



Chapter 64, Article 19 of the  
City of Milton Zoning Code

# crabapple

form-based code

# CRABAPPLE 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 Crabapple is an important center for high-quality, mixed-use development in the City of Milton as established in the Crabapple Visioning Study and the City of Milton 2030 Comprehensive Plan.
- b. That within Crabapple, ordinary activities of daily life should 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 of automobile trips.
- d. That a range of housing options should be provided to accommodate different needs in the community.
- e. That development should be concentrated in areas served by existing infrastructure and discouraged in areas lacking it.
- f. That development patterns should enable children to walk or bicycle to school.
- g. That a range of open spaces including parks, squares, playgrounds, and preserved rural areas should be distributed throughout Crabapple.
- h. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- i. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- j. That community design should reinforce safe environments, but not at the expense of accessibility.
- k. That architecture and landscape design should grow from the local climate, topography, history, and building practices.
- l. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-governance.
- m. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
- n. That the preservation and renewal of historic buildings should be facilitated.
- o. That the harmonious and orderly growth of Crabapple 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 or Article 7 Architectural Styles. Article 6 contains regulatory language that is integral to This Code. Those terms not defined in Article 6 and Article 7 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 12 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 Crabapple Regulating Plan adopted concurrently herewith, which shall be kept on file with the Community Development Department, and which is hereby incorporated by reference. The Crabapple 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 Crabapple 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 zones T4-Restricted and T4-Open except as specifically indicated.
- 1.3.5 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 or the historic preservation commission, as applicable as set forth by Section 64-1120 or Article XVIII of this zoning ordinance.
- 1.4.2 Except as established below for historic districts, 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;

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- 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 10 section a.)
  - b. The permission to build Accessory Buildings.

### 1.6 DENSITY CALCULATIONS

- 1.6.1 Density shall be expressed in building units per acre as specified for each Transect Zone by Table 10 section a.
- 1.6.2 The maximum Density of a site shall be calculated by multiplying the Transect Zone's Density identified in Table 10 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.
- 1.6.3 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 1.6.2 is not exceeded.
- 1.6.4 Building units shall be exchanged for Functions at the following rates as established in Table 8B:
- 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.
- 1.6.5 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 1.6.4.
- 1.6.6 Accessory Units do not count toward Density calculations.
- 1.6.7 Civic Buildings do not count towards Density calculations.
- 1.6.8 Senior housing units do not count toward Density calculations, but are subject to Density limitations established in Section 64-1834.
- 1.6.9 Contributing historic structures in a historic district or property do not count towards Density calculations.
- 1.6.10 The number of Building Units allowed on a site may be increased by two Building Units for every one parking space that meets one of the following conditions:
- a. Is located within a Parking Structure having two or more above-ground stories, including the ground level.
  - b. Is located within a Parking Structure having one or more below-ground stories.
  - c. Is available for exclusive use by off-site Retail, Restaurant, Civic, or Office Functions within a straight-

line radius of 600 horizontal feet from the parking space to the public entrance of the establishment. Parking spaces meeting two or more of the above conditions shall only be considered as meeting one condition for the purpose of the Building Unit bonus.

- 1.6.11 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 10 section a subject to the provisions of Section 1.7

**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 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 a minimum of 5 acres in size, shall be zoned T2 within This District or AG-1 outside of This District and 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. Parcels in public ownership prior to the effective date of This Code shall not qualify as TDR Sending Sites. However, parcels that the City buys for Parks and Greenways after the effective date of This Code meet the criteria for Park/Greenway TDR Sending sites.

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 of 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 submit 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 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 the 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 Transferable Development Rights 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 Transferable Development Rights to the owners of Parks/Greenways 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

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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 that may subsequently be designated by the City. TDR Receiving Site owners may 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 TDR to exceed Base Densities and achieve the maximum code-allowed Density at the transfer ratio of two building units per full TDR. Building Units shall be exchanged for Functions as set forth in Section 1.6.4.
- 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 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 Crabapple Regulating Plan:
  - a. Transect Zones
  - b. Existing Civic Building Sites and Civic Spaces, and sites suitable for new Civic Spaces.
  - c. Thoroughfare network, existing and planned
  - d. Special Districts
  - e. Mandatory Private Frontages
  - f. Mandatory Public Frontages along existing Thoroughfares
- 2.1.2 The Crabapple 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 Crabapple Regulating Plan by up to a total of 300 horizontal feet, provided that the interconnected network shown in the Crabapple 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:
  - a. Transect Zones
  - b. Density by Transect Zone
  - c. Civic Building Sites and Civic Spaces
  - d. Thoroughfare network
  - e. Special Requirements, if any
  - f. Designation of a mandatory Setback for buildings from any lot line, if any
  - g. Mandatory Private Frontages, if any
  - h. Required landscape buffers adjacent to Special Districts, if any
- 2.2.3 The following elements shall not deviate from those established in the Crabapple 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 Crabapple 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. Civic Space shall be designed as generally described in Table 4 and as allowed in the Transect Zones in accordance with Table 10 section d. Greenways shall not be counted towards this requirement, except where they pass through a Civic Space meeting the requirements of Table 4.
- 2.2.5 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 10 section b.

