Governments & Growth

GA Tech Center for Quality Growth and Regional Development

Salem Road Corridor Zoning Regulations

November 17, 2004
Salem Road Study Area
Salem Road Workshop Process
January 24 –25, 2003

- Visual Preference Survey
- Transportation System
- Land Use
- Urban Design
- Master Plans
- Synthesis
Residential Preferences

Want this… Not this.
Streets and Sidewalks

Want this…

Not this.
Streets and Sidewalks

Want this…

Not this.
Land Use Recommendations

- Plan for a Walkable Community on Salem Rd.
  - sidewalks,
  - public open space and greenways;
  - screen parking lots.

- Identify neighborhood commercial nodes

- Plan for new houses surrounding golf course

- Require open space conservation
Land Use Recommendations

Detailed Site Plan
Developed from Charrette input
Transportation Recommendations

- Four lanes is enough on Salem Road
- Need new parallel streets
- Use “Context-Sensitive Design” Standards
- Multi-modal street system
- Enhance neighborhood connectivity
VISION: Transform Salem Road...

..into a Walkable Street
Street Design Standards

SALEM ROAD "BOULEVARD"
Implementation Tools

- Interim Control Ordinance
- Overlay Zoning District with Design Standards
- New zoning districts and zoning map
Implementation Process

2. Incorporate Salem Road study recommendations in new Comprehensive Land Use Plan
3. Adopt Overlay District with Design Standards
4. Adopt new Zoning Districts
5. Rezone property to new Zoning Districts with Overlay
6. Resume Development Permitting
New Zoning Districts

1. Salem Road Corridor Overlay District
2. Conservation Subdivision District
3. Mixed Use Residential Neighborhood Commercial
4. Mixed Use Development
5. Civic/Institutional
What is an Overlay District?

Overlay Zoning District

Base Zoning Districts
What is in the Overlay District?

- Procedures
- Street standards
- Access management
- Sidewalks and trails
- Open Space standards
- Environmental standards
- Parking Standards
- Architectural standards
Conservation Subdivision District

Conventional Subdivision

Conservation Subdivision
Conservation Subdivision District

Development Standards

• Single Family Detached Housing
• Minimum Open Space: 25%
• Base Density: 2.4 Units /Acre
• Bonus Density for > 25% Open Space
• Minimum Tract: 5 Acres (10 lots)
• Minimum Lot Size: 6,000 sq. ft.
• Maximum Front Yard Setback: 25 ft.
• Minimum House Size: 1,800 sq. ft.
Mixed-Use Residential District

Primary Uses:
• Townhouses
• Duplexes
• Single Family Detached
• Zero Lot Line Residential

Supportive Commercial

(20% of total floor area)
• Convenience Retail
• Restaurant
• Day Care
• Bookstore
• Other Similar Uses
Mixed-Use Residential District

Development Standards

- **Residential Density**: 8 Units /Acre
- **Minimum Open Space**: 15%
- **Minimum Tract**: 2 Acres
- **Minimum Lot Size**: 2,500 sq. ft.
- **Maximum Front Setback**: 25 ft.
- **Minimum House Size**: 1,800 sq. ft.
- **Minimum/ Maximum Parking**
Neighborhood Commercial District

Primary Uses: Convenience Retail, Banks, Restaurants; Professional Services

Development Standards

- **Maximum Density**: 12,000 sq. ft. /Acre
- **Minimum Lot Size**: 1 Acre
- **Maximum Building Size**:  
  - Ground Floor: 7,500 sq. ft.
  - Total: 15,000 sq. ft.
- **Maximum Bldg. Length**: 150 ft.
- **Maximum Front Yard Setback**: 40 ft.
- **Maximum Building Height**: 50 ft.
Mixed-Use Development District

Permitted Uses:
Single Family, Townhouse, and Multifamily Residential, Retail, Commercial, Services, and Offices (Min. 20 % residential floor area)

Development Standards
Base Density: 20,000 sq. ft./ Acre
Minimum Open Space: 15%
Maximum Bldg. Size: 25 - 150,000 sq. ft.
Maximum Bldg. Length: 250 ft./ 450 ft.
Maximum Front Yard Setback: 50 ft.
Minimum / Maximum Parking
Civic-Institutional District

Permitted Uses:
Public Buildings, Churches, Medical Offices, Hospitals, Education, Recr.
Supportive Uses (15% of Ground Floor): Restaurant, Flower Shop, Bookstore, etc.

Development Standards
• Base Density: 15,000 sq. ft./Acre
• Minimum Open Space: 10%
• Maximum Bldg. Length: 150 ft.
• Maximum Bldg. Height: 60 ft.
• Maximum Front Yard Setback: 40 ft.
• Minimum / Maximum Parking
Density Bonuses

Open Space (minimum 30% open space required)
- 31-40% open space = 5 percent more lots/acre
- 41-50% open space = 10 percent more lots/acre
- Over 50% = 15 percent more lots/acre

Public improvements
- 1 acre use for 1 acre dedicated/improved for streets and multi-use trails
Questions?