



Chapter 64, Article 20 of the
City of Milton Zoning Code

Deerfield/Hwy. 9

form-based code

DEERFIELD FORM-BASED CODE

City of Milton

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ARTICLE 1. GENERAL**1.1 INTENT**

The intent and purpose of This Code is to enable and support the implementation of the following policies:

- a. That the Deerfield/Highway 9 area is the focal point for high-quality, mixed-use development in the City of Milton as established in the Highway 9/Georgia 400 Master Plan Livable Centers Initiative, the Highway 9 North Vision Plan, and the City of Milton 2030 Comprehensive Plan.
- b. That within the Deerfield/Highway 9 area, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.
- c. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length and number of automobile trips.
- d. That development patterns should support future premium transit facilities along Georgia 400.
- e. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.
- f. That development should be concentrated in areas served by existing infrastructure and discouraged in areas lacking it.
- g. That the quality-of-life in existing neighborhoods should be preserved and protected.
- h. That development patterns should enable children to safely walk or bicycle to school.
- i. That a range of useable open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout the Deerfield/Highway 9 area.
- j. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- k. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- l. That community design should reinforce safe environments, but not at the expense of accessibility.
- m. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-governance.
- n. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the Deerfield/Highway 9 area.
- o. That the harmonious and orderly development and redevelopment of the Deerfield/Highway 9 area should be secured through form-based codes rather than traditional zoning.

1.2 CODE APPLICABILITY

- 1.2.1 Capitalized terms used throughout This Code may be defined in Article 6 Definitions of Terms. Article 6 contains regulatory language that is integral to This Code. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Section 64-1 of this zoning ordinance, those of This Code shall take precedence when applied to the regulations found herein.
- 1.2.2 The metrics of Article 5 Standards and Tables are an integral part of This Code. However, the diagrams and illustrations that accompany them should be considered advisory, with the exception of those in Table 13 Definitions Illustrated, which are legally binding.
- 1.2.3 Where in conflict, numerical metrics shall take precedence over graphic metrics.
- 1.2.4 The provisions of This Code are intended to replace the previous requirements set forth in Chapter 64 of the

Code of the City of Milton, unless otherwise indicated in This Code.

1.3 TRANSECT ZONES AND SPECIAL DISTRICTS

- 1.3.1 The regulations set forth in This Code shall apply to all property located within the boundaries identified in the Deerfield/Highway 9 Regulating Plan adopted concurrently herewith, which shall be kept on file with the Community Development Department, and which is hereby incorporated by reference. The Deerfield/Highway 9 Regulating Plan shall also be shown on the Official Zoning Maps of the City of Milton, Georgia.
- 1.3.2 To reflect a variety of development patterns This Code includes Transect Zones, Civic Zones, and Special Districts, the locations for which are set forth within the Deerfield/Highway 9 Regulating Plan or an approved Infill Regulating Plan.
- 1.3.3 The standards for Transect Zones and Civic Zones shall be as set forth in Articles 3, 4, and 5 of This Code.
- 1.3.4 The standards for Transect Zone T4 shall also apply to zone T4-Open and T4-Permissive except as specifically indicated.
- 1.3.5 The standards for Transect Zone T5 shall also apply to zone T5-Limited except as specifically indicated.
- 1.3.6 Areas that, by their intrinsic character, cannot conform to the requirements of any Transect Zone are designated as Special Districts. Special Districts shall be governed by standards approved by the Mayor and City Council at the time of their designation as Special Districts, which standards may be specifically prepared for the particular Special District or may be the same standards as described elsewhere in This Code if specifically identified by the Mayor and Council as being applied to the Special District, except as otherwise specifically identified in Article 3.

1.4 PROCESS

- 1.4.1 Projects that require no Variances or Warrants, or only Warrants, from the requirements of This Code shall be processed administratively without further recourse to public consultation except as established below for the city design review board, as applicable as set forth by Section 64-1120 or Article XVIII of this zoning ordinance.
- 1.4.2 The city design review board, as set forth in Section 64-1120 of this zoning ordinance, shall review all plans for development except detached single-family residential in This District for compliance with the standards herein prior to the approval of a land disturbance permit, building permit, or demolition permit for both residential and nonresidential structures.

1.5 WARRANTS AND VARIANCES

- 1.5.1 There shall be two types of deviation from the requirements of This Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the community development director except where specifically prescribed in This Code.
- 1.5.2 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of This Code but is justified by its intent. A Warrant shall be processed as an administrative variance under Section 64-1885 by the community development director.
- 1.5.3 Warrants relating to a physical element or metric of This Code shall be based upon credible submitted evidence demonstrating that:
 - a. Approval, if granted, would not offend the spirit or intent of This Code as set forth in Section 1.1 Intent;
 - b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of This Code would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;

- c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and
 - d. That the public safety, health and welfare are secured, and that substantial justice is done.
- 1.5.4 Warrants relating to a use shall be based upon the considerations for use permits established in Section 64-1552.
- 1.5.5 A Variance is any ruling on a deviation other than a Warrant. A Variance shall be processed as a primary variance by the board of zoning appeals as described in Section 64-1888.
- 1.5.6 If a Warrant or Variance is requested in conjunction with an application for an Infill Regulating Plan, the mayor, and city council shall process the requested Warrants and Variances as a concurrent variance.
- 1.5.7 With respect to the review of Variances, the city design review board shall only make recommendations.
- 1.5.8 No Warrants or Variances may be issued for the following standards and requirements:
 - a. The minimum Base Densities. (See Table 11 section a.)
 - b. The permission to build Accessory Buildings.
 - c. The Function and use requirements of Tables 9 and 10 except where a Warrant is indicated therein.

1.6 DENSITY CALCULATIONS

- 1.6.1 Applicability
 - a. The requirements of this Section 1.6 apply to all areas except the Five Acre Road Density Zone.
 - b. In the Five Acre Road Zone, density may not exceed 10,000 square feet of floor area per acre of Gross Site Area, regardless of Transect Zone or Special District.
- 1.6.2 Density shall be expressed in building units per acre as specified by Transect Zone in Table 11 section a.
- 1.6.3 The maximum Density of a site shall be calculated by multiplying the Transect Zone's Density identified in Table 11 section a by the Gross Site Area. Where a site includes multiple Transect Zones, each shall be calculated independently. The area of new Thoroughfares and Civic Spaces on the site shall be allocated to the closest Transect Zone(s) on the site. Where a Thoroughfare or Civic Space adjoins multiple Transect Zones, their area shall be proportionally allocated to the adjoining zones.
- 1.6.4 Where a site is subdivided into lots, a lot's Density may exceed the Density of the Transect Zone within which it lies, provided that the maximum Density of the Transect Zone for the site as whole as established in Section 1.6.3 is not exceeded.
- 1.6.5 Building units or fractions thereof shall be exchanged for Functions at the following rates as established in Table 9B:
 - a. Residential: 1 dwelling unit for each building unit.
 - b. Lodging: 2 guest rooms for each building unit.
 - c. Office: 2,250 square feet for each building unit.
 - d. Retail: 2,250 square feet for each building unit.
 - e. Other: 2,250 square feet for each building unit.
- 1.6.6 Where the exchange of building units for Functions results in a fraction, the fraction shall be rounded down to the nearest whole number of dwelling units, guest rooms, or square feet as established in Section 1.6.5.
- 1.6.7 Accessory Units do not count toward Density calculations.
- 1.6.8 Civic Buildings do not count towards Density calculations.
- 1.6.9 Senior housing units approved by use permit in accordance with Section 64-1834 do not count toward the Density calculations of This Code and are subject to those of Sections 64-1834.

- 1.6.10 The Base Density of a site may be increased by the Transfer of Development Rights (TDR) up to the amount specified for each zone by Table 11 section a subject to the provisions of Section 1.7, except that use of TDR is not permitted in the Maximum Two Story Height Zone, as prohibited in Section 1.7.6.

1.7 TRANSFER OF DEVELOPMENT RIGHTS

- 1.7.1 Purpose: The TDR mechanism is intended to encourage the voluntary redirection of future growth from areas where Milton wants reduced development into areas designated for development. Landowners can voluntarily choose to have their properties considered as either Open Space TDR Sending Sites or Park/Greenway TDR Sending Sites. Open Space TDR Sending Sites remain under private ownership subject to a conservation easement permanently limiting future development. Park/Greenway TDR Sending Sites are transferred from private ownership to the City of Milton or otherwise secured for public access in a manner acceptable to the City. In return for voluntarily participating in the TDR program, private property owners receive Transferable Development Rights (TDRs) which can be transferred for use at designated TDR Receiving Sites.

1.7.2 TDR Sending Site Criteria

- a. Open Space TDR Sending Sites shall be parcels that are a minimum of 2 acres in size and zoned T2 within This District or a minimum of 2 acres in size and located outside This District but within the subarea of parcels fronting Bethany Bend from Hopewell Road east to the Forsyth County Line, and parcels fronting Cogburn Road from Devonshire Farms Way south to Bethany Bend. With the exception of the parcels described in the preceding sentence, all other Open Space TDR Sending Sites shall be a minimum of 5 acres in size and zoned AG-1 outside This District. All Open Space TDR Sending Sites shall contain natural or agricultural features whose retention would implement Milton's goals for maintaining significant environmental areas, rural character and open space. Parcels shall not qualify if the restrictions that would be imposed by a conservation easement have already been established by a preexisting easement or similar instrument.
- b. Park/Greenway TDR Sending Sites shall be a minimum of one acre in size, unoccupied by any residences or other improvements that would render the site unusable for public access and shall be designated as suitable for Park, Greenway, Civic Space, trail or other public recreational uses in a plan or code adopted by the City.

1.7.3 TDR Sending Site Approval Process

- a. Open Space TDR Sending Sites: Property owners may offer their land as Open Space TDR Sending Sites using application forms provided by the community development department. If the community development director finds that the proposed property meets the criteria, he/she shall approve the application and oversee the execution and recordation of a permanent conservation easement, approved by the community development director, that limits future development of the sending site to a density of no more than one dwelling per parcel or one dwelling per full 25 acres, whichever Density is greater. The easement shall specify that all other uses, building requirements and activities shall be controlled by the provisions of the T2 zone for parcels within This District and the provisions of the AG-1 zoning district for parcels outside This District.
- b. Park/Greenway TDR Sending Sites: Property owners may offer their land as Park/Greenway TDR Sending Sites using application forms provided by the community development department. If the property owner proposes to transfer title to Milton, the change of ownership shall pertain to the entire parcel. If the community development director finds that the proposed property meets the criteria for a Park/Greenway TDR Sending Site, he/she shall approve the application and oversee the transfer of title

to the City of Milton or an agency/organization authorized by the City Council for approval. A permanent public access easement approved by the community development director may be used instead of title transfer if the proposed easement would implement all preservation and public recreational goals for the site in question, subject to the approval of the City Council. This easement may apply to all or a portion of a single parcel as long as the portion subject to the easement is at least one acre in size. If a Park/Greenway TDR Sending Site is secured by easement rather than City ownership, the easement shall permanently prohibit all residential development, shall preclude any improvements that would impede site use for public purposes and shall specify that all other uses and activities will be controlled by the provisions of the T2 for parcels within This District or the provisions of the AG-1 zoning district for parcels outside This District

1.7.4 TDR Allocation

- a. Open Space TDR Sending Sites: Upon recordation of an approved conservation easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of Open Space TDR Sending Sites using the following formula:
 - i. One TDR per full acre of Unconstrained Land
 - ii. Plus one TDR per four full acres of Constrained Land
 - iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres
- b. Park/Greenway TDR Sending Sites: Upon title transfer or recordation of an approved public access easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of Park/Greenway TDR Sending Sites using the following two-step process
Step One: calculate the total number of TDRs produced by i, ii and iii below:
 - i. One TDR per full acre of Unconstrained Land
 - ii. Plus one TDR per four full acres of Constrained Land
 - iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres.Step Two:
Multiply the total from Step One by a factor of 1.25.
- c. Civic Space TDR Sending Sites: Upon title transfer or recordation of an approved public access easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of Park/Greenway TDR Sending Sites designated as suitable for Civic Spaces in an adopted plan or code using the following two-step process.
Step One: calculate the total number of TDRs produced by i, ii and iii below:
 - i. One TDR per full acre of Unconstrained Land
 - ii. Plus one TDR per four full acres of Constrained Land
 - iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres.Step Two:
Multiply the total from Step One by a factor of 1.5.

1.7.5 TDR Transfers: The community development director shall establish and administer a process for documenting and monitoring the issuance, transfer and permanent extinguishment of TDRs when they are used to increase density in a TDR Receiving Site development. TDR Sending Site property owners who are issued TDRs may retain them, transfer them directly to TDR Receiving Site developers or transfer them to

intermediaries who may also retain them or transfer them to TDR Receiving Site developers. The City of Milton may but is not obligated to buy, hold and resell TDRs. The City may also sever TDRs from land that it buys after the effective date of this ordinance for Parks and Greenways and sell these TDRs for use in TDR Receiving Site developments. The price paid for TDRs is determined by negotiation between TDR buyers and sellers.

- 1.7.6 TDR Receiving Sites: TDRs may be transferred to the TDR Receiving Sites designated by This Code and any additional TDR Receiving Sites designated by the City. Parcels located within the Maximum Two Story Height Zone shall not serve as TDR Receiving Sites. TDR Receiving Site owners can build at or below the Base Densities established by Code without any use of TDRs. However, owners who choose to do so may exceed the Base Densities and achieve the established maximum densities at the transfer ratio set forth in Section 1.7.7.
- 1.7.7 TDR Transfer Ratio: Pursuant to This Code, developers of projects on TDR Receiving Sites may use the TDRs to exceed Base Densities and achieve the maximum code-allowed Density at the transfer ratio of four building units per full TDR. Building Units shall be exchanged for Functions as set forth in Section 1.6.5.
- 1.7.8 Unified Sending/Receiving Site: A TDR Sending Site and a TDR Receiving Site may occur on a single parcel if the respective portions of the parcel meet all criteria. TDRs from the Sending Site portion of the parcel shall be allocated using the formula provided in 1.7.4 except TDRs shall not be granted open space and Greenway dedications that are required as a condition of site development. TDRs from the TDR Sending Site portion of the parcel may be transferred to the TDR Receiving Site portion of the parcel, transferred to a separate TDR Receiving Site or to any combination of on-site and off-site TDR Receiving Sites.
- 1.7.9 Reserved.
- 1.7.10 Compliance Requirements
 - a. When the use of TDR results in divisions of land, TDR compliance shall occur prior to final subdivision map approval.
 - b. When the use of TDR results in additional Density without a division of land, TDR compliance shall occur prior to building permit issuance.
 - c. In no event shall any component of this TDR program have application to any TDR Sending Site or TDR Receiving Site outside the jurisdictional boundary of the City of Milton.

ARTICLE 2. REGULATING PLANS**2.1 ARTICLE APPLICABILITY**

- 2.1.1 The geographic locations of the following shall be as set forth in the Deerfield/Highway 9 Regulating Plan:
- Transect Zones
 - Existing Civic Building Sites and Civic Spaces
 - Thoroughfare network, existing and planned
 - A differentiation of existing Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of This Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards.
 - Special Districts
 - A zone where the maximum height of buildings shall be the lesser of two stories or 30 feet, regardless of Transect Zone or Special District, as indicated by the Maximum Two-Story Building Height Zone.
 - A zone where the maximum height of buildings shall be 12 stories regardless of Transect Zone or Special District, as indicated by the Maximum Twelve-Story Building Height Zone.
 - A zone within the Maximum Two-Story Building Height Zone where the base building density, parking access, and permitted Functions are further restricted regardless of Transect Zone or Special District, as indicated in the Five Acre Road Zone.
- 2.1.2 The Deerfield/Highway 9 Regulating Plan is an exclusive and mandatory regulation and shall supersede and replace the previous zoning classifications. Property owners within the plan area shall submit Building Scale Plans under Article 4 of This Code in accordance with the provisions of This Code.
- 2.1.3 The owner of a parcel or abutting parcels in This District may apply for a Warrant to adjust the locations of Thoroughfares from those shown in the Deerfield/Highway 9 Regulating Plan by up to a total of 300 horizontal feet, provided that the interconnected network shown in the Deerfield/Highway 9 Regulating Plan is maintained.
- 2.1.4 The owner of a parcel or abutting parcels in This District may initiate the preparation of an Infill Regulating Plan in accordance with Section 2.2 of This Code.

2.2 INFILL REGULATING PLAN REQUIREMENTS

- 2.2.1 Approval of Infill Regulating Plans is pursuant to the procedures for rezoning as set forth in Article XIV in Chapter 64 of this zoning ordinance.
- 2.2.2 Infill Regulating Plans shall include one or more maps showing the following, in compliance with the standards described in Article 2 of This Code:
- Transect Zones
 - Density by Transect Zone
 - Civic Building Sites and Civic Spaces
 - Thoroughfare network
 - A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of This Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. Newly-created B-Grid Thoroughfares are only allowed in Zone T5, Zone T6, and Civic Zones. The Frontages assigned to the B-Grid shall not exceed 70% of the total length of Frontages within the combined area of the Infill Regulating Plan's T5, T6, and Civic Zones.

- f. Special Requirements, if any
 - g. Designation of a mandatory Setback for buildings from any lot line, if any
 - h. Mandatory Private Frontages, if any
 - i. Landscape buffers required by Article 2 of This Code, if any.
- 2.2.3 The following elements shall not deviate from those established in the Deerfield/Highway 9 Regulating Plan:
 - a. Mandatory Public Frontages along existing Thoroughfares
 - b. Greenways, although their exact locations may vary provided the connections to adjacent sites shown in the Deerfield/Highway 9 Regulating Plan are maintained.
- 2.2.4 Each Infill Regulating Plan for a site greater than 4 acres in area shall dedicate at least 5% of its total area to Civic Space.
- 2.2.5 Each Infill Regulating Plan for a site greater than 8 acres in area shall dedicate at least 10% of its total area to Civic Space.
- 2.2.6 Civic Space shall be designed as generally described in Table 5 and as allowed in the Transect Zones in accordance with Table 11 section d. Greenways shall not be counted towards this requirement, except where they pass through a Civic Space meeting the requirements of Table 5.
- 2.2.7 The Thoroughfare network for the Infill Regulating Plan shall be designed to define Blocks as follows:
 - a. When both Blocks and the Thoroughfares that circumscribe them are completely within the Infill Regulating Plan, Blocks shall not exceed the perimeter size prescribed in Table 11 section b.
 - b. In all other situations not identified in Section 2.2.7(a) above, Block perimeter shall not exceed an amount equal to one-half the perimeter size prescribed in Table 11 section b.
 - c. The perimeter for all Blocks shall be measured as the sum of lot Frontage Lines of the Block.
- 2.2.8 All Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Where adjacent sites are non-conforming with regards to the Thoroughfare network requirements of This Code, stub-out streets shall be provided to provide future connectivity at such time as the adjacent sites are developed or redeveloped. Culs-de-sac and other dead-end streets are allowed only by Warrant to accommodate specific site conditions. Stub-out streets 150 feet in length or less shall terminate at a curb designed to be removed when the adjacent site is developed and the street is extended.
- 2.3 LANDSCAPE BUFFERS**
- 2.3.1 The requirements of Section 64-237 shall not apply to property within This District except as set forth below.
- 2.3.2 Adjacent to a Special District, a T2 Zone, or a single-family residential use not located within This District, the following shall apply:
 - a. For sites on 4 acres or less in area, a 50 foot wide undisturbed buffer, with a 10 foot improvement setback, shall be located adjacent to the Special District, T2 Zone, or single-family residential use not located within This District.
 - b. For sites greater than 4 acres in area, a 75 foot wide undisturbed buffer, with a 10 foot improvement setback, shall be located adjacent to the Special District, T2 Zone, or single-family residential use not located within This District.
- 2.3.3 To make buffers seem natural, an equal mix of four species from Section 60-88 Appendix R: Acceptable Evergreen Plant Material for Milton Undisturbed Buffers shall be used.
- 2.3.4 Modifications to the minimum buffer requirements may be granted only by Variance.