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- b. In all other situations not identified in Section 2.2.5(a) above, Block perimeter shall not exceed an amount equal to one-half the perimeter size prescribed in Table 10 section b.
  - c. The perimeter for all Blocks shall be measured as the sum of lot Frontage Lines of the Block.
- 2.2.6 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 nonconforming 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.
- 2.3.2 Adjacent to a Special 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 a Special 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 a Special 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 shall be granted 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 Crabapple Regulating Plan or an approved Infill Regulating Plan.
- 3.1.2 Where no approved Infill Regulating Plan exists:
- a. Thoroughfares not shown in the Crabapple Regulating Plan may be 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 Crabapple 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 10 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 10 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, equestrian, and pedestrian traffic and to provide access to lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages. Bicycle Facilities and Equestrian Trails, 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, new Thoroughfares shall conform to Table 3.
  - b. In Special Districts, new Thoroughfares shall conform to Table 3 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 Rear Alleys and Rear Lanes shall be provided where required by Table 10 section c.
- 3.2.6 Rear Alleys shall be paved for their width.

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

### **3.3 THOROUGHFARES - VEHICULAR LANES**

3.3.1 New thoroughfares shall include vehicular lanes in a variety of widths for parked and moving vehicles, and may include Bicycle Lanes. The standards for vehicular lanes shall be as shown in Table 3, 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 3, 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 AND EQUESTRIAN FACILITIES**

3.4.1 A bicycle and equestrian network consisting of Greenways (which may include Multi-Use Trails and Equestrian Trails) and Bicycle Lanes shall be provided as specified in the Crabapple 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 Crabapple 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 Crabapple Regulating Plan, granting the City of Milton access easements for future Multi-Use Trails and Equestrian 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

- a. The Public Frontage contributes to the character of the Transect Zone and includes Sidewalk, Curb, Planter, and trees. 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 2A and Table 2B and allocated within Transect Zones as specified in Table 10 section c.
- c. Retrofit of existing Thoroughfares shall be accomplished in the Public Frontage by widening Sidewalks, adding trees, adding public lighting, and adding Greenways. Retrofit may also include the addition of a Slip Road. 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. A Warrant to this retrofit requirement may be granted where the Public Frontage includes existing sidewalks of sufficient width and condition to provide pedestrian safety.
- d. Public lighting shall be provided as established in Section 4.11.2.
- e. Street trees shall be provided in the Public Frontage, subject to the following:
  - i. Along State Route 372 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.

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- f. The maintenance of lights and trees shall be the responsibility of the adjacent property owner or as otherwise provided.
- 3.5.2 Specific to zones T2, T3
  - a. The Public Frontage shall include trees of various species, naturalistically clustered.
- 3.5.3 Specific to zones T3, T4, T5
  - 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.
- 3.5.4 Specific to zone T4
  - a. Street trees shall be planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.
- 3.5.5 Specific to zone T5
  - a. Street trees shall be planted in a regularly-spaced Allee pattern of single species 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.
- 3.5.6 Specific to Broadwell Road and Mayfield Road
  - a. The requirements of specific Transect Zones and Special Districts notwithstanding, the Public Frontage shall include a Sidewalk with a minimum width of 8 feet and a Planter having a minimum width of 8 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. Where approved by the public works director, on-street parallel parking may be provided in lieu of the Planter. Where said parking is provided, a Planter having a minimum size of 7 by 10 feet and planted with one street tree shall still be provided between every two parking spaces.
- 3.5.7 Specific to Crabapple Road and Birmingham Highway, designated State Route 372.
  - A. The standards identified for Broadwell Road and Mayfield Road shall also apply along Crabapple Road and Birmingham Highway, except as otherwise required by the Georgia Department of Transportation.

## **3.6 CIVIC ZONES**

- 3.6.1 General
  - a. Civic Zones are designated on the Crabapple Regulating Plan, on an Infill Regulating Plan,, or on a site subject to Section 3.6.2(a) 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. Civic Spaces shall be designed as described in Table 4 and shall be accessible to the public during normal City of Milton park hours or longer each day.
  - c. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting one or more Thoroughfare, 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.
  - d. Each Civic Space shall be at least 60 feet in width and length, except for Parks.
  - e. The following areas shall not count towards satisfying Civic Space requirements:

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- i. Greenways, except where they pass through a Civic Space meeting the requirements of Table 4;
  - 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.
- f. Sites identified as suitable for Civic Spaces on the Crabapple Regulating Plan are not mandatory and are identified for TDR purposes only, as established in Section 1.7.

### **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 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 shall apply.
- 4.2.2 Lots existing at the time of adoption of This Code shall not be considered non-conforming with regard to width.
- 4.2.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of This Code.

