



MEMORANDUM

DATE: March 17, 2021
TO: Board of Mayor and Commissioners
FROM: Shannon Powell, Assistant City Manager
SUBJECT: Zoning Ordinance Rewrite Draft Updates

The Shape Avondale Estates re-zoning process kicked off in the Summer of 2019. The team used the Downtown Master Plan, the Comprehensive Development Plan, the Downtown Urban Design Study, and the City of Avondale 2018 Zoning Audit as guiding documents for the development of the proposed code. Additionally, the team conducted interviews with community leaders, elected officials, property owners, and developers, and hosted 16 workshops, presentations, and open houses (excluding those to the BOMC) to craft this new code.

Over the last 60 days, we have intensified our public engagement through individual meetings, open houses, and written communication to collect feedback on the draft zoning and sign ordinances. This memo outlines recommended changes to the first public draft, dated February 5, 2021, as a result of the ongoing engagement process.

Recommended Changes

1. Section 2.2.3 - Removed building coverage requirement from Office and Institutional and General Commercial districts to be more consistent with the Central Business District (CBD) requirements.
2. Section 3.2.3 - Regulating plan – took two parcels out of proposed CBD; updated street alignments; added Adaptive Reuse Overlay District (AROD) and Historic District boundaries.
3. Section 3.2.4, 3.2.5 – made lot coverage requirements consistent throughout CBD at 85%.
4. Section 3.2.6 – added ability to fluctuate maximum elevation in CBD-3 up to five feet without exceeding the number of allowable stories to allow for more variation in rooflines.
5. Section 3.2.8.B.3.c – clarified that developers are responsible for improvements from the street center line to the edge of their property on existing streets.
6. Section 3.2.8.C.4 – allowed vehicular access on Type B streets, even when access is available on Type C street.
7. Section 3.2.12 – reworked description of transitional height plane; changed the diagram to reflect full cross-section.
8. Section 3.3.2 – Increased Planned Unit Developments (PUD) threshold from 1-acre to 2-acres.

9. Table 5.2.4 - Use table - Clarified ADUs – only permitted in R-12 and R-24 (removed MFR) and indicated single family detached is the only use that allows it.
10. Section 5.2.5 - Assembly uses (Event facilities/places of worship/etc) - Removed supplemental standards for lot size and street type frontage for event facilities to encourage arts related uses.
11. Section 5.3.2 – Prohibited meters; removed condo developments from applicability and moved it to the attached dwelling section.
12. Section 5.3.2.B – Altered townhome garage requirements. Garage doors must be offset at least five feet from front façade.
13. Section 5.5.8 – Deleted meal service prohibition in the supplemental provisions for Bed and Breakfasts.
14. Section 5.9.3 – Limited Accessory Dwelling Unit (ADU) building footprint of 575 feet; cannot add vertical height to nonconforming accessory structure; requires two sanitation accounts if leased; clarified that ADUs are types of accessory structures.
15. Section 5.9.5 – added provision allowing for backyard chickens.
16. Section 5.9.6 – added provisions regulating donation bins (i.e.: collection bins).
17. Section 5.9.8 – redefined Type B home occupations to allow for more than two visits a week.
18. Section 5.9.14 – Repeated provision from accessory structure section that swimming pools shall be located in rear yards.
19. Section 6.2.5 – added table for parking garage design requirements by street frontage type.
20. Section 6.3.2 and 6.3.3 – clarified that parking lot landscaping applies to surface parking lots.
21. Section 6.3.5 – added clarifications allowing supplemental zone to be counted towards open space requirements.
22. Section 6.5.4 – Limited parking of vehicles (including on-street parking) to protect intersection visibility.
23. Section 6.8.3 – Added maintenance requirements for pervious pavement sustainability measure.
24. Section 6.10.4 – added reference to DeKalb street construction standards.
25. Division 7.3 – added allowance for administrative variances to be requested for any zoning district, not just commercial.
26. Section 7.3.4 – made durations a consistent 10 days for administrative variances.
27. Section 7.4.2 – added Type 1 waiver authority to allow improvements and amenities (e.g.: trees and lights) to be reallocated among the zones and their distances waived by up to 20 percent.
28. Section 7.8.2 – Revised provisions on who can appeal administrative decisions to be consistent with current code.
29. Section 7.1.4 - Added PZB enabling provisions.
 - a. Changed name to Planning, Architecture, Zoning Board (PAZB).
 - b. Added language making 2 of the PAZB members design professionals where practicable.
30. Section 7.2.8, 7.4.7 – Added 30-day limitation on PAZB deferral action.
31. Division 7.6 – added PAZB to the DCI process.
32. Division 8.4 – added expiration of plan approvals within 180 days; expiration of plans requiring revisions expire within 180 days, unless the wait is a result of a pending review from an external agency outside the applicant’s control.
33. Section 9.2.1 - Clarified that lot coverage = impervious coverage in definitions.
34. Division 10.1 – referenced “Avondale Estates tree board approved” tree species list in Section 17-46.