ARTICLE 3. PUBLIC STANDARDS**3.1 ARTICLE APPLICABILITY**

- 3.1.1 All sites, including those in Special Districts, shall incorporate Thoroughfares and Civic Spaces as established in the Deerfield/Highway 9 Regulating Plan or an approved Infill Regulating Plan.
- 3.1.2 Where no approved Infill Regulating Plan exists:
- a. Thoroughfares not shown in the Deerfield/Highway 9 Regulating Plan are permitted, provided that all Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Where adjacent sites are non-conforming with regards to the Thoroughfare network requirements of This Code, stub-out streets with a maximum length of 150 feet shall be provided to provide future connectivity at such time as the adjacent sites are developed or redeveloped. Culs-de-sac and other dead-end streets are allowed only by Warrant to accommodate specific site conditions. Stub-out streets 150 feet in length or less shall terminate at a curb designed to be removed when the adjacent site is developed and the street is extended.
 - b. Civic Spaces not shown in the Deerfield/Highway 9 Regulating Plan are permitted.
 - c. Sites of more than 4 acres shall be designed to define Blocks as follow:
 - i. When both Blocks and the Thoroughfares that circumscribe them are completely within the site, Blocks shall not exceed the perimeter size prescribed in Table 11 section b. Blocks with a perimeter size exceeding 1,000 feet shall provide at least one 8 foot wide cross Block Passage.
 - ii. In all other situations not identified in Section 3.1.2 (c)(i) above, Block perimeter shall not exceed an amount equal to one-half the perimeter size prescribed in Table 11 section b.
 - iii. The perimeter for all Blocks shall be measured as the sum of lot Frontage Lines of the Block.

3.2 GENERAL REQUIREMENTS

- 3.2.1 Thoroughfares are intended for use by vehicular, bicycle, and pedestrian traffic and to provide access to lots and Civic Spaces. Thoroughfares shall generally consist of vehicular lanes and Public Frontages. Bicycle facilities, where provided along a Thoroughfare, shall also be considered part of said Thoroughfare.
- 3.2.2 Thoroughfares and Civic Spaces shall be designed according to their Transect Zones. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted so that the newer Thoroughfare shall taper to meet those of the existing Thoroughfare.
- 3.2.3 Each lot shall Enfront a vehicular Thoroughfare or a Civic Space. When a lot Enfronts a Civic Space, the fire prevention and protection requirements of Chapter 22 of the Code of the City of Milton shall still apply.
- 3.2.4 Standards for new Thoroughfares shall be as follow:
- a. In zones T2, T3, T4, T5, T6, new Thoroughfares shall conform to Table 4.
 - b. In Special Districts, new Thoroughfares shall conform to Table 4 or the requirements of the Subdivision Ordinance.
 - c. In all T-Zones and Special Districts, the design of new Thoroughfares shall be subject to approval of the public works director, who may require alternative standards if the public health, safety, and welfare demand.
- 3.2.5 Thoroughfares along a designated B-Grid may be exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Tables 8.
- 3.2.6 Rear Alleys and Rear Lanes shall be provided where required by Table 11 section c.
- 3.2.7 Rear Alleys shall be paved for their width.

- 3.2.8 Rear Lanes may be paved lightly to driveway standards. Rear Lanes shall consist of gravel or landscaped edges, and shall have no raised Curb.

3.3 THOROUGHFARES - VEHICULAR LANES

- 3.3.1 New Thoroughfares shall include vehicular lanes for parked and moving vehicles, and may include Bicycle Lanes. The standards for vehicular lanes shall be as shown in Table 4, subject to approval of the public works director, who may require alternative standards if the public health, safety, and welfare demand.
- 3.3.2 Where on-street parking is permitted in Table 4, the pavement width may be reduced at intersections by the addition of sidewalk bulbouts within the parking lane, but the overall right-of-way and Public Frontage shall remain unchanged.

3.4 THOROUGHFARES - BICYCLE FACILITIES

- 3.4.1 A bicycle network consisting of Greenways (which may include Multi-Use Trails) and Bicycle Lanes shall be provided as specified in the Deerfield/Highway 9 Regulating Plan and the Milton Trail Plan. The bicycle network shall be connected to existing or proposed city and regional networks wherever possible. When the Deerfield/Highway 9 Regulating Plan and the Milton Trail Plan both identify a facility in the same location, the director of public works shall determine which is required.
- 3.4.2 Greenway requirements may be satisfied by providing a minimum 30 foot wide open space corridor in the approximate location shown on the Deerfield/Highway 9 Regulating Plan, granting the City of Milton access easements for future Multi-Use Trails, and payment to the City of Milton in lieu of the installation as set forth in Section 48-674 of the City Code.

3.5 THOROUGHFARES - PUBLIC FRONTAGES

- 3.5.1 General to zones T2, T3, T4, T5, T6
- a. The Public Frontage contributes to the character of the Transect Zone and includes Sidewalk, Curb, Planter, trees, and a Landscape Strip where required. If a Greenway is located in what would otherwise be part of the Public Frontage then it shall also be considered part of the Public Frontage.
 - b. Public Frontages shall be designed as shown in Table 3A, Table 3B, and Table 3D and allocated within Transect Zones, where applicable, only as specified in Table 4 and Table 11 section c.
 - c. Retrofit of existing Thoroughfares
 - i. Retrofit of existing Thoroughfares shall be accomplished in the Public Frontage as specified in Table 3B by adding or widening Sidewalks, adding trees, adding public lighting, adding a required Landscape Strip, and adding any required Greenways, unless otherwise not required along Five Acre Road or approved by Warrant. Retrofit may also include the addition of a Slip Road..
 - ii. Retrofit of State Route 9, Windward Parkway, Deerfield Parkway, Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road may also be accomplished in the Public Frontage by adding one Slip Road along one or both sides of the Thoroughfare. Where this occurs, Public Frontage improvements required along the existing Thoroughfare shall be provided, and additional Public Frontage improvements shall be provided along one side of the new Thoroughfare adjacent to the private lot as illustrated in Table 3C.
 - iii. A Warrant to these retrofit requirements may be granted where the Public Frontage includes existing sidewalks of sufficient width and condition to provide pedestrian safety
 - iv. Where retrofit occurs and there is insufficient right-of-way, the right-of-way shall be expanded or a public access easement provided to the City of Milton, as mutually agreed upon by the applicant and

the City of Milton. Where an easement is provided, the Frontage Line will not be congruent with the right-of-way.

- v. Where compliance would otherwise require Public Frontage improvements to be made in the City of Alpharetta, these requirements shall not apply. Furthermore, the City of Milton community development director, after consulting with the director of public works, may wave these requirements for any portion in the City of Milton when unified and safe pedestrian facilities are provided.
 - d. Public lighting shall be provided as established in Section 4.12.
 - e. Street trees shall be provided in the Public Frontage Planter and required Landscape Zone, subject to the following:
 - i. Along Highway 9 street trees shall be placed and sized in accordance with the standards established by the Georgia Department of Transportation.
 - ii. Along other Thoroughfares street trees shall be placed and sized in accordance with the standards established by the American Association of State Highway and Transportation Officials.
 - f. The maintenance of lights and trees shall be the responsibility of the adjacent property owner or as otherwise provided.
 - g. Sidewalks shall continue across the entire length of all concrete aprons and shall match the appearance of adjacent Sidewalk material in color, texture, and design.
- 3.5.1 Specific to zones T2, T3
- a. The Public Frontage shall include trees of various species, naturalistically clustered.
- 3.5.2 Specific to zones T3, T4, T5, T6
- a. Street trees shall be spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant for specific site conditions.
 - b. The introduced landscape shall consist of durable species tolerant of soil compaction.
- 3.5.3 Specific to zone T4
- a. Street trees shall be planted in a regularly-spaced Allee pattern of single or alternated species per street with shade canopies of a height that, at maturity, clears at least one Story.
- 3.5.4 Specific to zones T5, T6
- a. Street trees shall be planted in a regularly-spaced Allee pattern of single species per street with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.
- 3.5.5 Specific to State Route 9, Deerfield Parkway, Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road.
- a. The requirements of specific Transect Zones and Special Districts notwithstanding, the Public Frontage shall be as set forth below and in Table 4B except as otherwise required by the Georgia Department of Transportation or the director of public works, who may require alternative standards if the public health, safety, and welfare demand.
 - b. The Public Frontage shall include a Landscape Strip with a minimum width of 20 feet between the Sidewalk and the Frontage Line. Street trees shall be located in the Landscape Strip and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant to accommodate specific site conditions. Walkways may traverse the Landscape Strip.
 - c. Street trees shall be a minimum of 5 inch caliper at the time of planting.

3.5.6 Specific to State Route 9

- a. Public Frontages in areas with a speed limit equal to or lower than 35 miles per hour shall include a Sidewalk with a minimum width of 8 feet and a Planter having a minimum width of 10 feet. Street trees shall be located in the Planter and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant to accommodate specific site conditions.
- b. Public Frontages in areas with a speed limit greater than 35 miles per hour shall include a Sidewalk with a minimum width of 8 feet and a Planter with a minimum width of 4 feet. Street trees are not required in the Planter.
- c. A combination of October Glory and Red Sunset Maples with flowering cherries and dogwood shall be planted in the Landscape Strip.

3.5.7 Specific to Windward Parkway

- a. The Public Frontage shall include a Sidewalk with a minimum width of 8 feet and a Planter adjacent to the curb having a minimum width of 2 feet, a maximum width of 12 feet, and an average width of 6 or more feet.
- b. A combination of October Glory and Red Sunset Maples with flowering cherries and dogwoods shall be planted in the Planter and the Landscape Strip.

3.5.8 Specific to Deerfield Parkway

- a. The Public Frontage shall include a Sidewalk with a minimum width of 6 feet and a Planter adjacent to the curb having a minimum width of 2 feet, a maximum width of 12 feet, and an average width of 6 or more feet.
- b. The Sidewalk shall meander among the trees.
- c. Willow Oaks shall be planted in the Landscape Strip.

3.5.9 Specific to Morris Road, McGinnis Ferry Road, Old Morris Road, Webb Road, Bethany Bend, and Cogburn Road.

- a. The Public Frontage shall include a Sidewalk with a minimum width of 6 feet and a Planter adjacent to the curb having a minimum width of 2 feet, a maximum width of 12 feet, and an average width of 6 or more feet.
- b. Morris Road and McGinnis Ferry Road: Legacy Sugar Maples shall be planted.
- c. Webb Road: October Glory and Red Sunset Maples shall be planted and shall alternate in groups of three trees by species in the Planter and the Landscape Strip.
- d. Old Morris Road: October Glory Red Maples shall be planted in the Planter and the Landscape Strip.
- e. Cogburn Road and Bethany Bend: No species requirements exist.

3.5.10 Specific to Five Acre Road.

- a. The requirements of specific Transect Zones and Special Districts notwithstanding, no Sidewalk is required in the Public Frontage.
- b. The Public Frontage shall include a Landscape Strip with a minimum width of 20 feet that extends from the right-of-way line into the property. Street trees shall be planted in the Landscape Strip and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant to accommodate specific site conditions.
- c. Street trees shall be a minimum of 5 inch caliper at the time of planting.

- d. In addition to the street trees, the Landscape Strip shall be planted in accordance with the Landscape Buffer requirements of Section 2.3.3. Said plantings shall include sufficient evergreen species to prevent properties fronting State Route 9 from being seen from Five Acre Road year-round. One subdivision sign for the Five Acre Road Neighborhood may be located in the Landscape Strip.

3.6 CIVIC ZONES

3.6.1 General

- a. Civic Zones are designated on the Deerfield/Highway 9 Regulating Plan, on an Infill Regulating Plan, or on a site subject to Section 3.6.2(a) or 3.6.2(b) as Civic Building Sites or Civic Spaces.

3.6.2 Civic Spaces

- a. Sites of more than 4 acres and not located within an Infill Regulating Plan shall dedicate at least 5% of their total area to Civic Space.
- b. Sites of more than 8 acres and not located within an Infill Regulating Plan shall dedicate at least 10% of their total area to Civic Space.
- c. Civic Spaces shall be designed as described in Table 5 and shall be accessible to the public during normal City of Milton park hours or longer each day.
- d. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting one or more Thoroughfares, except as otherwise stated below:
 - i. A Playground or Pocket Park shall have a minimum of 25% of its perimeter Enfronting one or more Thoroughfares.
 - ii. A Park shall have a minimum of 100 feet of its perimeter Enfronting one Thoroughfare.
- e. Each Civic Space shall be at least 60 feet in width and length, except for Parks.
- f. The following areas shall not count towards satisfying Civic Space requirements:
 - i. Greenways, except where they pass through a Civic Space meeting the requirements of Table 5;
 - ii. Undisturbed natural vegetative buffers along stream as required by Section 20-426 of the Code of the City of Milton; and
 - iii. Retention and detention areas used for permanent or occasional water storage.

3.6.3 Civic Spaces shall provide pedestrian access to adjacent Thoroughfares and sites as follows:

- a. One or more access points shall be provided every 200 feet of Civic Space perimeter along a Thoroughfare, and provided that no single Thoroughfare shall have less than one access point.
- b. One or more access points shall be provided every 600 feet of Civic Space perimeter along an adjacent site. Relief from this requirement may be granted by Warrant where the adjacent site cannot accommodate said access.
- c. For the purposes of this section an access point may include a walkway, Multi-Use trail, or other paved or unpaved surface suitable for walking.

3.6.4 Any street furniture, benches, trash receptacles or pedestrian street lights installed in a Civic Space must be of a type indicated below or similar as approved by the city design review board.

- a. Benches: Victor Stanley Classic Series CR-138 in black with no center arm rest.
- b. Trash receptacles: Victor Stanley D-35 in black.
- c. Pedestrian street light: Philips Lumec Domus Series.

3.7 COMMON MAIL FACILITIES

- 3.7.1. Common mail facilities for delivery of US mail shall be made in every new development that includes a residential use, subject to approval by the US Postal Service.
- 3.7.2. Common mail facilities shall be covered, shall include a trash receptacle, and shall include two dedicated parking spaces.

ARTICLE 4. BUILDING SCALE PLANS

4.1 ARTICLE APPLICABILITY

- 4.1.1 Lots and buildings shall be subject to the requirements of Article 4 of This Code
- 4.1.2 Building and site plans submitted under This Code shall show compliance with the following standards described in This Code:
 - a. For preliminary site and building approval:
 - i. Building Placement
 - ii. Building Form
 - iii. Building Function
 - iv. Public Frontages
 - b. For final approval, in addition to the above:
 - i. Landscaping
 - ii. Signage
 - iii. Special Requirements, if any
 - iv. Architecture
- 4.1.3 Special Districts shall be governed by standards approved by the Mayor and City Council at the time of their designation as Special Districts, which standards may be specifically prepared for the particular Special District or may be the same standards as described elsewhere in This Code if specifically identified by the Mayor and Council as being applied to the Special District, except as otherwise specifically identified in Article 3.
- 4.1.4 Civic Building Sites shall not be subject to the requirements of This Code. The particulars of their design shall be determined by Warrant. Buildings housing Civic Functions that do not meet the definition of a Civic Building shall be subject to the requirements of This Code.

4.2 NON-CONFORMING PROPERTIES

- 4.2.1 Non-conforming properties shall comply with Section 64-74 except as indicated to the contrary below.
- 4.2.2 A property existing at the date of adoption of This Code or any amendments thereto that does not conform to the provisions of This Code or any subsequent amendment may continue in use as they are until a Substantial Modification is requested, at which time the community development director shall determine the provisions of This Code that apply and shall grant Warrants for those that do not apply.
- 4.2.3 Lots existing at the time of adoption of This Code shall not be considered non-conforming with regard to width.
- 4.2.4 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of This Code (as illustrated in Table 2).

4.3 SPECIAL REQUIREMENTS

- 4.3.1 To the extent that the Deerfield/Highway 9 Regulating Plan or an Infill Regulating Plan designates any of the following Special Requirements, these standards shall apply to said requirements:
 - a. A mandatory Retail Frontage designation requires that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as illustrated in Table 8. The first Story shall be confined to Retail or Office use through the depth of the Second Layer.

- b. A mandatory Gallery Frontage designation requires that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 8). A Gallery Frontage may be combined with a Retail Frontage.
- c. A Coordinated Frontage designation requires that the Public Frontage (Table 4a) and Private Frontage (Table 8) be coordinated as a single, coherent landscape and paving design.
- d. A cross Block Passage designation requires that a minimum 8 foot wide pedestrian access be reserved between buildings.

4.4 BUILDING PLACEMENT

4.4.1 Specific to zones T2, T3, T4, T5, T6

- a. Newly platted lots shall be dimensioned according to Table 11 section e except as otherwise approved by Warrant.
- b. Building Placement types shall be as shown in Table 7 and Table 11 section h except as otherwise approved by Warrant.
- c. Buildings shall be placed in relation to the boundaries of their lots according to Table 11 and Table 13 subject to the following:
 - i. Front Setbacks shall be measured from the Frontage Line.
 - ii. Side and Rear Setbacks shall be measured from the Lot Line.
 - iii. The requirements of Table 11 and Table 13 notwithstanding, all of a portion of any required Landscape Strip may be counted towards meeting a minimum Front Setback by Warrant.
 - iv. As otherwise approved by Warrant.
- d. The requirements of Table 11 and Table 13 notwithstanding, along State Route 9 certain buildings may be placed subject to the following requirements:
 - i. Buildings between 10,000 and 50,000 square feet may be located a maximum distance of 100 feet from the right-of-way along State Route 9 with no intervening Thoroughfare.
 - ii. Buildings 50,000 square feet or greater may be located a maximum distance of 300 feet from the right-of-way along State Route 9 with no intervening Thoroughfare.
- e. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 13 except as set forth in Section 4.4.1 (d) for certain sized buildings along State Route 9 or as otherwise approved by Warrant.
- f. Lot coverage by building shall not exceed that recorded in Table 11 section e except as otherwise approved by Warrant.
- g. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 11 section f. These requirements shall not apply to buildings subject to Section 4.4.1 (d) or as otherwise approved by Warrant.
- h. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of a Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 11.
- i. To accommodate slopes over 10%, relief from front Setback requirements of Table 11 is available by Warrant.
- j. To accommodate the preservation of specimen trees as established in the tree preservation ordinance, relief from all setbacks, lot widths, and lot coverage is available by Warrant.

4.4.2 Specific to zones T5 and T6

- a. The Principal Entrance shall be on a Frontage Line except as set forth in Section 4.4.1(d) for certain sized buildings along State Route 9.

