as applicable), proposed uses, and ground coverage of each building;
  - j) proposed changes of contour intervals at a detail of two (2) feet intervals;
  - k) Any adjacent property owned by the applicant and the uses planned for that property;
  - l) The location and type of open space to be provided including landscaped area, community green, plaza, formal or informal garden, or natural area set aside. Indicate proposed square footage or acreage and percentage of open space as a part of total project and by phase. Required open space shall be provided as common area and be maintained by a homeowners or merchants association.
- 4) Engineering Plan—This plan shall include:
- a) Existing boundary streets and access streets to the project;
  - b) the boundaries of the site;
  - c) the topography of the site at two (2) foot contour intervals;
  - d) tabulation of site acreage;
  - e) the location and preliminary engineering drawings showing centerline profile and typical cross-sections for streets; the location of drives; proposed access for emergency vehicles

- including fire trucks; and the location, area, and number of parking spaces.;
  - f) the system of stormwater control both during and after construction;
  - g) the location of all existing and proposed utilities including natural gas, water, sewer, electricity, cable television, telephone, etc.
- 5) Project Data Report—This report, nine (9) copies of which are to be submitted on 8½" x 11" paper, shall include:
- a) A statement on the present and anticipated future ownership and control or management of the development delineating responsibilities of maintenance and upkeep of the buildings, streets, sidewalks, drives, parking areas, utilities, common areas, and common facilities;
  - b) The anticipated impact of the proposed development on the surrounding neighborhood. This environmental assessment shall describe the abutting land uses, the existing site, and the proposed development as it affects traffic, air, water, and noise pollution, surface water and sewerage, drainage and stormwater runoff, soil stability, and visual and aesthetic quality in the vicinity;
  - c) The proposed minimum and maximum floor areas of buildings and statements and illustrations of the elevations, design, materials, and floor plans of buildings and their identification on the development plan;
  - d) A narrative including tables delineating the percentages of land uses to be a part of the development.

The phase plan shall be prepared by a Georgia registered land surveyor, Georgia licensed architect, Georgia licensed landscape architect, or Georgia licensed engineer. The Planning Commission shall approve, approve with conditions, or deny the phase plan as a preliminary plat.

b. Review and Approval of Phase Plan by Planning Commission

- 1) After a phase plan is submitted, the plan shall be placed on the Planning Commission agenda for the following month provided that the date the plan is officially accepted by staff is on or before the 15<sup>th</sup> of the month. After the 15<sup>th</sup>, the plan shall be placed on the agenda for the following month. The Planning Commission shall review the phase plan and make a decision on the plan as a preliminary plat.
- 2) The time limit with which the Planning Commission must take action on either a preliminary plat or a final plat shall be extended to the second regular (monthly) meeting after the plat is submitted to the City.
- 3) A certificate of tentative approval of the preliminary plat by the Planning Commission shall be inscribed on the site development plan sheet of the plat as follows:



- 1) If the project is phased, each phase subsequent to the initial submittal shall be submitted according to the same requirements as the initial phase plan. Phases completed shall be shown with as-built site renderings on the project locator map indicating what has been already developed.
  - 2) First and all subsequent phases of Planned Developments shall provide proportionate amounts of proposed site design requirements including open space, recreation facilities, and other amenities.
- f. Amendments to Approved Project Plan

The Planning Commission is authorized to approve minor amendments to the Project Plan provided that:

- 1) The applicant submits a revised set of plans detailing the proposed changes along with a cover letter that addresses each proposed change.
- 2) That the proposed change:
  - a) Involve no more than a five percent (5%) increase in residential density
  - b) Involve no more than a five percent (5%) increase in non-residential floor area.
  - c) Involve no more than a ten percent (10%) decrease in parking allocated
  - d) Involve no more than a five percent (5%) modification to a dimension including setbacks, height, or lot width.
  - e) Involve no more than a five percent (5%) modification to any other measurable project criteria.
- 3) That the proposed changes meet all of the requirements and provisions of this Section.
- 4) That the proposed amendment not alter any approved site development regulations of the plan and does not materially alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout.

Any proposed amendments not conforming with these provisions shall be considered major amendments and resubmitted as a revised project plan. Any proposed amendments which do not meet the minimum dimensional standards or other provisions of this Section shall be required to apply for a variance with the Planning Commission.

3. Site Plan—The site plan shows the development plan for an individual building site within a specific phase. If there is to be only one phase to the project and all buildings are to be located on one legal lot, a single site plan for the entire project will be permitted. Site plans must meet all of the requirements for site plan review submittal for the City of Newnan plus the requirements of Chapter 25, §25.040 of this Ordinance. Single-family residential lots are not required to submit a site plan for Planning Commission review.

Site plans shall be submitted for individual lots within a phase. More than one building may be contained on an individual lot but shall conform to the requirements of Chapter 21, §21.040, subsection 16, "Group Developments", of this Ordinance. Site plans shall be submitted to the Building Inspections Department and shall meet all of the criteria for site plans as required by that department. Site plan submittals for Planned Developments must also contain the following items:

- a. Provide a landscaping plan for the lot that meets the requirements of the City's landscaping ordinance for commercial, industrial, office, other non-residential uses, and multi-family housing; and
- b. Provide a plan showing how the lot relates to the approved phase plan including indicating previously developed sites in the phase; the location, type, and square footage of required open space including detail regarding specific amenities and site elements within the open space area; ingress and egress to the lot from the rest of the phase and other adjacent land.