4.5 BUILDING FORM**4.5.1 General to zones T2, T3, T4, T5, T6**

- a. Private Frontages
 - i. The Private Frontage for buildings subject to Section 4.4.1(d) shall conform to Table 8 and Table 11, except that the edge of an Open Parking may be substituted for the Thoroughfare.
 - ii. The Private Frontage of all other buildings shall conform to Table 8 and Table 11.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 13. Prescriptions for the Second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages.
- c. Building heights and Stepbacks shall conform to Table 6 except that:
 - i. Within the Maximum Two-Story Building Height Zone the maximum height shall be the lesser of two stories or 30 feet, regardless of Transect Zone or Special District.
 - ii. Within the Maximum Twelve-Story Building Height Zone the maximum height shall be 12 stories, regardless of Transect Zone or Special District.
 - iii. Within 85 feet of a T2 zone the maximum height shall be the lesser of two stories or 30 feet, regardless of Transect Zone or Special District.
- d. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial or Civic Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two Stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- e. A first level Residential Function may be raised a maximum of 6 feet from average Sidewalk grade unless a greater height is approved by Warrant.
- f. In a Parking Structure each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Building height limits do not apply to attics, above-ground portions of basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.
- h. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 440 square feet, excluding the parking area.
- i. The maximum number of attached Rowhouse units in a building shall be eight.

4.5.2 Specific to zone T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the First Layer for 50% of the layer's depth.
- c. Balconies and bay windows may Encroach the First Layer for 25% of the layer's depth except that balconies on porch roofs may Encroach as does the porch.

4.5.3 Specific to zone T4

- a. Balconies, open porches and bay windows may Encroach the First Layer for 50% of the layer's depth.

4.5.4 Specific to zone T4 Permissive

- a. A walkway with a minimum width of 6 feet shall connect all building entrances to the public Sidewalk.

4.5.5 Specific to zones T5, T6

- a. Except where prohibited, Awnings and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the First Layer for 100% of the layer's depth.
- c. Along A-Grids, in the absence of a building Facade along any part of a Frontage Line a Streetscreen shall be built co-planar with the Facade.
- d. Streetscreens shall be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- e. A walkway with a minimum width of 4 feet shall connect all building entrances to the public Sidewalk.
- f. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade unless a lesser height is approved by Warrant to allow wheelchair access.

4.6 BUILDING FUNCTION

4.6.1 General to zones T2, T3, T4, T5, T6

- a. Structures and parcels in each Transect Zone shall conform to the Functions on Table 9A, Table 10 and Table 11.
- b. Specific uses identified in Table 10 shall apply regardless of whether the use is a permitted use or accessory use. A structure or parcel may contain more than one permitted or accessory use.
- c. In addition to the accessory uses identified in Table 10, a structure or parcel may also be used for uses customarily incidental to any permitted use.
- d. Home Occupation shall be permitted as an accessory use in accordance with Section 64-213 except as indicated to the contrary below:
 - i. Home Occupations should be invisible from the Frontage.
 - ii. Home Occupations shall be located either within the house or in an Outbuilding.
- e. Notwithstanding the provisions of this section to the contrary, the following are Functions and uses prohibited in the Five Acre Road Zone, regardless of Transect Zone or Special District:
 - i. Motel, Hotel;
 - ii. Veterinary Clinic/Hospital, Kennel (with inside or outside pens);
 - iii. All Automotive Functions identified in Table 10;
 - iv. Hospital;
 - v. Convalescent Home, Personal Care Home, Nursing Home, Hospice; and
 - vi. All Education Functions identified in Table 10.

4.6.2 Specific to zones T2, T3

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 9A.

4.6.3 Specific to zones T4, T5, but not T4-Open or T4-Permissive

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 9A.

4.6.4 Specific to zone T4-Open and T4-Permissive

- a. The Function standards of T5 shall apply. See Table 9A.

4.6.5 Specific to zone T5-Limited

- a. Retail Functions shall only be permitted in buildings having two or more Stories and shall be limited to the

first Story. No individual Retail establishment shall exceed 15,000 square feet in floor area.

b. The Functions standards of T5 shall apply to all non-Retail Functions.

4.6.6 Specific to zones T4-Open, T5, T6

a. Apartments shall only be permitted subject to use permit and as follows:

- i. In buildings where the entire first Story is used for non-Residential Functions or residential lobbies, leasing offices, fitness centers, or multi-purpose rooms serving the Residential Function; or
- ii. On sites where more than 50% of the total floor area is dedicated to Office, Retail, or Lodging Functions.

b. Rowhouses shall only be permitted subject to use permit, and only on sites where more than 50% of the total floor area is dedicated to Office, Retail, or Lodging Functions.

4.6.7 Specific to the Five Acre Road Zone.

a. Restaurants with outdoor dining or outdoor music shall locate such seating or music directly adjacent to the Landscape Strip along State Route 9 in order to minimize impacts on adjacent houses.

b. When outdoor dining is provided it shall not exceed 10% of the total number of seats provided in the restaurant, including both dine-in table and bar seats.

4.7 SCREENING AND FENCING

4.7.1 Fences, walls and hedges shall be subject to the following:

a. General to zones T2, T3, T4, T5, T6

- i. Chainlink fencing is prohibited from view from a public Thoroughfare and shall be black or hunter green vinyl clad. See Section 4.71(e) for additional restrictions in the Five Acre Road Zone.
- ii. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block. Retaining walls above three feet high shall have a continuous planting of evergreens in front of them.

b. Specific to the First Layer in all zones along State Route 9 and Windward Parkway.

- i. A continuous fence is required in the First Layer except at driveway and pedestrian walkway openings. Said fence shall also include a minimum 3 foot wide landscaped zone on the exterior of the fencing, which may be included within any required Landscape Strip.
- ii. Fences and posts shall be between 42 and 55 inches in height measured from finished grade.
- iii. Allowed fencing material shall be primarily pressure treated dark stained wood and may include accents of natural or man-made stone, brick, aluminum, ornamental or decorative wrought iron or architectural concrete. Accents shall not exceed 20% of the total surface area of the fence and any openings within it. Fencing shall be in keeping with the equestrian and rural character of Milton. Unpainted or unstained pressure treated wood is prohibited.

c. Specific to zones T2, T3, T4 except the First layer along State Route 9 or Windward Parkway.

- i. Where permitted within the First Layer, fences, walls and hedges shall not exceed 42 inches in height. Retaining walls are excluded from this requirement.
- ii. Opaque fences are prohibited in the First Layer.
- iii. In all other locations fences and walls shall not exceed 6 feet in height and shall be at maximum of 50% opaque above 42 inches in height. This requirement shall not apply to fences and walls screening refuse areas or loading docks.

d. Specific to zones T5, T6 except the First Layer along State Route 9 or Windward Parkway.

- i. Within the first Layer, fences, walls and hedges shall not exceed 55 inches in height. Retaining walls are excluded from this requirement.
 - ii. Opaque fences are prohibited in the First Layer.
 - iii. In all other locations fences and walls shall not exceed 6 feet in height and may be 100% opaque.
 - e. Specific to the Five Acre Road Zone.
 - i. Chainlink Fencing is prohibited.
 - ii. Perimeter fencing must be in keeping with the equestrian character of Milton.
 - 4.7.2 The following elements shall be screened from view of any A-Grid Thoroughfare or Civic Space as set forth below. To comply with the maximum height requirements above, any screening that exceeds the maximum requirements for the First Layer shall not be located within it.
 - a. Loading docks and service areas shall be screened by either:
 - i. A minimum 6 foot high opaque fence matching the material of the building; or
 - ii. A 15 foot wide landscape zone planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 42 inches at time of planting, and reach a minimum height of 6 feet within two years of planting.
 - b. Open Parking or gas fueling bays shall be screened by a continuous screen of evergreen plantings. Said screen shall be 3 feet in height at planting and 4 feet minimum height at maturity and 3 to 8 feet in width at maturity.
 - 4.7.3 Refuse areas (dumpsters) shall be placed in the least visible location from an A-Grid Thoroughfare, and shall be enclosed pursuant to rules of the Fulton County Health Department. Enclosures shall be constructed of the same exterior wall material used for the Principal Building. The enclosure shall be 1 foot higher than what is contained in the interior. The door enclosing the area shall be made out of wood or a material that has the appearance of wood.
 - 4.7.4 Mechanical features such as HVAC condensers, electrical transformers, heat pumps, and similar features shall not be placed in the First Layer and shall be screened from view of any A-Grid Thoroughfare, Civic Space, or any property used or developed for Residential Functions, by one of the following means:
 - a. Placement behind the building;
 - b. 100% opaque fencing which shall be constructed of the same type of exterior material used for the Principal Building; or
 - c. By a berm or vegetative screening. The screening shall consist of evergreen shrubs, be a minimum of 42 inches in height at time of planting, and reach a minimum height of 6 feet within two years of planting.
 - 4.7.5 Detention/retention ponds shall have a minimum 10 foot wide landscape area planted to buffer standards with evergreen plantings exterior to any required fence and or required access area. When required, fencing material around detention/retention ponds shall meet the fencing requirements of Section 4.7.1(c) or as approved by Warrant.
- 4.8 STORMWATER MANAGEMENT FACILITIES**
- 4.8.1 All facilities shall be in compliance with the Stormwater Management Manual (chapter 20, article IV of the Code of the City of Milton).
 - 4.8.2 Above-ground facilities shall be improved for aesthetic appeal through the use of green infrastructure or low impact development approaches, or shall be located in the least conspicuous area of the site as engineering standards will allow.

- 4.8.3 Above-ground stormwater management shall be designed to create a natural look.
- 4.8.4 The creation of shared stormwater management facilities serving multiple properties is encouraged.
- 4.8.5. Above-ground facilities are prohibited in the Five Acre Road Zone. All facilities must be completely underground.

4.9 OFF-STREET PARKING AND LOADING

- 4.9.1 Off-street parking and loading shall be provided in accordance with Article VII of this zoning ordinance.
- 4.9.2 Required visitor parking in zones T2, T3, T4, T5, T6
 - a. In addition to the requirements of Section 4.9.1, all single-family residential use groups described in Section 64-1410 shall provide a minimum of 0.3 visitor parking space per dwelling unit.
 - b. Required visitor parking may be either provided off-street in a common parking lot anywhere on the site or on-street within 300 feet of the intended use, as measured along the direct improved pedestrian route from the door of the building to the parking space.
- 4.9.2 Subject to the approval of the director of the community development department by Warrant, off-street parking as required by Article VIII may be reduced and shared parking among uses may be permitted in accordance with Section. 64-1411.
- 4.9.3 On-street parking along the parking lane corresponding to the Lot Frontage shall be used to satisfy the parking requirements for Residential Functions.
- 4.9.4 All Office, Lodging, Retail, Civic, and Education Functions, and Apartment Buildings shall provide a minimum of one bicycle rack to accommodate a minimum of one bicycle space for every ten vehicular parking spaces. Said rack(s) shall be located within the Public or Private Frontage.
- 4.9.5 Sites which exceed the minimum number of required off-street parking spaces by this zoning ordinance shall construct said excess parking spaces of pervious paving. This requirement shall not apply to excess spaces located within a Parking Structure. Where a site contains both Parking Structures and Open Parking area, spaces located in the Parking Structure shall be counted towards meeting the minimum number of required off-street parking spaces before those in Open Parking area.

4.10 PARKING LOCATION STANDARDS

- 4.10.1 General to zones T2, T3, T4, T5, T6
 - a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available or required.
 - b. Open Parking areas on A-Grid Thoroughfares shall be screened from the Public Frontage by a building, Streetscreen, or in accordance with the requirements of Section 4.7.2.
 - c. Open Parking areas on B-Grid Thoroughfares may be unscreened from the Public Frontage except for corner lots at intersections with the A-Grid.
 - d. Rear Alleys, Rear Lanes, and driveways on adjacent sites shall connect to provide inter-parcel access to minimize curb cuts and improve street traffic flow.
 - e. Rear Alleys, Rear Lanes, and rear driveways must be shared between adjacent sites in the Five Acre Road Zone.
 - f. No Rear Alley, Rear Lane, or driveway may be accessed from or connected to Five Acre Road, except for driveways serving detached single-family uses.
- 4.10.2 Specific to zones T2, T3
 - a. Open Parking areas shall be located at the Second and Third Layers, except that driveways, drop-offs and unpaved parking areas may be located at the First Layer.

- b. Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the First or Second Layer by Warrant.
- 4.10.3 Specific to zones T3, T4
 - a. Driveways at Frontages shall be no wider than 10 feet in the First Layer. (Table 2B.f)
- 4.10.4 Specific to zone T4
 - a. All parking lots and garages shall be located at the Second or Third Layer.
- 4.10.5 Specific to zones T5, T6
 - a. All Open Parking and Parking Structures shall be located at the Second or Third Layer.
 - b. Vehicular entrances to parking lots, drive-throughs, and Parking Structures shall be no wider than 12 feet for one-way access and 24 feet for two-way access at the Frontage, unless a greater width is approved by Warrant to comply with the fire prevention and protection requirements of Chapter 22 of the Code of the City of Milton.
 - c. Pedestrian exits from all parking lots and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may exit directly into a building.
 - d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

4.11 LANDSCAPE STANDARDS

- 4.11.1 General to zones T2, T3, T4, T5, T6
 - a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 11 section e.
- 4.11.2 Specific to zones T2, T3, T4
 - a. The First Layer shall be landscaped with live grass, trees, shrubs, hedges and other landscaping materials approved by the city arborist and shall not be paved, with the exception of driveways as specified in Sections 4.10.2 and 4.10.3.
- 4.11.3 Specific to zone T3
 - a. A minimum of two trees approved by the City Arborist shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof.
 - b. Trees shall be naturalistically clustered.
- 4.11.4 Specific to zone T4
 - a. A minimum of one tree approved by the City Arborist shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof.
 - b. Trees shall be a single species to match the species of Street Trees on the Public Frontage.
- 4.11.5 Specific to zone T5, T6
 - a. Trees shall not be required in the first Layer.
 - b. The first Layer may be paved to match the pavement of the Public Frontage.
- 4.11.6 The following non-native invasive species shall not be planted anywhere in This District:
 - a. *Ailanthus altissima* (tree-of-heaven).
 - b. *Albizia julibrissin* (mimosa).
 - c. *Alternanthera philoxeroides* (alligator weed).
 - d. *Eichhornia crassipes* (water hyacinth).
 - e. *Elaeagnus pungens* (thorny olive).
 - f. *Elaeagnus umbellata* (autumn olive).
 - g. *Hedera helix* (English ivy).
 - h. *Hydrilla verticillata* (hydrilla).

- i. Imperata cylindrical (congongrass).
- j. Lespedeza bicolor (shrubby lespedeza).
- k. Lespedeza cuneata (sericea Lespedeza).
- l. Ligustrum japonicum (Japanese privet).
- m. Ligustrum sinense (Chinese privet).
- n. Lonicera japonica (Japanese honeysuckle).
- o. Lonicera maackii (amur honeysuckle).
- p. Lygodium japonicum (Japanese climbing fern).
- q. Melia azedarach (chinaberry).
- r. Microstegium vimineum (Nepalese browntop).
- s. Miscanthus sinensis (Chinese silvergrass).
- t. Murdannia keisak (marsh dayflower).
- u. Nandina domestica (sacred bamboo).
- v. Paulownia tomentosa (princess tree).
- w. Phyllostachys aurea (golden bamboo).
- x. Pueraria Montana var. lobata (kudzu).
- y. Rosa multiflora (multiflora rose).
- z. Sesbania herbacea (bigpod sesbania).
- aa. Sesbania punicea (red sesbania).
- bb. Spiraea japonica (Japanese spiraea).
- cc. Triadica sebifera (Chinese tallow tree).
- dd. Vinca major (big periwinkle).
- ee. Vinca minor (common periwinkle).
- ff. Wisteria sinensis (wisteria).

4.12 LIGHTING STANDARDS

- 4.12.1 A lighting plan shall be submitted for approval prior to the issuance of a land disturbance permit.
- 4.12.2 All site lighting shall be designed so that the illumination as measured in footcandles at any one point meets the following standards:
 - a. Minimum and maximum levels are measured at any one point.
 - b. The average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination.
 - c. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic.
 - d. If the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
- 4.12.3 New lighting and renovations, upgrades, or additions to lighting on existing facilities shall comply with the following illumination levels. The entire site must be brought into conformance with this section should a renovation, upgrade, or addition occur that would require a land disturbance permit.
 - a. Areas for display of outdoor merchandise
 - i. Minimum level footcandles: 1.0
 - ii. Average level footcandles: 5.0

- iii. Maximum level footcandles: 10.0
 - b. Open Parking serving Commercial functions
 - i. Minimum level footcandles: 0.6
 - ii. Average level footcandles: 2.4
 - iii. Maximum level footcandles: 10.0
 - c. Open Parking serving Residential Functions
 - i. Minimum level footcandles: 0.2
 - ii. Average level footcandles: 1.5
 - iii. Maximum level footcandles: 10.0
 - d. Walkways and Thoroughfares
 - i. Minimum level footcandles: 0.2
 - ii. Average level footcandles: 2.0
 - iii. Maximum level footcandles: 10.0
 - e. Landscapes and decorative
 - i. Minimum level footcandles: 0.0
 - ii. Average level footcandles: 0.5
 - iii. Maximum level footcandles: 5.0
- 4.12.2 Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. The wattage shall not exceed 420 watts/480 V per light fixture or equivalent. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts or equivalent. Canopy lighting shall be recessed and directed downward through the use of luminaries, and shall have a maximum lamp wattage of 400 watts or equivalent.
- 4.12.3 Sodium vapor, exterior neon, and colored lights are prohibited.
- 4.12.4 Shoe box, and cobra head lighting fixtures, as typically used in parking area lighting, and exposed neon lighting as typically used on building Facades and architectural features are prohibited.
- 4.12.5 Only fluorescent, metal halide, mercury vapor, shrouded spots, LED, natural gas, and walkway lights are allowed.
- 4.12.6 Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting height for a pole is 28 feet. Any fixture and pole located within 20 feet of a Special District, a T2 Zone, T3 Zone, T4 Zone, T5-R Zone, or a single-family residential use not located within This District shall be a Type Four (Enclosures that are intended for outdoor use primarily to provide a degree of protection against windblown dust and rain, splashing water, and hose directed water; undamaged by the formation of ice on the enclosure) and forward throw distribution.
- 4.12.7 As an exception to the prohibition in Section 4.12.5 each commercial establishment shall be entitled to a single exposed neon or LED sign which may only be illuminated during periods when the commercial establishment is open for public business. Such sign shall have a maximum sign face of two square feet, and shall be positioned on the interior as a window sign no more than five feet from the main entrance of the commercial establishment. The sign is prohibited from blinking, flashing, or fluctuating and may not be animated in any way.
- 4.12.8 Thoroughfare, Open Parking, and walkway lighting and poles shall be the Philips Lumec Domus series in black or similar, or as approved by the city design review board. Within these areas, lights shall include

decorative skirts or aprons.

4.13 DRIVE-THROUGH STANDARDS

- 4.13.1 Drive-through service canopies shall be pitched at an angle and use materials matching the roof of the Principal Building.
- 4.13.2 Drive-through facilities and all associated vehicular queuing shall be located at the rear of the Principal Building if feasible, but shall be located at the side if not feasible.
- 4.13.3 Vehicular access to a drive-through shall be from the interior of a lot or from a Rear Alley to avoid disrupting pedestrian traffic unless otherwise approved by Warrant for lots whose size, shape, or topography render this requirement unfeasible. If a separate driveway is approved by Warrant, its width shall be in accordance with Section 4.10.5(b).
- 4.13.4 Drive-through facilities shall be considered Accessory Structures to a building.
- 4.13.5 Drive-through facility queuing shall be prohibited in a Thoroughfare.

4.14 GASOLINE STATION STANDARDS

- 4.14.1. Gasoline station canopies and pumps:
 - a. Shall be located to the side, or rear of the Principal Building.
 - b. Shall be buffered from adjoining Residential Functions with a Streetscreen.
 - c. Pump canopies shall be located the greater of:
 - i. 300 feet from any interior side or rear Lot Line that adjoins a Residential Function; or
 - ii. 100 feet from any Special District, T2 Zone, or AG-1 zoned property.
 - d. Pump canopies shall be located at least 50 feet from any interior side or rear property line that adjoins a Residential Function.
 - e. Pump canopy fascia shall be between 24 and 30 inches in height.
 - f. Pump canopies shall not exceed 18 feet in height as measured to the top of the structure.
 - g. Pump canopies shall be compatible with the color, texture, material, and architectural design of the Principal Building.
 - h. Pump canopy support columns shall be compatible with the color, texture, and material of the Facade of the Principal Building.
 - i. Pump canopies, canopy support columns, and pump shall not be internally illumination.
- 4.14.2 Accessory carwashes shall match the color, texture, material, and architectural design of the Principal Building.
- 4.14.3 A conforming Principal Building is required and shall be a minimum floor area of 1,600 square feet.
- 4.14.4 Lighting shall be shielded to direct light and glare onto the lot where the gas/fueling station is located.
- 4.14.5 Intercom or speaker systems shall only be utilized for the purpose of communications between employees and customers and shall direct sound away from adjacent Residential Functions.

4.15 RADIO AND TELEVISION STATION STANDARDS

- 4.15.1 Accessory telecommunications structures shall comply with the requirements of Chapter 54 of the Code of the City of Milton.
- 4.15.2 Accessory telecommunication structures shall be located to the side or rear of a conforming Principal Building.
- 4.15.3 Accessory telecommunications structures must be screened from view along any public or private street or

residential use by a fence or wall of solid appearance and a visually continuous opaque evergreen hedge. The type, size, and location of the vegetation shall be approved by the City Arborist. The type, size, and location of the wall or fence shall be approved by the Community Development Director.

4.16 LARGE-SCALE RETAIL STANDARDS

- 4.16.1 The provisions of Sections 64-98 through 64-102 of the Code of the City of Milton shall apply in This District.
- 4.16.2 In the event of conflicts between a requirement of This Code and those of Section 64-100 - Site Design Guidelines and Requirements, the requirement of This Code shall take precedence and apply unless otherwise approved by Warrant by the community development director.

4.17 SIGN STANDARDS

- 4.17.1 The provisions of Section 64-2324 of the Code of the City of Milton shall apply in This District.

4.18 ARCHITECTURAL STANDARDS

- 4.18.1 The following architectural standards shall apply to all buildings unless otherwise approved by Warrant by the community development director after consultation with the City Architect.
- 4.18.2 Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- 4.18.3 General to all buildings—Facade composition.
 - a. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other buildings entrances.
 - b. Windows shall be vertically shaped with a height greater than their width.
 - c. Burglar bars, steel gates, metal awnings and steel roll-down curtains are prohibited if visible from a public Thoroughfare, Civic Space, or Open Parking.
 - d. Exposed neon lighting outlining and detailing building features is prohibited.
 - e. Exposed ductwork, pipes, conduit or other similar items are prohibited unless otherwise approved by Warrant.
- 4.18.4 Specific to Commercial, Mixed-Use, and Apartment buildings—Façade composition.
 - a. Buildings in the Five Acre Road Zone shall comply with Sections 4.18.8 and 4.18.9.
 - b. Facades shall incorporate windows and doors as follows:
 - i. Windows and doors shall be provided for at least 15% of the total Façade area, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 10 feet in height or 20 feet in length unless approved by Warrant.
 - ii. The above requirement may be reduced by Warrant where a Façade is not visible from a public Thoroughfare, Civic Space, or Open Parking, provided that said Façade shall incorporate a decorative pattern with varied materials and textures in lieu of windows or doors. For the purpose of satisfying this requirement, control and expansion joints shall not constitute a decorative pattern with varied materials and textures.
 - b. Facade articulation
 - i. Facades over 50 feet in length shall incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections shall constitute at least 20% of the total Façade length.
 - ii. Facades over 200 feet in length shall incorporate a major articulation at least every 200 feet of Façade length. Said major articulation shall occur for a minimum length of 20 feet and shall be

accomplished through:

- a. A change of façade material from grade to the roof; or
- b. A change in façade composition from grade to the roof; or
- c. Changes in storefront systems, Private Frontages, varying setbacks, or similar means intended to convey the impression of separate buildings.
- iii. Building stories shall not appear as single horizontal window bands separated by non-glass spandrels of equal or greater height than the windows.
- c. Additional Enfronting Facade requirements
 - i. Enfronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
 - ii. First Story Facades of all buildings shall incorporate columns, awnings, porches, stoops, windows, doors, or other architectural elements as established by Private Frontage in Table 8.
 - iii. Facades shall provide visual divisions between the first and second stories through architectural means such as courses, awnings, or a change in primary façade materials or colors.
 - iv. Facades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
 - v. Buildings taller than two stories shall have two- or three-part Facades. Horizontal zones in the Facade may be differentiated by a change in materials, color, window pattern, or window material, or by a cornice or course.
 - vi. A two-part façade shall consist of:
 - a. Base zone (first Story).
 - b. Shaft zone (all other stories).
 - vii. A three-part façade shall consist of:
 - a. Base zone (first Stories).
 - b. Shaft zone (middle Stories).
 - c. Cap zone (upper Stories or cornice).
- 4.18.5 Specific to Commercial, Mixed-Use, and Apartment buildings—Facade materials.
 - a. Buildings in the Five Acre Road Zone shall comply with Sections 4.18.8 and 4.18.9.
 - a. No more than three different materials, textures, colors, or combinations thereof may be used on a single building, unless a greater number is approved by the community development director by Warrant after consultation with the City Architect.
 - b. Materials may be combined only horizontally, with the heavier below the lighter.
 - c. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed pressboard are prohibited.
 - d. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.
 - e. Enfronting first Story windows and door glass shall be clear or tinted. Tinted glass shall have a transmittance factor of 50% or greater and shall have a visible light reflectance factor of ten or less.
 - f. All window frames shall be recessed a minimum of 2 inches from the exterior Facade.
 - g. Foundations, where provided, shall be constructed as a distinct building element that contrasts with Façade materials. Exposed above-ground foundations shall be coated or faced in stucco, brick, manufactured stone, or natural stone to contrast with façade materials, exposed cement surfaces may be approved by Warrant.

4.18.6 Specific to Commercial, Mixed-Use, and Apartment buildings—colors. Permitted colors for exterior walls, building components, accent and decorative elements shall be as follows, except in the Five Acre Road Zone. Numbers refer to the Pantone Matching System, an international colormatching system.

- a. White
- b. Black
- c. Browns, beiges and tans
 - i. 462C - 468C
 - ii. 4625C - 4685C
 - iii. 469C, 474C, 475C
 - iv. 4695C - 4755C
 - v. 478C
 - vi. 719C - 724C
 - vii. 725C - 731C
 - viii. 476U - 482U
 - ix. 719U - 725U
 - x. 726U - 732U
- d. Reserved
- e. Reds
 - i. 483C, 484C
 - ii. 7411C - 7414C
 - iii. 7515C - 7519C
 - iv. 7522C - 7526C
- f. Grays
 - i. 400C - 432C
- g. Greens
 - i. 553C - 554C
 - ii. 560C - 561C
 - iii. 614C - 616C
 - iv. 3302C - 3305C
 - v. 3295C, 342C, 343C, 3435C, 356C, 357C
 - vi. 5467C - 5527C
 - vii. 3305U, 3308U, 335U
 - viii. 336U, 341U - 343U

4.18.7 Specific to Commercial, Mixed-Use, and Apartment buildings—roofs.

- a. Buildings in the Five Acre Road Zone shall comply with Sections 4.18.8 and 4.18.9.
- b. Specific to zones T2, T3, T4
 - i. Flat roofs shall be screened from the view of public and private streets by a parapet or by a cornice which overhangs the façade below between 12 and 18 inches.
 - ii. Accessory site features on a roof shall be screened from the view of public and private streets by a parapet or other architectural feature.
 - iii. Roof-mounted mechanical equipment, vents and stacks shall be screened from view from all sides.
 - iv. Permitted sloped roof materials are asphalt shingles, composition shingles, wood shingle, tin, galvanized metal, standing seam metal, and wood shake.

- v. Townhouse and duplex building rooflines shall exhibit differentiated architectural features such as gables, pyramidal, and hip. Rooflines shall be varied. Mansard roofs are not permitted.
 - vi. Roof colors shall be black, gray, dark gray, brown, red or green. Reflective and metallic colors are prohibited unless described in Section 4.16.5.
 - c. General to all zones
 - i. All rooftop appurtenances shall be painted to be compatible with the building architecture.
 - ii. Rooftop solar collectors, skylights, and other potentially reflective rooftop building elements shall be designed and installed in a manner that prevents reflected glare and obstruction of views of other sites and structures. Said elements shall also be screened from view from all sides.
 - iii. Roofing material and color shall be compatible with building and surroundings.
- 4.18.8 Specific to Townhouses
 - a. Facades shall have windows and doors that equal at least 20% of the Facade area, with each floor calculated independently. This percentage may be reduced by Warrant.
 - b. No adjacent Townhouse units shall have identical Facades. Differentiation between adjacent Facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
 - c. Townhouses located in any T-Zone shall comply with the Facade standards set forth in Section 4.16.5 for Commercial, Mixed-Use, and Apartment buildings or Section 4.16.9(b) for Single-Family houses.
- 4.18.9 Specific to Single-Family Houses
 - a. Single-family houses shall comply with the standards set forth below or those set forth in Sections 4.18.4 through 4.18.7 for Commercial, Mixed-Use, and Apartments buildings, at the developer's discretion.
 - b. Facades shall have windows and doors that equal at least 20% of the Facade area, with each floor calculated independently. This percentage may be reduced by Warrant.
 - c. Materials
 - i. The number of exterior materials, exterior colors, or any combination thereof that may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details shall be approved by the City Architect.
 - ii. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.
 - iii. Exterior material shall be limited to brick, natural stone with or without mortar, clapboard, board and batten, hard-coat stucco, or wood shingles.
 - iv. Vinyl or aluminum siding and synthetic stone veneer are prohibited.
 - v. Clapboards and board and battens shall be wood or cementitious board. Cementitious board less than five-eighths of an inch thick shall have a 4 inch maximum exposure, while cementitious board thicker than five-eighths or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.
 - vi. Wood shingles shall be level at the bottom edge.
 - d. Foundations
 - i. Foundations shall be constructed as a distinct building element that contrasts with Façade materials.
 - ii. Foundations shall be constructed of poured concrete or concrete masonry units.
 - iii. Foundations may be finished with smooth stucco, brick, or stone.

- e. Windows
 - i. Windows shall have sash with a minimum face width of 2 inches; the dimension of the glass surface to sash and muntin face shall be a minimum of three-quarter of an inch.
 - ii. Non-glass exterior window components shall be faced in wood, clad wood, or polymer materials, and said materials shall be paint grade or pre finished.
 - iii. Doors and windows that operate as sliders are prohibited along Frontages.
- f. Chimneys
 - i. Chimney stacks shall be faced in smooth integral finish stucco or, brick, stone, or detailed as exposed metal flues.
 - ii. Siding or stucco board is prohibited as a finish material for chimneys.
 - iii. All chimney stacks shall have their bases on the ground.
- g. Stoops and porches
 - i. A stoop or porch shall be provided along the Principal Frontage.
 - ii. No stoop or porch along any Frontage shall be enclosed with screen wire, plastic, glass, mesh, or similar materials.
 - iii. All porch and stoop steps along any Frontage shall have enclosed risers.
 - iv. Porch and stoop columns shall have a minimum width of 8 inches.
 - v. All porches must be a minimum depth of 8 feet.
- h. Roofs
 - i. Flat roofs are prohibited.
 - ii. Roofs shall have a pitch of between 5:12 and 12:12. This does not apply to dormers or porches.
 - iii. Roofs shall include eaves projecting between 12 and 36 inches.

Table 1: Transect Zone Descriptions. This tables provides descriptions of the character of each Transect Zone.



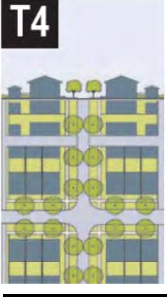
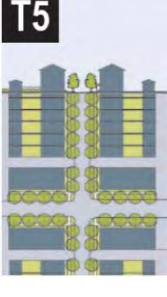
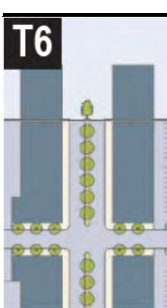
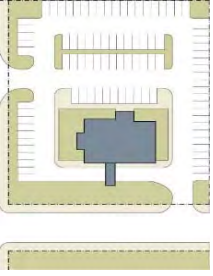
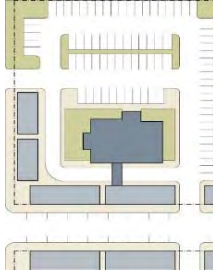
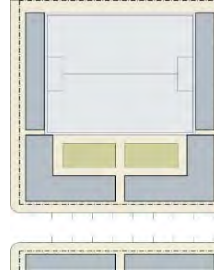
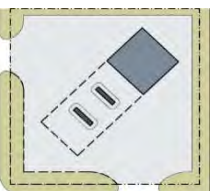
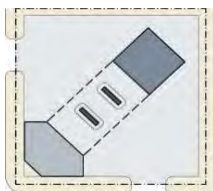

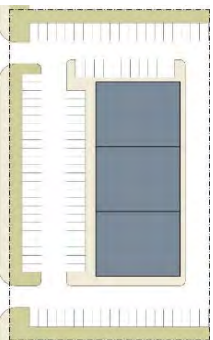
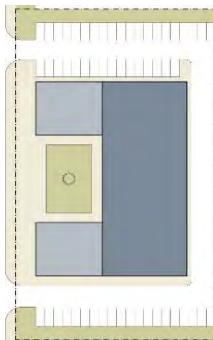
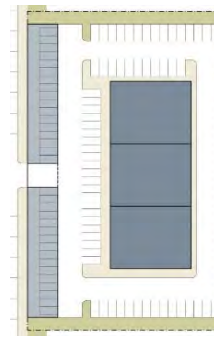
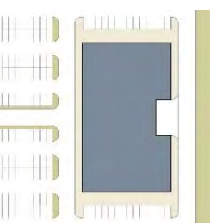
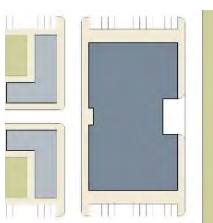
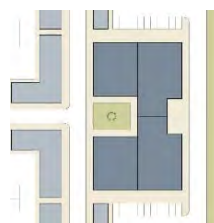
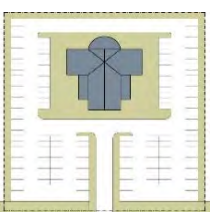
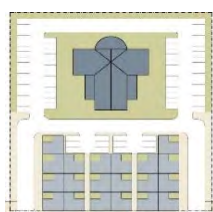
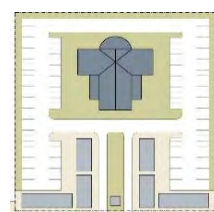
	<p>T-2 RURAL</p> <p>T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, and cabins.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings</p> <p>Building Placement: Variable Setbacks</p> <p>Frontage Types: Not applicable</p> <p>Typical Building Height: 1- to 2-Story with some 3-Story</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-3 SUB-URBAN</p> <p>T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p>Building Placement: Large and variable front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, naturalistic tree planting</p> <p>Typical Building Height: 1- to 2-Story with some 3-Story</p> <p>Type of Civic Space: Parks, Greenways</p>
	<p>T-4 GENERAL URBAN</p> <p>T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses and Townhouses with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front and side yard Setbacks</p> <p>Frontage Types: Porches, fences, Dooryards</p> <p>Typical Building Height: 1- to 3-Story</p> <p>Type of Civic Space: Squares, Greens</p>
	<p>T-5 URBAN CENTER</p> <p>T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, and Galleries</p> <p>Typical Building Height: 1- to 4-Story</p> <p>Type of Civic Space: Parks, Plazas, and Squares, median landscaping</p>
	<p>T-6 URBAN CORE</p> <p>T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity</p> <p>Building Placement: Shallow Setbacks or none; buildings oriented toward the street, defining a street wall</p> <p>Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, and Galleries</p> <p>Typical Building Height: 4-plus Story with a few shorter buildings</p> <p>Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

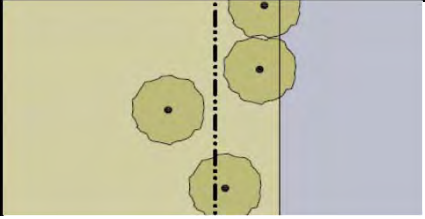
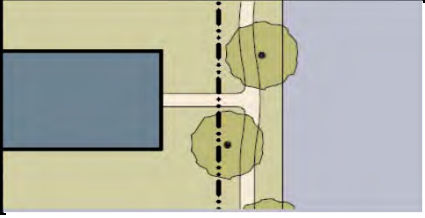
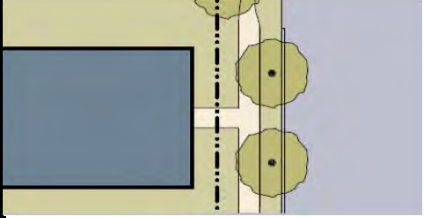
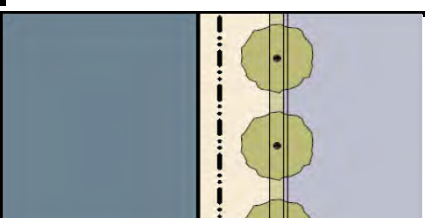
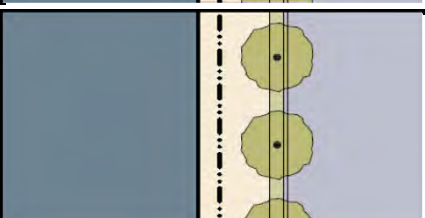
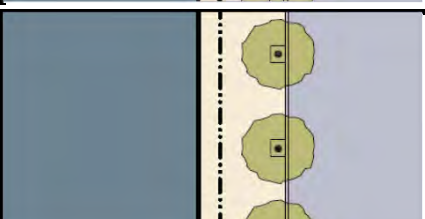
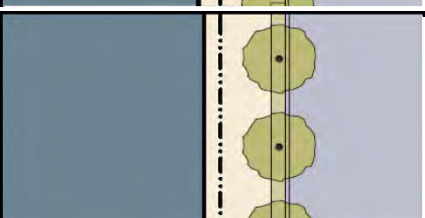
TABLE 2: Modification to Non-Conforming Properties. This table provides descriptions of changes to non-conforming properties that result in conformance with the specifications of this code. Other changes to decrease the degree of non-conformity are also possible.