**25.120 Variances.**

Any variances requested in the PD District shall be granted or denied by the Planning Commission. In granting such variances, the Planning Commission shall adhere to the procedures set forth in Chapter 44 "Variances and Appeals" within this Ordinance.

**Table 25.01  
Planned Development District Dimensional Standards**

PROJECT & PHASE DIMENSIONS ↓	ZONING DISTRICT			
	PDR	PDC	PDO	PDI
<b>Minimum District Size</b> (Acres)	50 75 w/ commercial element	25	25	25
<b>Base/Maximum Density<sup>ψ</sup></b> (Residential Units/Acre)	6/8	n/a	n/a	n/a
<b>Maximum Building Coverage</b> (Project Area Average)	20%	35%	35%	35%
<b>Minimum Common Open Space</b>	20%	15%	15%	15%
LOT AREA DIMENSIONS ↓	ZONING DISTRICT			
	PDR	PDC	PDO	PDI
<b>Minimum Lot Size*</b> (Square Feet)	6000	10,000	10,000	43,560
<b>Building Setbacks Detached Residences</b>				
<b>Front Setback<sup>1</sup></b>	Major St.=30/80 Minor St.=15/40	---	---	---
<b>Side Setback</b>	5'	---	---	---
<b>Street Side<sup>2</sup> Setback</b>	Major St.=30/80 Minor St.=15/40	---	---	---
<b>Rear Setback</b>	20'	---	---	---
<b>Building Setbacks Attached Residences</b>				
<b>Front Setback</b>	Major St.=15/40 Minor St.=0/25	---	---	---
<b>Side Setback</b>	10 <sup>3</sup>	---	---	---
<b>Street Side Setback</b>	Major St.=15/40 Minor St.=0/25	---	---	---
<b>Rear Setback</b>	20'	---	---	---
<b>Building Setbacks Other Uses</b>				
<b>Front Setback</b>	Major St.=30/80 Minor St.=15/40	Major St.=30/80 Minor St.=15/40	Major St.=30/80 Minor St.=15/40	Major St.=40/100 Minor St.=30/80
<b>Side Setback</b>	10'	10'	10'	15'
<b>Street Side Setback</b>	Major St.=30/80 Minor St.=15/40	Major St.=30/80 Minor St.=15/40	Major St.=30/80 Minor St.=15/40	Major St.=40/100 Minor St.=30/80
<b>Rear Setback</b>	10'	10'	10'	15'

<b>Minimum Bldg. Line Width</b>	50'	50'	50'	100'
<b>Minimum Lot Frontage</b>	50'	50'	50'	100'
<b>Minimum Lot Depth</b>	100'	100'	100'	125'
<b>Principal Building Height</b>	35'	35'	35'	35'
<b>Accessory Building Height</b>	15'	15'	15'	15'
<b>Minimum/Maximum Building Coverage<sup>4</sup> Per Lot</b>	None/50%	None/50%	None/50%	None/40%
<b>Base/Maximum Floor Area Ratio (FAR)</b>	0.50/0.80	0.60/1.00	0.60/1.00	0.40/0.70
<b>Distance Between Buildings</b>	10'	10'	10'	5'
<b>Minimum Landscaped Area</b>	10%	10%	10%	20%
<b>Storefront Development Option</b>				
<b>Front Setback</b>	None	None	None	n/a
<b>Side Setback</b>	None except 10' adjacent to residential districts	None except 10' adjacent to residential districts	None except 10' adjacent to residential districts	n/a
<b>Street Side Setback</b>	None	None	None	n/a
<b>Rear Setback</b>	None	None	None	n/a
<b>Minimum Bldg. Line Width</b>	30'	30'	30'	n/a
<b>Minimum Lot Frontage</b>	30'	30'	30'	n/a
<b>Minimum Lot Depth</b>	100'	100'	100'	100'
<b>Principal Building Height</b>	35'	35'	35'	35'
<b>Accessory Building Height</b>	15'	15'	15'	15'
<b>Minimum/Maximum Building Coverage</b>	None/70%	None/80%	None/75%	None/45%
<b>Base/Maximum Floor Area Ratio (FAR)</b>	0.50/1.00	0.80/2.00	0.70/1.50	0.40/0.70
<b>Distance Between Buildings</b>	10'	10'	10'	5'
<b>Minimum Landscaped Area</b>	5%	5%	10%	25%

<sup>1</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

<sup>2</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used. Street side may refer to the side of the residence or to the rear of the residence.

<sup>3</sup> Required at the end of a series of units except that adjacent to an alley, no setbacks shall be required.

<sup>4</sup> Does not apply to townhomes or storefront development

\* Please note that lot sizes may be modified to the extent necessary to reflect the provision of open space.

‡ Please note that maximum density may only be achieved through the provision of bonuses and incentives listed in §25.11 of this Chapter.