NON-CONFORMING PROPERTY		POSSIBLE TECHNIQUES	CONFORMING MODIFICATION	
DRIVE-THRU		<ul style="list-style-type: none"> Keep existing building and drive-thru and add Liner Buildings in front of building to engage the Thoroughfare, or Replace building 	T5 T6	
			T5 T6	
GAS STATION		<ul style="list-style-type: none"> Keep gas station building and pumps and build a new building at the intersection, or Eliminate the gas station building, but keep the pumps and increase them, while building a new building at the intersection 	T5 T6	
			T5 T6	
STRIP CENTER		<ul style="list-style-type: none"> Keep existing building and add Liner Buildings in front of it to engage the Thoroughfare Convert frontal parking into Forecourt and add on-street parking to existing the Thoroughfare 	T5 T6	
			T5 T6	
BIG BOX OR OFFICE BUILDING		<ul style="list-style-type: none"> Infill the frontal parking with new Liner Buildings and streets terminating on the existing building; retain current building use or convert to new use Infill the frontal parking with new Liner Buildings and streets terminating on the existing building; reconfigure existing buildings for new use 	T5 T6	
			T5 T6	
RELIGIOUS BUILDING		<ul style="list-style-type: none"> Infill the frontal parking lot with senior housing; add on-street parking to existing Thoroughfare Create a street and Civic Space with Liner Buildings terminating on the existing religious building; add on-street parking to the existing Thoroughfare 	T4 T5 T6	
			T4 T5 T6	

DEERFIELD FORM-BASED CODE

City of Milton

TABLE 3A: Public Frontages General: The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 3B and Table 4.

PLAN	
LOT ▶	◀ R.O.W.
PRIVATE FRONTAGE ▶	◀ PUBLIC FRONTAGE
a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.	 <div>T2</div> <div>T3</div>
b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides Yield parking. The landscaping consists of the multiple species arrayed in naturalistic clusters.	 <div>T2</div> <div>T3</div>
c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee.	 <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced Allee.	 <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.	 <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>
f. (CS) For Commercial Street: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.	 <div>T5</div> <div>T6</div>
g. (BV) For Boulevard: this Frontage has slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.	 <div>T3</div> <div>T4</div> <div>T5</div> <div>T6</div>

DEERFIELD FORM-BASED CODE

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TABLE 3B: Public Frontages - Specific Existing Thoroughfares. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, Sidewalks, Planters, and Landscape Strips - relative to specific existing Thoroughfares, regardless of the Transect Zone or Special District in which they are located.

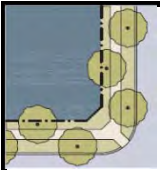



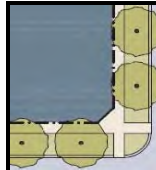









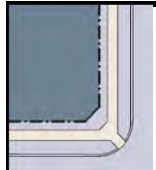
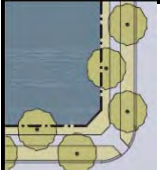
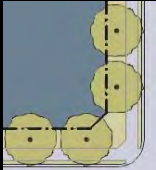


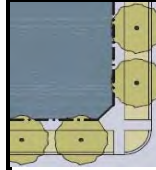
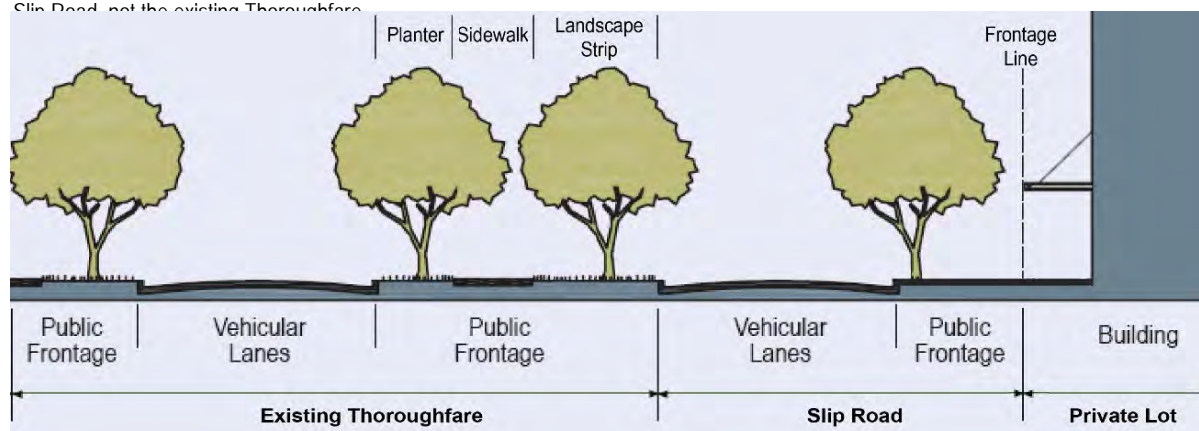
Existing Thoroughfare	STATE ROUTE 9 (35 MPH OR LESS)	STATE ROUTE 9 (OVER 35 MPH)	WINDWARD PKY	DEERFIELD PKWY, MORRIS RD, MCGINNIS FERRY RD, OLD MORRIS RD, WEBB RD, BETHANY BEND, COGBURN RD	OTHER EXISTING THOROUGHFARES (EXCEPT FIVE ACRE ROAD OR AS APPROVED BY WARRANT)
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape. <div>Total Width</div>	 Min. 38 feet	 Min. 32 feet	 Min. 30 feet	 Min. 28 feet	 Min. 12 feet
b. Curb: The detailing of the edge of the vehicular pavement incorporating drainage. <div>Type</div> <div>Radius</div>	 Raised Curb Variable	 Raised Curb Variable	 Raised Curb Variable	 Raised Curb Variable	 Raised Curb Variable
c. Walkway: The hard surface dedicated exclusively to pedestrian activity. <div>Type</div> <div>Width</div>	 Sidewalk Min. 8 feet	 Sidewalk Min. 8 feet	 Sidewalk Min. 8 feet	 Sidewalk Min. 6 feet	 Sidewalk Min. 6 feet
d. Planter: The layer which accommodates street trees and other landscape materials. <div>Arrangement</div> <div>Species</div> <div>Planter Type</div> <div>Planter Width</div> <div>Landscape Strip Width</div>	 Regular Single Continuous Planter 10 feet 20 feet	 Regular Single Continuous Planter 4 feet 20 feet	 Opportunistic Alternating Continuous Planter 2 feet - 12 feet 20 feet	 Regular Alternating Continuous Planter 2 feet - 12 feet 20 feet	 Regular Single Continuous Planter Min. 6 feet None




















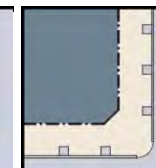








TABLE 3C: Public Frontages - Slip Road Retrofit. Existing Thoroughfares may be retrofitted into a Boulevard through the addition of one Slip Road along one or both sides. Where this occurs the Frontage Line shall be along the Slip Road, not the existing Thoroughfare.



DEERFIELD FORM-BASED CODE

City of Milton

TABLE 3D: Public Frontages - Specific New Thoroughfares. This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters - relative to specific Thoroughfare types within Transect Zones.

		RURAL										TRANSECT										URBAN											
TRANSECT ZONE		T2 T3		T2 T3		T3 T4 T5 T6		T4 T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6		T5 T6			
Public Frontage Type		HW & RD		RD & ST		ST-DR-AV		ST-DR-AV-BV		ST-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV		CS-DR-AV-BV			
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.																																	
		Total Width		16-24 feet		12-24 feet		12-18 feet		12-18 feet		18-24 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet		18-30 feet	
b. Curb: The detailing of the edge of the vehicular pavement incorporating drainage.																																	
		Type Radius		Open Swale 10-30 feet		Open Swale 10-30 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet	
c. Walkway: The hard surface dedicated exclusively to pedestrian activity.																																	
		Type Width		Path Optional n/a		Path 4-8 feet		Sidewalk 4-8 feet		Sidewalk 4-8 feet		Sidewalk 12-20 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet		Sidewalk 12-30 feet	
d. Planter: The layer which accommodates street trees and other landscape materials.																																	
		Arrangement		Clustered		Clustered		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular		Regular	
		Species		Clustered		Clustered		Alternating		Single		Single		Single		Single		Single		Single		Single		Single		Single		Single		Single		Single	
		Planter Type		Continuous Swale		Continuous Swale		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter		Continuous Planter	
		Planter Width		8 feet - 16 feet		8 feet - 16 feet		8 feet - 12 feet		8 feet - 12 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet		4 feet - 6 feet	

DEERFIELD FORM-BASED CODE

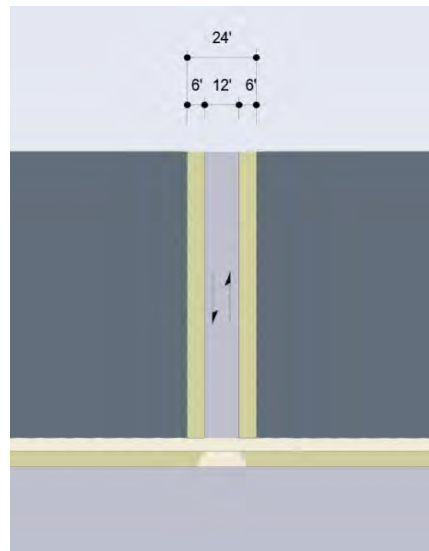
City of Milton

TABLE 4: Thoroughfare Assemblies: New Thoroughfares shall comply with this table. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. Variations may only be approved by the public works director if the public health, safety, and welfare demand.

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

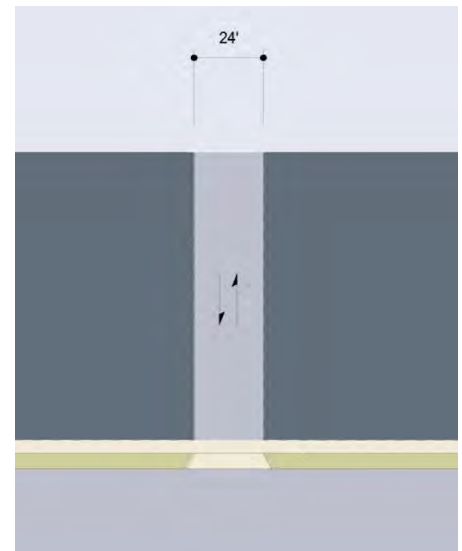
Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



RL-24-12

Thoroughfare Type	Rear Lane
Transect Zone Assignment	T2, T3, T4
Right-of-Way Width	24 feet
Pavement Width	12 feet
Movement	Yield Movement
Design Speed	10 MPH
Pedestrian Crossing Time	3.5 second
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Walkway Type	None
Planter Type	None
Curb type	Inverted crown
Landscape Type	None

Thoroughfare Type	Rear Lane
Transect Zone Assignment	T2, T3, T4
Right-of-Way Width	24 feet
Pavement Width	12 feet
Movement	Yield Movement
Design Speed	10 MPH
Pedestrian Crossing Time	3.5 second
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Walkway Type	None
Planter Type	None
Curb type	Inverted crown
Landscape Type	None



RA-24-24

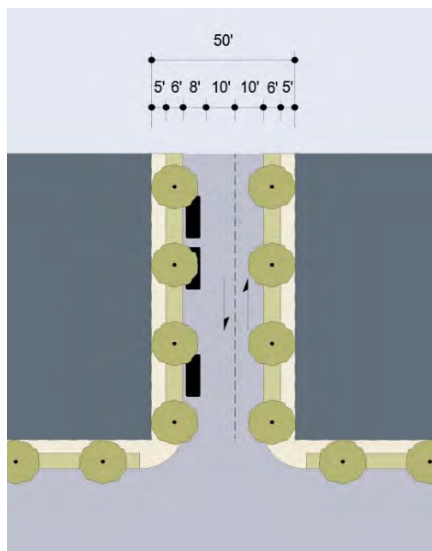
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Walkway Type	None
Planter Type	None
Curb type	Inverted crown
Landscape Type	None

TABLE 4: Thoroughfare Assemblies (continued)

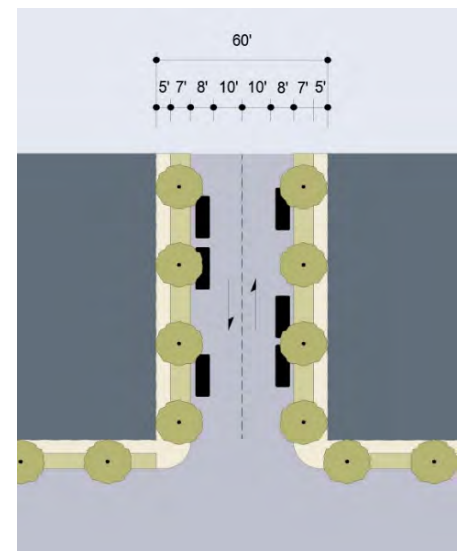
KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



ST-50-28¹



ST-60-36¹

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

Street
T3, T4, T5, T6
50 feet
28 feet
Slow Movement
25 MPH
8 seconds
2 lanes
One side @ 8 feet unmarked, bulbouts permitted
15 feet
5 foot Sidewalk on both sides
6 foot continuous Planter on both sides
Curb
Trees @ 30' o.c. Avg.

Street
T3, T4, T5, T6
60 feet
36 feet
Free Movement
25 MPH
10.3 seconds
2 lanes
Both sides @ 8 feet unmarked
10 feet
5 foot Sidewalk on both sides
7 foot continuous Planter on both sides
Curb
Trees @ 30' o.c. Avg.

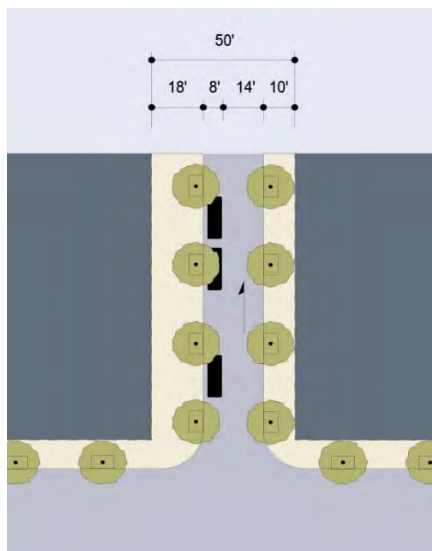
1. When on-street facilities are provided, the width of the thoroughfare shall be correspondingly increased, subject to approval of the director of public works.

TABLE 4: Thoroughfare Assemblies (continued)

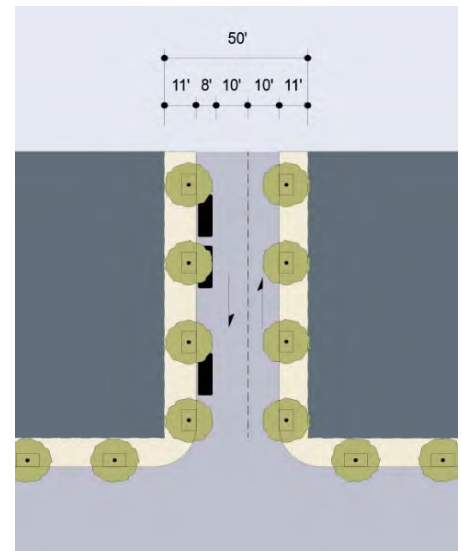
KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



CS-50-22¹



CS-50-28¹





Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb type	
Landscape Type	

Commercial Street	
T4-O, T5, T6	
50 feet	
22 feet	
Slow Movement	
20 MPH	
6.2 seconds	
1 lane	
One side @ 8 feet marked	
15 feet	
18/10 foot Sidewalk	
5 x 8 foot tree well	
Curb	
Trees @ 30' o.c. Avg.	

Commercial Street	
T4-O, T5, T6	
50 feet	
28 feet	
Slow Movement	
25 MPH	
8 seconds	
2 lanes	
One side @ 8 feet marked	
15 feet	
11 foot Sidewalk on both sides	
5 x 8 foot tree well	
Curb	
Trees @ 30' o.c. Avg.	

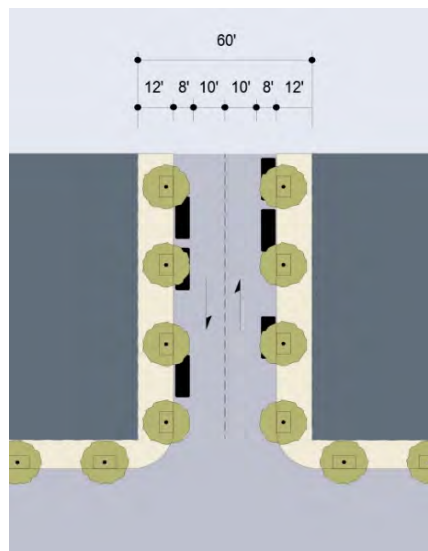
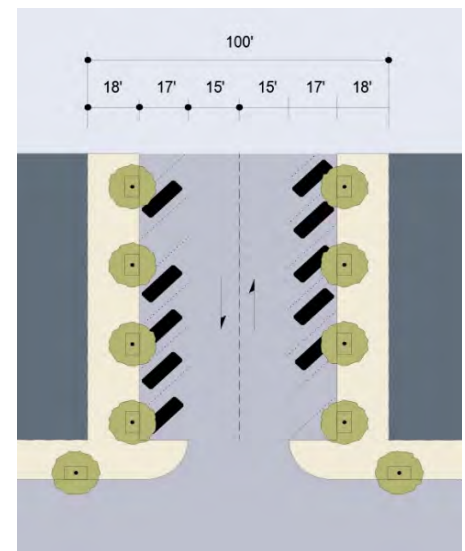
1. When on-street facilities are provided, the width of the thoroughfare shall be correspondingly increased, subject to approval of the director of public works.

TABLE 4: Thoroughfare Assemblies (continued)

KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS

CS-60-36¹CS-100-64¹

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

Commercial Street
T4-0, T5, T6
60 feet
36 feet
Free Movement
25 MPH
10.3 seconds
2 lanes
Both sides @ 8 feet marked
10 feet
12 foot Sidewalk
5 x 8 foot tree well
Curb
Trees @ 30' o.c. Avg.

Commercial Street
T4-0, T5, T6
100 feet
64 feet
Slow Movement
25 MPH
8.5 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
15 feet
18 foot Sidewalk
5 x 8 foot tree well
Curb
Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare shall be correspondingly increased, subject to approval of the director of public works.

DEERFIELD FORM-BASED CODE

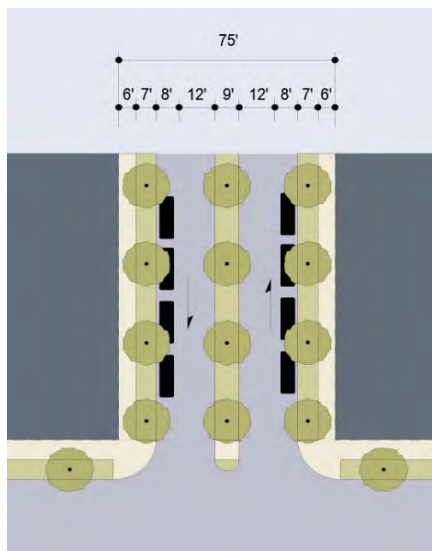
City of Milton

TABLE 4: Thoroughfare Assemblies (continued)

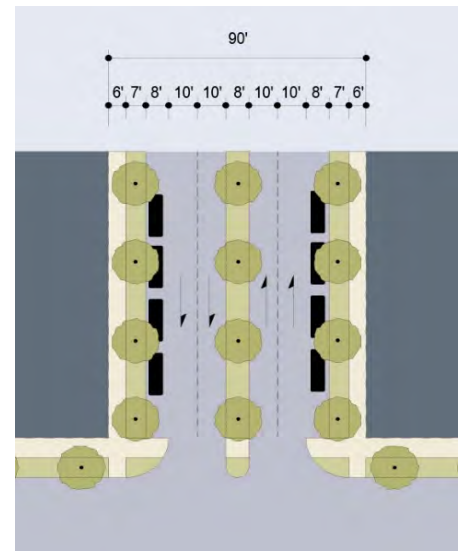
KEY	ST-57-20-BL
Thoroughfare Type	
Right-of-Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Multi-Use Trail	MT
Equestrian Trail	ET
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS



AVE-75-40¹



AVE-90-56¹

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb type
Landscape Type

Avenue
T3, T4, T5, T6
75 feet
40 feet
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds
2 lanes
Both sides @ 8 feet marked
15 feet
6 foot Sidewalk
7 foot continuous planter
Curb
Trees @ 30' o.c. Avg.

Avenue
T3, T4, T5, T6
90 feet
56 feet
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both sides @ 8 feet marked
15 feet
6 foot Sidewalk
7 foot continuous planter
Curb
Trees @ 30' o.c. Avg.

1. When on-street facilities are provided, the width of the thoroughfare shall be correspondingly increased, subject to approval of the director of public works.

TABLE 5: Civic Space

a. **Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Every Park and portions thereof shall be at least 60 feet in width and length.



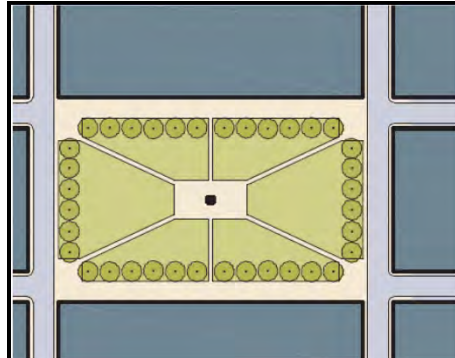
T2
T3
T4
T5
T6

b. **Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres. Every Green and portions thereof shall be at least 60 feet in width and length.



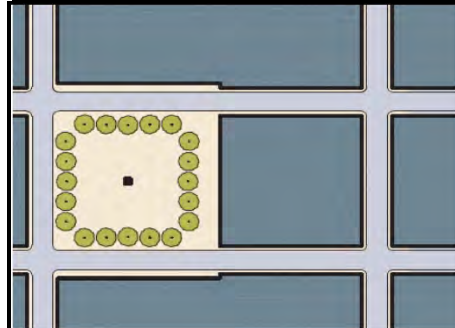
T3
T4
T5
T6

c. **Square:** An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres. Every Square and portions thereof shall be at least 60 feet in width and length.



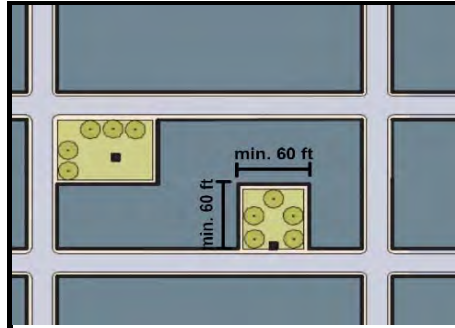
T4
T5
T6

d. **Plaza:** An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. Every Plaza and portions thereof shall be at least 60 feet in width and length.



T5
T6

e. **Playground:** An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum area, except that every Playground shall be at least 60 feet in width and length.



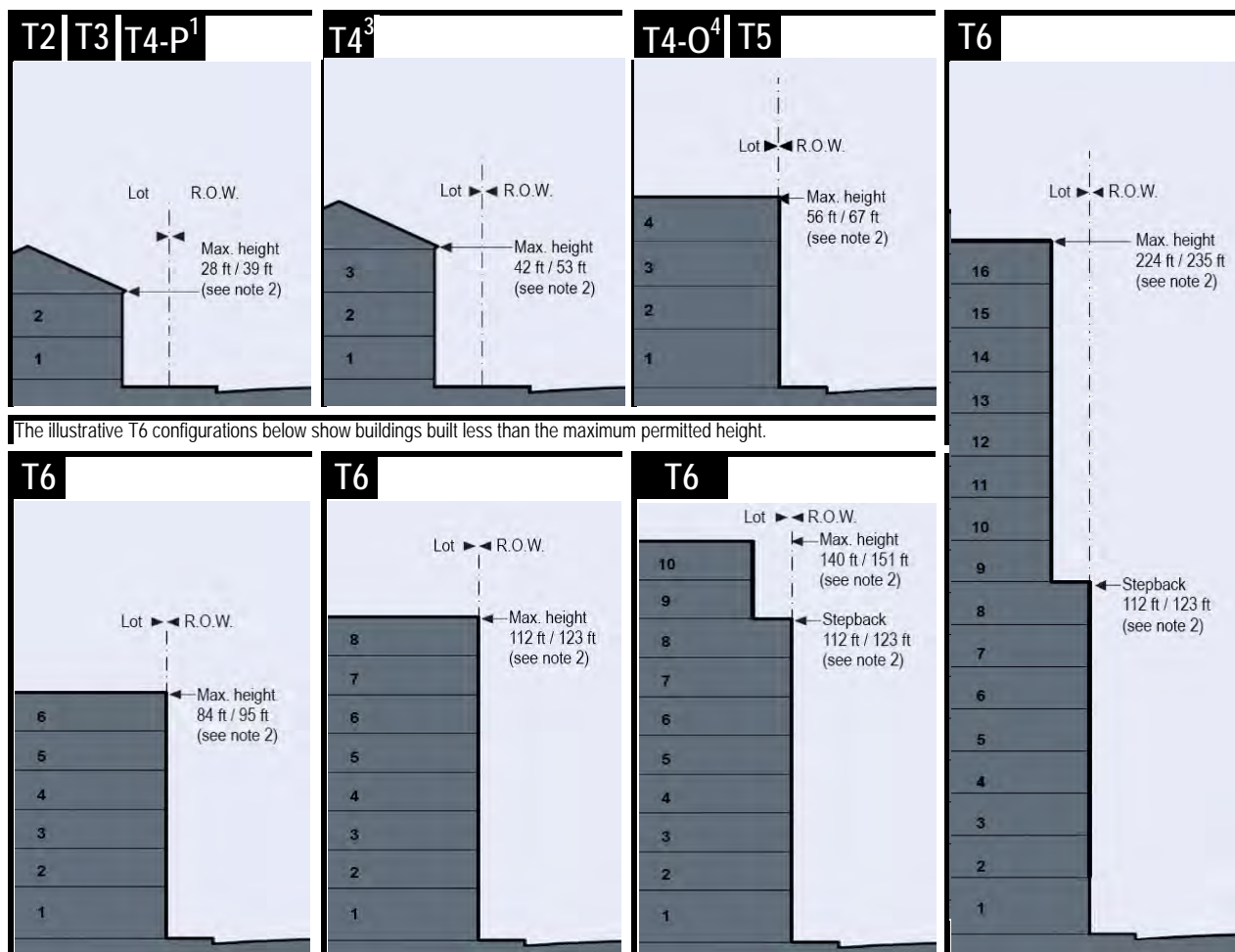
T2
T3
T4
T5
T6

f. **Pocket Park:** An Open Space available for passive recreation and relaxation. Pocket Parks shall include seating, trees, and other landscaping. Pocket Parks shall be interspersed within Residential areas. There shall be no minimum or maximum area, except that every Pocket Park shall be at least 60 feet in width and length.

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TABLE 6: Building Form - Height. This table shows the configurations for different building heights for each Transect Zone, except where said zone lies within the Maximum Two-Story Building Height Zone or within the Maximum Twelve-Story Building Height Zone as established on the Deerfield/Highway 9 Regulating Plan. Recess Lines shall occur on higher buildings in Zone T6 as shown.



1. T4-Permissive


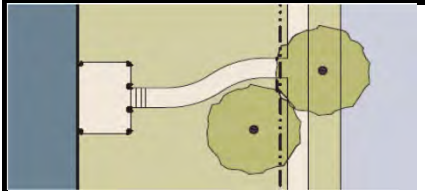
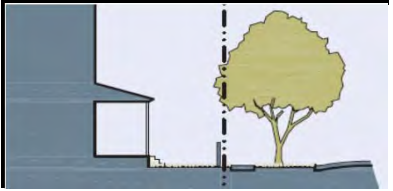
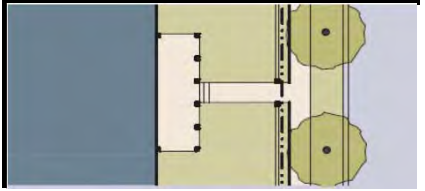


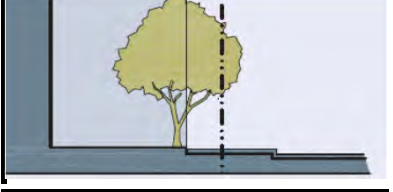
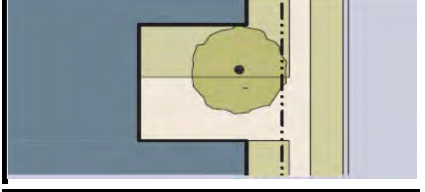

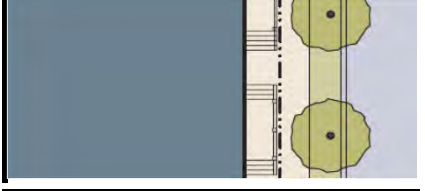


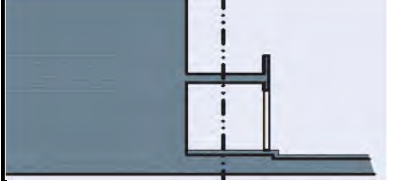

2. Max. height without ground floor Civic or Commercial Function / Max. height with ground floor Civic or Commercial Function.

3. T4 does not include T4-Permissive or T4-Open

TABLE 7: Building Placement. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<p>T2 T3 T4 T5 T6</p>
<p>b. Sideyard: A building that occupies one side of the lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<p>T4 T5 T6</p>
<p>c. Rearyard: A building that occupies the full Frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6</p>
<p>d. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T5 T6</p>

TABLE 8: Private Frontages. The Private Frontage is the areas between the building Facades and the lot lines. Buildings subject to Section 4.4.1(d) shall may substituted Open Parking for the Thoroughfare.

	SECTION	PLAN	
	LOT ► PRIVATE ► FRONTAGE	◄ R.O.W. ◄ PUBLIC FRONTAGE	LOT ► PRIVATE ► FRONTAGE
a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.			T2 T3
b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence, wall, or hedge at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.			T2 T3 T4
c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.			T4 T5 T6
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.			T4 T5 T6
e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. Stoops shall be no less than 30 inches deep.			T4 T5 T6
f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.			T4 T5 T6
g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb, except where prevented by a required Landscape Strip.			T5 T6

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TABLE 9A: Building Function. This table categorizes Building functions within Transect Zones. For Specific Function and Use permitted By Right, by Warrant, or by Use Permit, see Table 10.

	T2 T3	T4 <small>In T4-Permissive and T4-Open the T5 Function regulations apply, except as indicated</small>	T5-Limited	T5 T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is unlimited within One Principle Building except by form-based standards elsewhere in this Code, and limited to one unit within an Accessory Building. All dwelling units shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Code.	Open Residential: The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Code.
b. LODGING	Restricted Lodging: Up to two bedrooms for lodging is permitted on each lot. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: Up to three bedrooms for lodging is permitted on each lot, restricted to two bedrooms in an Accessory Building. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.	Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.
c. OFFICE	Restricted Office: Office use is restricted to home occupations by the owner, with no more than one employee.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building.	Open Office: The amount of Office Functions on each lot is unlimited except by form-based standards elsewhere in this Code.	Open Office: The amount of Office Functions on each lot is unlimited except by form-based standards elsewhere in this Code.
d. RETAIL	Prohibited Retail: Retail is not permitted.	Limited Retail: The building area available for Retail use is limited to the first story of buildings at corner locations, not more than one per block. The specific use shall be further limited to neighborhood store, or food service seating no more than 30.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings having two or more Stories. The specific use shall be further limited to a maximum floor area of 15,000 square feet per business establishment.	Open Retail: The building area available for Retail use is unlimited on the first floor and available to upper stories by Warrant.
e. CIVIC	See Table 10	See Table 10	See Table 10	See Table 10
f. OTHER	See Table 10	See Table 10	See Table 10	See Table 10

TABLE 9B: Building Unit Function Exchange Rate. This table shows the rate that Building Units shall be exchanged for Functions. This table does not apply in the Five Acre Road Zone, where no exchange is permitted.

RESIDENTIAL	1 dwelling unit for each Building Unit
LODGING	2 guest rooms for each Building Unit
OFFICE	2,250 square feet for each Building Unit
RETAIL	2,250 square feet for each Building Unit
OTHER	2,250 square feet for each Building Unit

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TABLE 10: Specific Function and Use. This table expands the categories of Table 9 to delegate specific Functions and uses within Transect Zones.

R: ALLOWED BY RIGHT

W: ALLOWED BY WARRANT

U: ALLOWED BY USE PERMIT

a. RESIDENTIAL¹

	T2	T3	T4	T4-P ⁹	T4-O ²	T5 ³	T6
Apartment			U		U	U	U
Live/Work Unit		R	R	R	R	R	R
Rowhouse			R	R	U	U	U
Duplex			R	R	R	R	R
Courtyard House			R	R	R	R	R
Sideyard House		R	R	R	R	R	R
Cottage		R	R	R	R		
House	R	R	R	R	R		
Accessory Unit	R	R	R	R	R	R	R

b. LODGING

Motel, Hotel					R	R	R
Bed & Breakfast Inn	U	U	R		R	R	R

c. OFFICE

Office				R	R	R	R
Radio and Television Station					U	U	U
Live/Work Unit		R	R	R	R	R	R

d. RETAIL

Open-Market Structure	R	R	R	R	R	R	R
General Retail			R	R	R	R	R
Pawn Shop						W	W
General Service			R	R	R	R	R
Artist Studio			U	U	U	U	U
Restaurant			R	R	R	R	R
Freestanding Fast Food Restaurant			R		R	R	R
Kiosk			R	R	R	R	R
Drive-Through Facility ⁶				R ¹⁰	R	R	R
Push Cart					W	W	W
Liquor Selling Establishment					W	W	W
Self Service Laundromat					W	W	W
Laundry and Dry Cleaning Shop					R	R	R
Bank/Financial Institution				R ¹¹	R	R	R
Bail Bondsmen							
Check Cashing Establishment					W	W	W
Adult Entertainment							
Fortune Telling Establishment							
Massage Parlor, Pool Hall, Escort and Dating Services, Tattoo and Body Piercing Establishment							

e. CIVIC

Bus Shelter	R	R	R	R	R	R	R
Convention Center							R
Conference Center					W	W	R
Fountain or Public Art	R	R	R	R	R	R	R
Library			R	R	R	R	R
Theater					R	R	R
Indoor Commercial Amusement					R	R	R
Outdoor Commercial Amusement					W	W	W
Museum					R	R	R
Assembly Hall, Indoor Auditorium					R	R	R
Gymnasium					R	R	R
Outdoor Auditorium	W	R	R	R	R	R	R
Parking Structure					R	R	R
Passenger Terminal							R
Sports Stadium							
Surface Parking Lot			W	W	W	W	W
Place of Worship	U	U	U	R	R	R	R

1. This table notwithstanding, all senior housing shall comply with Sec. 64-1834(a).

2. T4-Open

3. Includes T5-Limited subject to Table 9

4. See Sec. 4.14 for additional requirements.

f. OTHER: AGRICULTURE

	T2	T3	T4	T4-P ⁹	T4-O ²	T5 ³	T6
Grain Storage	R						
Livestock Pen	W						
Greenhouse	R	W					
Stable	R	W					
Veterinary Clinic/Hospital, Kennel (with inside pens)					W	W	W
Kennel with Outside Pens							
Pet Grooming ⁵					R	R	R

f. OTHER: AUTOMOTIVE

Gasoline Station ⁴					R	R	R
Automotive Specialty Shop					R	R	R
Service Station							
Automotive Garage, Repair Garage							
Automobile and Light Truck Sales/Leasing						W	W
Car Wash ⁵					W	W	W
Drive-Through Facility ⁶					R	R	R

f. OTHER: CIVIL SUPPORT

Fire Station	R	R	R	R	R	R	R
Police Station			R	R	R	R	R
Cemetery	U	U	U				
Funeral Home					R	R	R
Hospital						R	R
Medical Office, Clinic				R	R	R	R
Assisted Living, Convalescent Home, Personal Care Home, Nursing Home, Hospice				R	R	R	R

f. OTHER: EDUCATION

School of Business, Dance, Music or Similar					W	W	W
College	U	U	U	U	U	U	U
High School	U	U	U	U	U	U	U
Trade School	U	U	U	U	U	U	U
Elementary School	U	U	U	U	U	U	U
Childcare Center ⁷			U	U	R	R	R

f. OTHER: INDUSTRIAL

Heavy Industrial Facility							
Light Industrial Facility							
Manufacturing							
Catering					R	R	R
Laundry and Dry Cleaning Distribution Center							
Research Laboratory						W	W
Water Supply Facility	W	W	W	W	W	W	W
Sewer and Waste Facility							
Electric Substation	W	W	W	W	W	W	W
Telecommunications	See Section 54 of the Code of the City of Milton						
Cremation Facility							
Warehouse							
Landscaping, Lawn Service					R	R	R
Produce Storage							
Recycling Center							
Mini-Storage					R	R	R

5. Includes both principal and accessory car washes.

6. Drive-through facilities are considered accessory to a Retail or Automotive Function.

7. See Sec. 64-1809 for additional requirements.

8. No overnight stay allowed.

9. T4-Permissive. See Sec. 4.6.1(e) for additional restrictions in the Five Acre Road Zone.



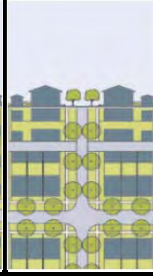
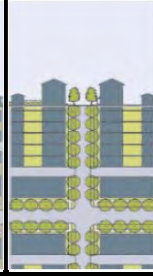
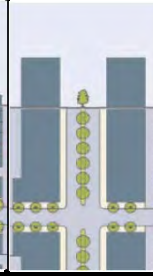
10. Only allowed in the Five Acre Road Zone and when accessory to a bank/financial institution.

11. Only allowed in the Five Acre Road Zone.

DEERFIELD FORM-BASED CODE

City of Milton

TABLE 11: Code Summary

					
	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
a. BASE BUILDING DENSITY (See Section 1.6)					
By Right	1 unit / ac.	3 unit / ac.	5 unit / ac. ¹	9 units / ac.	12 units / ac.
By TDR	TDR not permitted	6 unit / ac.	9 unit / ac. ¹	14 units / ac.	36 units / ac.
b. BLOCK SIZE					
Block Perimeter	no maximum	3,000 ft. max.	2,400 ft. max.	3,200 ft. max.	3,200 ft. max.
c. THOROUGHFARES (See Table 3 and Table 4)					
HW	permitted	permitted	not permitted	not permitted	not permitted
BV	not permitted	permitted	permitted	permitted	permitted
AV	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	permitted	permitted
DR	not permitted	permitted	permitted	permitted	permitted
ST	not permitted	permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	required, or Alley	not permitted	not permitted
Rear Alley	not permitted	permitted	required	required	required
Path	permitted	permitted	permitted	not permitted	not permitted
Passage	not permitted	permitted	permitted	permitted	permitted
Multi-Use Trail	permitted	permitted	permitted	permitted	permitted
Equestrian Trail	permitted	permitted	permitted	permitted	permitted
Bicycle Lane	permitted	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
d. CIVIC SPACES (See Table 5)					
Park	permitted	permitted	permitted	permitted	permitted
Green	not permitted	permitted	permitted	permitted	permitted
Square	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	permitted	permitted
Playground, Pocket Park	permitted	permitted	permitted	permitted	permitted
e. LOT OCCUPATION					
Lot Width	100 ft. min.	70 ft. min. 120 ft. max.	18 ft. min. 96 ft. max.	18 ft. min. no max.	18 ft. min. no max.
Lot Coverage	20% max.	60% max.	70% max.	80% max.	80% max.
f. SETBACKS - PRINCIPAL BUILDING (See Table 12)					
(f.1) Front Setback Principal ¹	60 ft. min.	15 or 20 ft. min. ²	10 ft. min. 30 ft. max.	2 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.
(f.2) Front Setback Secondary ²	40 ft. min.	12 ft. min.	8 ft. min. 20 ft. max.	2 ft. min. 15 ft. max.	2 ft. min. 15 ft. max.
(f.3) Side Setback	25 ft. min.	5 or 10 ft. min. ²	0 ft. min.	0 ft. min.	0 ft. min.
(f.4) Rear Setback	50 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout ³	not applicable	30% min.	50% min.	50% min.	50% min.
g. SETBACKS - OUTBUILDING (See Table 12)					
Front Setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	40 ft. max. from rear prop	40 ft. max. from rear prop
Side Setback	25 ft. min.	3 ft. or 6 ft. min. ³	0 ft. or 3 ft. min. ³	0 ft. min.	0 ft. min.
Rear Setback	50 ft. min.	3 ft. min.	3 ft.	3 ft. max.	3 ft. max.
h. BUILDING PLACEMENT (See Table 7)					
Edgeyard	permitted	permitted	permitted	permitted	permitted
Sideyard	not permitted	not permitted	permitted	permitted	permitted
Rearyard	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted	permitted
i. PRIVATE FRONTAGES (See Table 8)³					
Common Yard	permitted	permitted	not permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	not permitted	not permitted
Terrace, Dooryard	not permitted	not permitted	permitted	permitted	permitted
Forecourt	not permitted	not permitted	permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted	permitted
Shopfront	not permitted	not permitted	permitted	permitted	permitted
Gallery	not permitted	not permitted	not permitted	permitted	permitted
j. BUILDING FORM-HEIGHT (See Table 6)					
Principal Building	3 stories max.	3 stories max.	3 stories max. ⁵	4 stories max.	16 stories max.
Outbuilding	2 stories max.	2 stories max.	2 stories max.	2 stories max.	2 stories max.
k. BUILDING FUNCTION (See Table 9 and Table 10)					
Residential	restricted use	restricted use	limited use ⁷	open use	open use
Lodging	prohibited use	restricted use	limited use ^{4,7}	open use	open use
Office	restricted use	restricted use	limited use ^{4,7}	open use	open use
Retail	prohibited use	prohibited use	limited use ^{4,7}	open use ⁴	open use

BUILDING PLACEMENT

BUILDING FORM

FUNCTION

ARTICLE 4 ARTICLES 1, 2, 3

4. Within T4-Permissive, T4-Open, and T5-Limited different Building Function requirements apply

1. Minimum setbacks and building separations shall be subject to fire and building code restrictions.

2. Greater setback shall apply except for projects utilizing TDR, in which case the lesser setback shall apply.

3. Greater setback shall apply at a corner; lesser shall apply in all other situations

5. See Section 4.4.1(d) for alternate requirements for certain sized buildings along

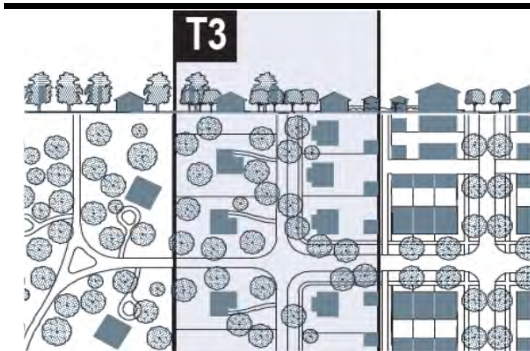
6. Within T4-Open the building height limits of T-5 apply

7. See Section 4.6.1 for additional restrictions in T4-Permissive.

DEERFIELD FORM-BASED CODE

City of Milton

TABLE 12A: Code Graphics - T3



(See Table 1)

BUILDING FUNCTION (See Table 9 & Table 10)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	prohibited use

BUILDING FORM (See Table 9)

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION (See Table 11 section e)

Lot Width	70 ft. min. 120 ft. max.
Lot Coverage	60% max.

BUILDING PLACEMENT (See Table 7)

Edgeyard	permitted
Sideryard	not permitted
Rearyard	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	15 or 20 ft. min. *
Front Setback Secondary (g.2 at right)	12 ft. min.
Side Setback (g.3 at right)	5 or 10 ft. min. *
Rear Setback (g.4 at right)	12 ft. min. **
Frontage Buildout	30% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	20 ft. min. + bldg. setback
Front Setback Secondary (h.2 at right)	3 ft. min. or 6 ft. min. at corner
Side Setback (h.3 at right)	3 ft. min.

PRIVATE FRONTAGES (See Table 8)

Common Yard	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Sloop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

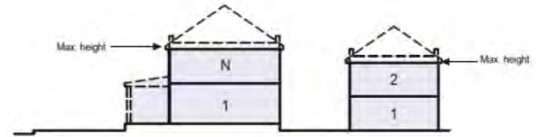
Refer to Summary Table 11

* Greater setback shall apply except for projects utilizing TDR, in which case the lesser setback shall apply.

** or 15 feet from center line of alley

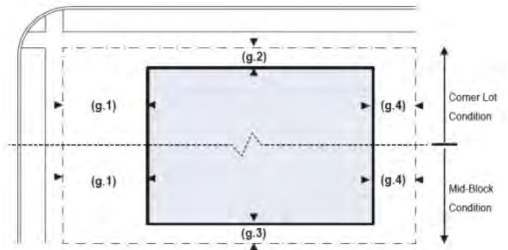
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and above ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck.



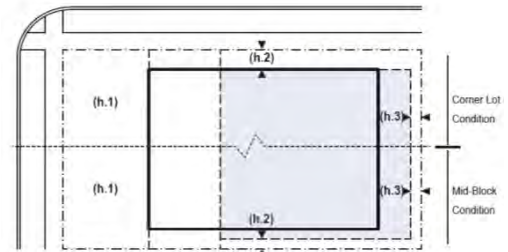
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Frontage or Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



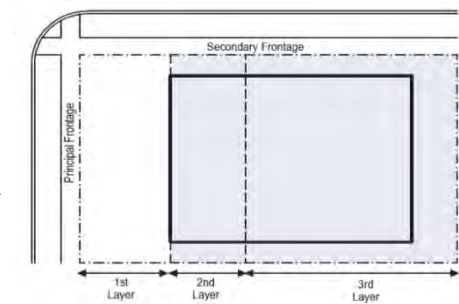
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Frontage or Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 13 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 13 section d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.

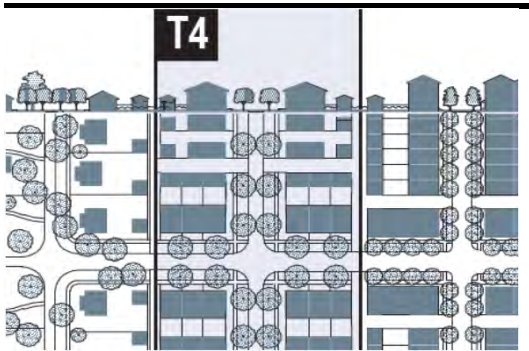


"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

DEERFIELD FORM-BASED CODE – PROPOSED UPDATES V5

City of Milton

TABLE 12B: Code Graphics - T4



(See Table 1)

BUILDING FUNCTION (See Table 9 & Table 10)

Residential	limited use*
Lodging	limited use*
Office	limited use*
Retail	limited use*

BUILDING FORM (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION (See Table 11 section e)

Lot Width	18 ft. min., 96 ft. max.
Lot Coverage	70% max.

BUILDING PLACEMENT (See Table 7)

Edgeward	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	10 ft. min., 30 ft. max.
Front Setback Secondary (g.2 at right)	8 ft. min., 20 ft. max.
Side Setback (g.3 at right)	0 ft. min.
Rear Setback (g.4 at right)	3 ft. min.**
Frontage Buildout	50% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	20 ft. min. + bldg. setback
Front Setback Secondary (h.2 at right)	0 ft. min. or 3 ft. min. at corner
Side Setback (h.3 at right)	3 ft. min.

PRIVATE FRONTAGES (See Table 8)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
	Refer to Summary Table 11

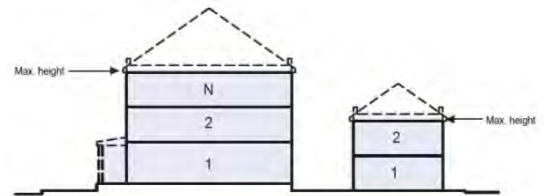
*Within T4-Open different Building Function requirements apply

** or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

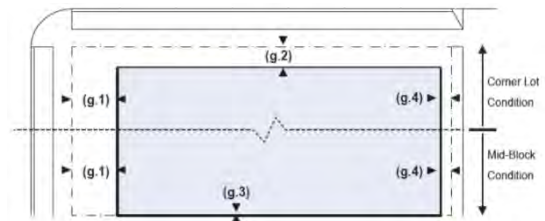
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and above-ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



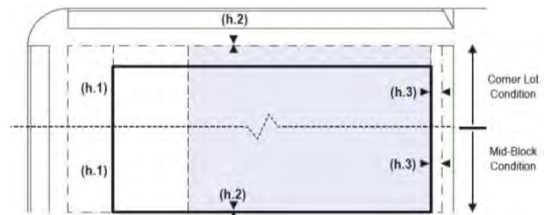
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Frontage or Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Frontage or Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 13 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 13 section d).
3. Trash containers shall be stored within the third Layer.

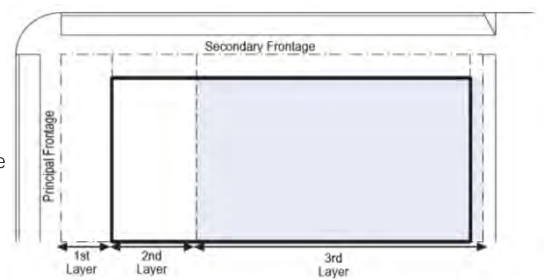
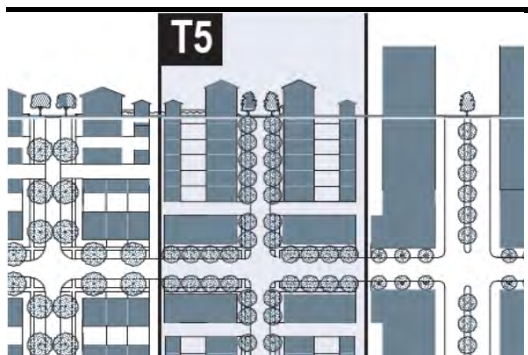


TABLE 12C: Code Graphics - T5



(See Table 1)

BUILDING FUNCTION (See Table 9 & Table 10)

Residential	open use
Lodging	open use
Office	open use
Retail	open use*

BUILDING FORM (See Table 6)

Principal Building	4 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION (See Table 11 section e)

Lot Width	18 ft. min., no max.
Lot Coverage	80% max.

BUILDING PLACEMENT (See Table 7)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	2 ft. min., 12 ft. max.
Front Setback Secondary (g.2 at right)	2 ft. min., 12 ft. max.
Side Setback (g.3 at right)	0 ft. min., 24 ft. max.
Rear Setback (g.4 at right)	3 ft. min.**
Frontage Buildout	50% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	40 ft. max. from rear prop.
Front Setback Secondary (h.2 at right)	0 ft. min. or 2 ft. at corner
Side Setback (h.3 at right)	3 ft. max.

PRIVATE FRONTAGES (See Table 8)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 11

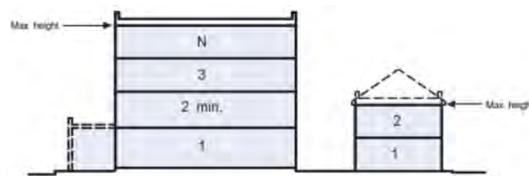
*Within T5 Limited different Building Function requirements apply

**or 15 feet from center line of alley

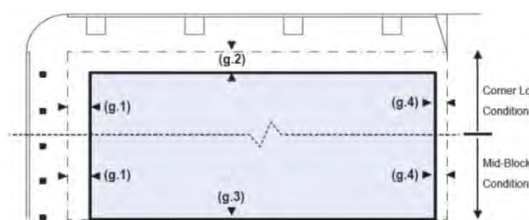
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and above-ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Frontage or Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Frontage or Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 13 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 13 section d).
3. Trash containers shall be stored within the third Layer.

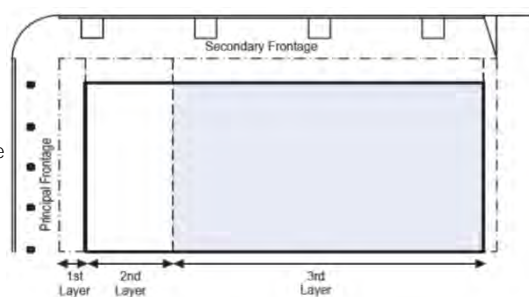
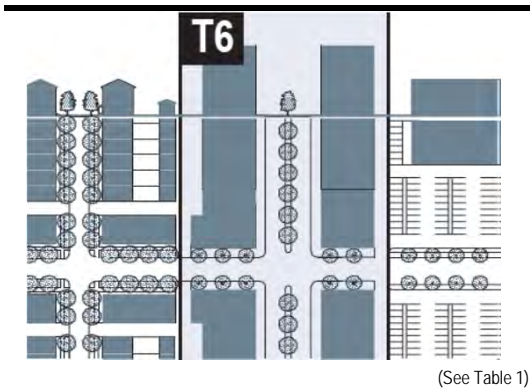


TABLE 12D: Code Graphics - T6



BUILDING FUNCTION (See Table 9 & Table 10)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING FORM (See Table 6)

Principal Building	8 stories max., 2 min.
Outbuilding	2 story max.

LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min., no max.
Lot Coverage	80% max.

BUILDING PLACEMENT (See Table 7)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING (See Table 11 section f)

Front Setback Principal (g.1 at right)	2 ft. min., 15 ft. max.
Front Setback Secondary (g.2 at right)	2 ft. min., 15 ft. max.
Side Setback (g.3 at right)	0 ft. min.
Rear Setback (g.4 at right)	3 ft. min.*
Frontage Buildout	50% min. at setback

SETBACKS - OUTBUILDING (See Table 11 section g)

Front Setback Principal (h.1 at right)	40 ft. max. from rear prop.
Front Setback Secondary (h.2 at right)	0 ft. min. or 2 ft. at corner
Side Setback (h.3 at right)	3 ft. max.

j. PRIVATE FRONTAGES (See Table 7)

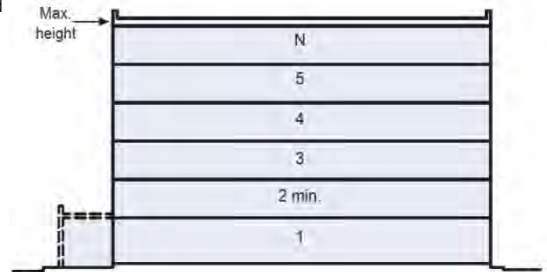
Common Yard	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & Awning	permitted
Gallery	permitted
	Refer to Summary Table 11

*or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

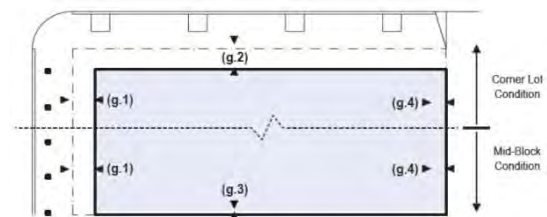
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding attics and above-ground portions of basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.
4. Stepbacks shall be as shown on Table 6.



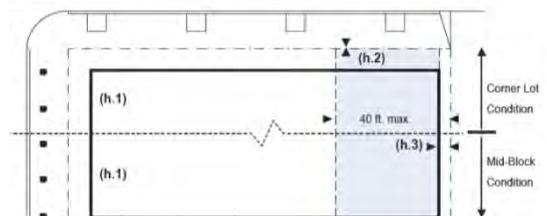
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Frontage or Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Frontage or Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 13d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 13d).
3. Trash containers shall be stored within the third Layer.

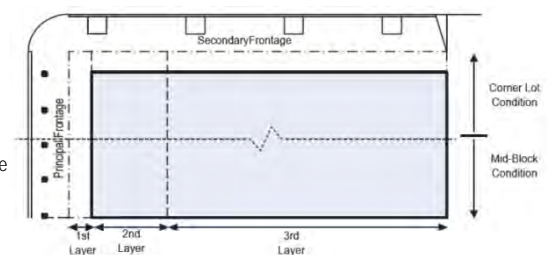
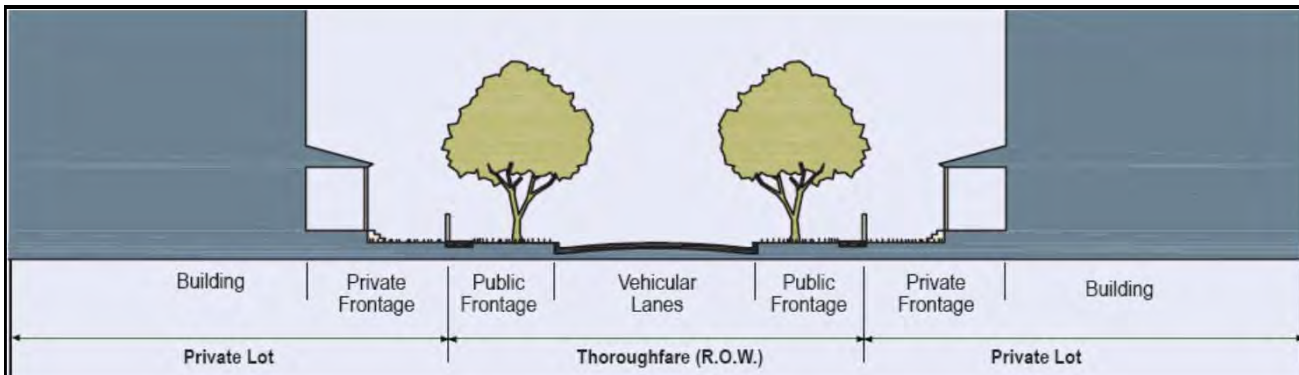
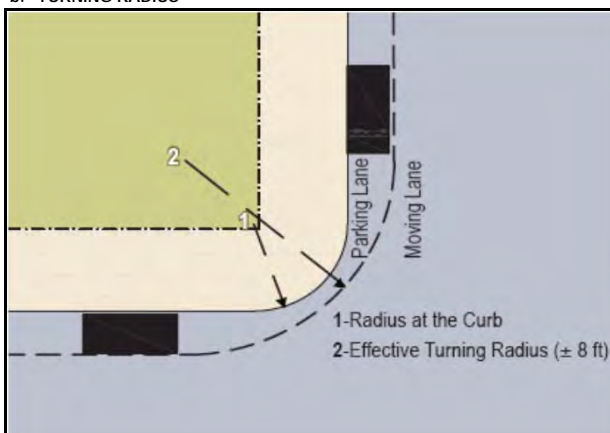


TABLE 13: Definitions Illustrated

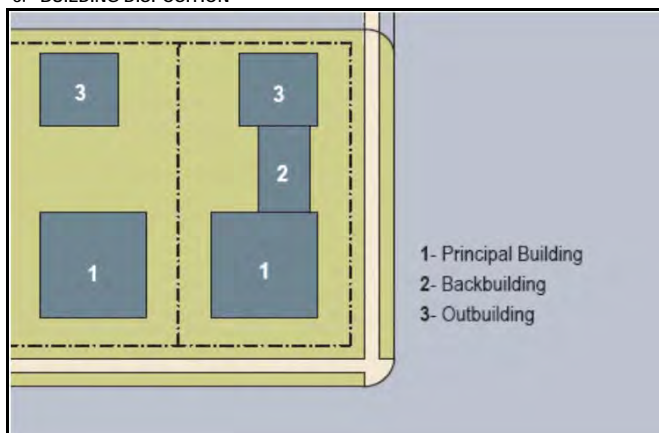
a. THOROUGHFARE & FRONTAGES



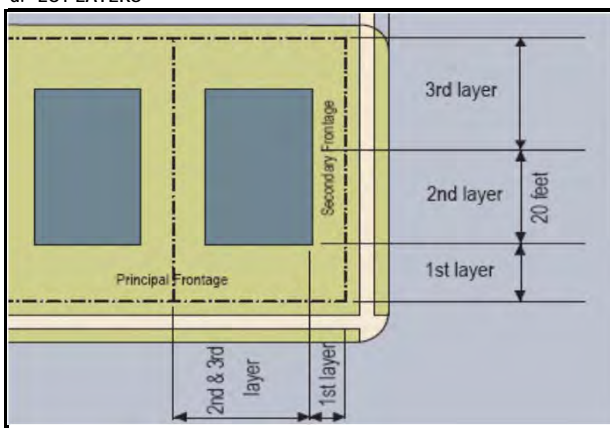
b. TURNING RADIUS



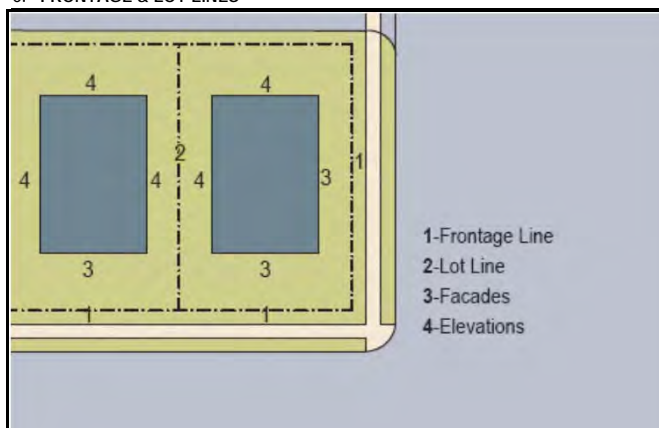
c. BUILDING DISPOSITION



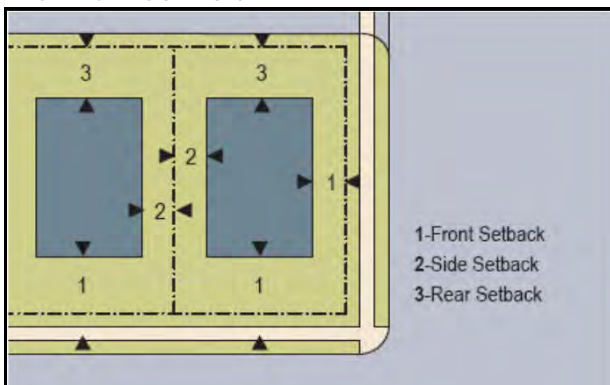
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



ARTICLE 6. DEFINITION OF TERMS

6.1 DEFINITIONS

- 6.1.1 This Section provides definitions for terms in This Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section or in Section 64-1 of this zoning ordinance, then the community development director shall determine the correct definition. Items in *italics* refer to Articles, Sections, or Tables in This Code.

A-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by This Code. See B-Grid.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Structure: any building or structure permanently attached to the ground that is subordinate in both purpose and size to any Principal Building located on the same lot. Accessory structures include, but are not limited to, Outbuildings, Parking Structures, garages, gasoline station canopies, pumps, and carwashes.

Accessory Unit: a small apartment sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. (Syn: ancillary unit)

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. B-Grid Thoroughfares are often privately-owned. See A-Grid.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 13*.

Base Density: the number of building units per acre before use of TDR. See **Density**.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping and having a minimum width of 5 feet.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares on all sides.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

By Right: characterizing a proposal or component of a proposal for a Building Scale Plan (*Article 4*) that complies with the Code and is permitted and processed administratively, without public hearing.

Childcare Center: A facility providing care, protection, and supervision of children on a regular basis away from their primary residence. Childcare Centers specifically exclude kindergartens, pre-kindergartens, and similar facilities when said kindergarten, pre-kindergarten, or similar facility is accredited by the Georgia Accreditation Commission. For the purpose of This Code such accredited facilities shall be considered Elementary Schools. (Syn: daycare)

City Architect: a registered architect retained or employed by the City of Milton to support the community development director in reviewing development for compliance with the requirements of This Code.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by a city, county, state, or federal government.

Civic Building Site: a parcel containing a Civic Building.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See Table 5.*

Civic Space TDR Sending Site: a Park/Greenway TDR Sending Site designated as Civic Space in an adopted plan or Code and therefore assigned a higher TDR allocation factor than other Park/Greenway TDR Sending Sites but treated as a Park/Greenway TDR Sending Site in all other respects.

Civic Zone: a designation for sites dedicated for Civic Building Sites and Civic Spaces.

Code, This: Article XX of Chapter 64 of the Code of the City of Milton.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 8.*

Conference Center: a place of assembly that customarily charges for meeting or exhibition areas and such areas either contain Building Code occupancy limits of 800 or fewer people or have meeting and exhibition areas that total 12,000 square feet or less, regardless of whether a principal or accessory use.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Constrained Land: the area occupied by lakes, streams, wetlands, buffers, landfills and all other land so determined by the community development director.

Convention Center: a place of assembly that customarily charges for meeting or exhibition areas and such areas either contain Building Code occupancy limits of more than 800 people or have meeting and exhibition areas that total more than 12,000 square feet, regardless of whether a principal or accessory use.

Cottage: an Edgeyard Building containing a single-family dwelling on its own Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 7.*

Courtyard House: a Courtyard Building containing a single-family dwelling on its own Lot, often shared with an Accessory Building in the back yard.

Curb: the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system. *See Table 4A, Table 4B, and Table 4D.*

Density: the number of buildings units within a standard measure of land area.

Design Speed: the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Low: (25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 3A.*

District, This: property located within the boundaries identified in the Deerfield/Highway 9 Regulating Plan adopted concurrently herewith, which shall be kept on file with the Community Development Department, and which is hereby incorporated by reference.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See *Table 8*. (Variant: **Lightwell**.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See *Table 7*.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See *Table 12*.

Elevation: an exterior wall of a building not along a Frontage Line. See *Table 12*. See **Facade**.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: the exterior wall of a building that is set along a Frontage Line. See **Elevation**.

Five Acre Road Zone: an area shown on the Deerfield/Highway 9 Regulating Plan with specific requirements that were identified in the Highway 9 North Vision Plan.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See *Table 8*.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. See *Table 4A* and *Table 8*.

Frontage Line: a line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See *Table 13*.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted*, *Limited*, or *Open*, according to the intensity of the use. See *Table 9A* and *Table 10*.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See *Table 8*.

General Retail: a business whose primary use is the sale of merchandise, food or beverages to consumers, specifically including, but not limited to, delicatessens, plant nursery, art galleries, printing shops, garden centers, retail store or shops, repair shops not involving any manufacturing on the site, and millineries or similar trade shops whenever products are sold exclusively on the site where produced. General Retail does not include roadside vending, automotive specialty shops, adult bookstores, pawnshops, liquor selling establishments or other uses specifically set forth in *Table 10*.

General Service: a business whose primary use is to provide a service, specifically including, but not limited to, health clubs, spas, personal grooming and hygiene services, barbershops, beauty shops, laundry and dry cleaning shops (excluding laundromats), and photography studios. General Service does not include financial establishments, banks, check cashing establishments, or other uses specifically set forth in *Table 10*.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See *Table 5*.

Greenway: an Open Space Corridor in largely natural conditions which may include Multi-Use Trails.

Gross Site Area: all land within a site's boundaries.

Heavy Industrial: industrial facilities that conduct their operations in such manners that results are created or apparent outside an enclosed building that are incompatible with adjacent or nearby non-industrial uses.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-2 and T-3).

Home Occupation: a non-Retail Commercial enterprise. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. *See Table 9A.*

House: an Edgeyard Building containing a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard.

Kiosk: a permanent or temporary freestanding structure with one or more open sides and no larger than 15 feet by 15 feet by 12 feet high from which General Retail merchandise, food, or beverages are offered for sale.

Landscape Strip: the element of the Public Frontage between the Sidewalk (or right-of-way where no Sidewalk is required along Five Acre Road) and the Frontage Line that is required to match the built character on specific existing Thoroughfares. All or a portion of the Landscape Strip may be counted towards meeting a minimum Setback by Warrant. The Landscape Strip may contain fencing.

Layer: a range of depth of a Lot within which certain elements are permitted. *See Table 13.*

Light Industrial: uses permitted in the M-1A district that conduct their operations in such manners that no results are created or apparent outside an enclosed building that are incompatible with adjacent or nearby non-industrial uses. Uses permitted in M-1A, but indicated elsewhere in Table 10 shall not be considered Light Industrial.

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. *See Table 8.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. *See Work-Live.*

Lodging: premises available for daily renting of guest rooms. *See Table 9A and Table 10.*

Lot Line: the boundary that legally and geometrically demarcates a lot.

Lot Width: the length of the Principal Frontage Line of a lot.

Manufacturing: premises available for the creation, assemblage and/or repair of objects, using table-mounted electrical machinery or artisanal equipment, and including their retail sale.

Maximum Two-Story Height Zone: an area shown on the Deerfield/Highway 9 Regulating Plan where the maximum building height is limited to two stories, regardless of Transect Zone.

Maximum Twelve-Story Building Height Zone: an area shown on the Deerfield/Highway 9 Regulating Plan where the maximum building height is limited to twelve stories, regardless of Transect Zone.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Multi-Use Trail (MT): a shared pedestrian, bicycle and golf cart way running independent of a vehicular Thoroughfare and having a minimum width of 10 feet.

Office: premises available for the transaction of general business but excluding Retail, and Industrial Functions. *See Table 9A and Table 10. .*

Open Market Structure: a permanent freestanding and unconditioned structure from which vendors, farmers, and artists may display and sell new merchandise, food or beverages.

Open Parking: an uncovered parking area not within a Parking Structure. (Syn: parking lot)

Open Space TDR Sending Sites: parcels that remain in private ownership subject to conservation easements in compliance with This Code.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 13.*

Park: a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 5.*

Park/Greenway TDR Sending Sites: parcels that are transferred from private to public ownership or are publicly accessible by easement in compliance with This Code, including sites designated as Civic Space, Park, Greenway, trail or other public recreational uses in an adopted plan or code.

Parking Structure: a building containing either two or more levels of above-ground parking or one or more levels of below-ground parking.

Passage (PS): a pedestrian connector, open or roofed, that is open to the public and passes between buildings or lots to provide shortcuts through long Blocks and connect two Thoroughfares. Passages are not Civic Spaces.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the urban Sidewalk network.

Placement: the arrangement of a building on its lot.

Planter: the element of the Public Frontage which usually accommodates street trees, whether continuous or individual. The Planter shall be located between the Sidewalk and the Curb.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. *See Table 13.*

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: on corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages of a corner Lot. *See Frontage.*

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade that bears the Principal Entrance to the building. *See Table 8 and Table 13.*

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. *See Table 4A, Table 4B, and Table 4D.*

Push Cart: any wagon, cart, or similar wheeled container, not a vehicle as defined in the Vehicle Code of the State of Georgia, from which General Retail merchandise, food, or beverages are offered for sale.

Rear Alley (RA): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 7*. (Variations Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line. See *Table 6*.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, Thoroughfares, and Special Requirements if any, of areas subject to regulation by This Code.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise or food service. See *Table 8A* and *Table 10*.

Retail Frontage: the Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See **Special Requirements**.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T2-T3).

Rowhouse: a single-family dwelling that shares a party wall with another single-family dwelling, is located in a row of at least three and not more than eight single-family dwellings, and occupies the full Frontage Line. See **Rearyard Building**. (Syn: **Townhouse**)

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See *Table 13*.

Setback: the area of a Lot measured from the Frontage Line or, in the absence of Frontage Line, the Lot line, to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 4.5*. See *Table 11 section f*.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. See *Table 8*.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See *Table 7*.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Special Requirements: provisions of *Section 4.3* of This Code and/or the associated designations on a Regulating Plan.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 5*.

Stepback: a building Setback of at least 10 feet that occurs at a prescribed number of Stories above the ground. See *Table 6*.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See *Table 7*.

Story: a habitable level within a building, excluding an Attic or above-ground portions of a basement. See *Table 6*.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.)

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

TDR: Transfer of Development Rights, a method of permanently reducing development potential of areas to be preserved as open space and transferring development potential to areas to be more densely urbanized.

TDR Receiving Sites: parcels that receive bonus Density through TDR in compliance with This Code.

TDR Sending Sites: parcels on which development potential has been permanently reduced, parcels where ownership has been transferred or where public access has otherwise been secured in compliance with This Code.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 3A*, *Table 3B* and *Table 13a*.

Townhouse: See **Rearyard Building**. (Syn: **Rowhouse**)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): one of several geographic areas regulated by This Code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Table 1*.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See *Table 3B* and *Table 13*.

Unconstrained Land: includes all land not characterized as constrained.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

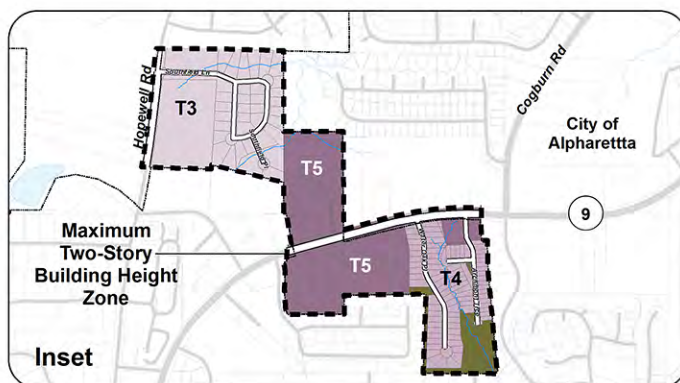
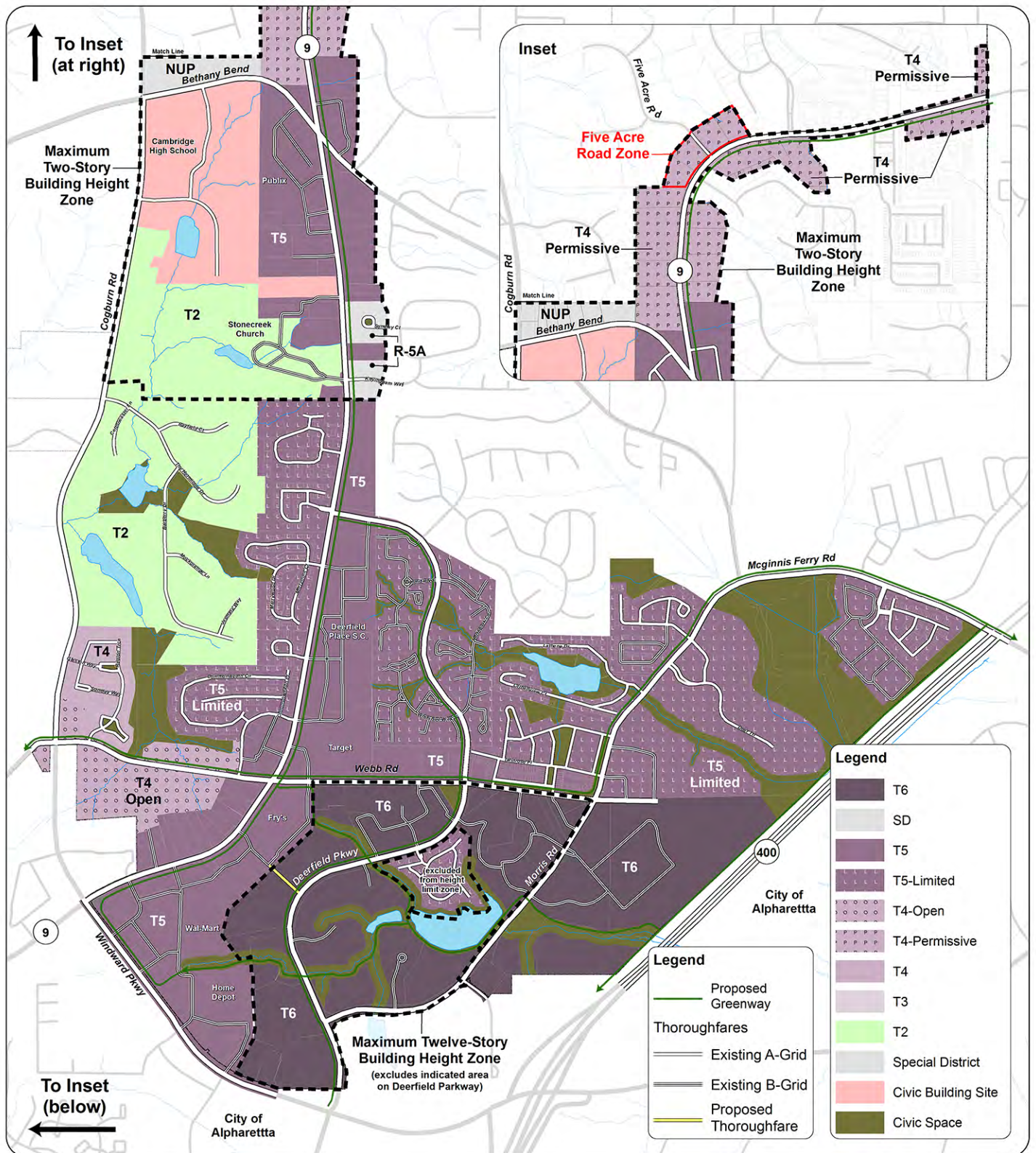
Urbanized: generally, developed. Specific to This Code, developed at T3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of This Code (*Section 1.1*). Variances shall be processed as a primary variance by the board of zoning appeals as established in Section 64-1888. See *Section 1.5*.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of This Code, but that is justified by its Intent (*Section 1.1*). Warrants shall be processed as an administrative variance by the community development director as established in Section 64-1885. See *Section 1.5*.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.



Regulating Plan

AMENDED DEERFIELD/HIGHWAY 9 FORM-BASED CODE

April 27, 2015

Prepared by TSW

This map produced using data provided by the City of Milton, Fulton County, the Atlanta Regional Commission, field work by Tunnell-Spangler-Walsh & Associates, and other public sources. Data are not guaranteed.