**4.3 SPECIAL REQUIREMENTS**

- 4.3.1 To the extent that the Crabapple 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 7. 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 7). A Gallery Frontage may be combined with a Retail Frontage.

- c. A Coordinated Frontage designation requires that the Public Frontage (Table 2a) and Private Frontage (Table 7) 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

- a. Newly platted Lots shall be dimensioned according to Table 10 section e except as otherwise approved by Warrant.
- b. Building Placement types shall be as shown in Table 6 and Table 10 section h except as otherwise approved by Warrant.
- c. Buildings shall be placed in relation to the boundaries of their lots according to Table 10 and Table 12 except as otherwise approved by Warrant.
- d. 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 12 except as otherwise approved by Warrant.
- e. Lot coverage by building shall not exceed that recorded in Table 10 section e except as otherwise approved by Warrant.
- f. Façades 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 10 section f except as otherwise approved by Warrant.
- g. Setbacks for Principal Buildings shall be as shown in Table 10 section f except 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 10.
- i. To accommodate slopes over 10%, relief from front Setback requirements of Table 10 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 zone T3

- a. Where use of a lesser setback is permitted for projects utilizing TDR, the amount of TDR utilized within the T3 zone shall equal at least one Building Unit per gross acre multiplied by the area of said T3 zone.

4.4.3 Specific to zones T4 Open, T5

- a. The Principal Entrance shall be on a Frontage Line.

**4.5 BUILDING FORM**

4.5.1 General to zones T2, T3, T4, T5

- a. Buildings shall consist of simple rectangular forms. There shall be one primary volume with optional secondary volumes. Secondary volumes shall butt into the primary volume. The roof form of the primary volume shall clearly dominate. Secondary roof forms shall never dominate the composition, and shall not be taller than the primary, excluding masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

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- b. The maximum building size shall be as follows:
    - i. The maximum building footprint shall be 18,000 square feet and the maximum overall building size shall be 36,000 square feet.
    - ii. A group of two or more buildings that share at least one common wall will be considered as one building.
  - c. The Private Frontage of buildings shall conform to Table 7 and Table 10.
  - d. Buildings on corner Lots shall have two Private Frontages as shown in Table 12. Prescriptions for the Second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages.
  - e. Building heights shall conform to Table 5.
  - f. 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.
  - g. 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.
  - h. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
  - i. 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.
  - j. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 440 square feet, excluding the parking area.
  - k. 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 T5
- 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. In the absence of a building Façade along any part of a Frontage Line, a Streetscreen shall be built coplanar with the Façade.
  - 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 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.

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- f. Along Crabapple Road, Broadwell Road, Birmingham Highway, and Mayfield Road Shopfronts are required on the ground floor and corner buildings should be Chamfered.
- 4.5.5 Galleries shall be prohibited along Crabapple Road, Broadwell Road, Birmingham Highway, and Mayfield Road.

### 4.6 BUILDING FUNCTION

#### 4.6.1 General to all zones T2, T3, T4, T5

- a. Structures and parcels in each Transect Zone shall conform to the Functions on Table 8A, Table 9 and Table 10.
- b. Specific uses identified in Table 9 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 9, a structure or parcel may also be used for uses customarily incidental to any permitted use.

#### 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 8A.

#### 4.6.3 Specific to zone T4-Restricted, but not T4 or T4-Open

- a. Lodging, Office, and Retail Functions shall be prohibited.

#### 4.6.4 Specific to zone T4-Open

- a. The Function standards of T5 shall apply. See Table 8A.

#### 4.6.5 Specific to zones T4, T4-Open, T5, but not T4-Restricted

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 8A.
- b. When a building contains Loft Apartments, no more than 20 percent of its first Story floor area may consist of the combined floor area of residential lobbies, leasing offices, fitness centers, or multi-purpose rooms serving the Residential Function.
- c. The maximum number of Neighborhood Apartment dwelling units in a new development is 30.

#### 4.6.6 Specific to zone T5

- a. Industrial Functions within the First Layer may be permitted by Variance.

### 4.7 SCREENING AND FENCING

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

- a. Where permitted within the first Layer, fences, walls and hedges shall not exceed 42 inches in height. Retaining walls are excluded from this requirement.
- b. In all other locations fences and walls shall not exceed 5 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.
- c. Allowed fencing material shall be three or four board wooden fencing with wood posts in the First Layer.
- d. Opaque fences are prohibited in the First Layer.
- e. Chainlink fencing is prohibited from public view. All chainlink fence shall be black vinyl clad.
- f. Retaining walls shall be faced with stone and brick only. Retaining walls above three feet high shall have a continuous planting of evergreens in front of them.

#### 4.7.2 Loading docks and service areas shall be screened from view of any Thoroughfare of Civic Space by either:

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- a. A minimum 6 foot high opaque fence matching the material of the building; or
  - b. A 15 foot wide landscape strip 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.
- 4.7.3 Refuse areas (dumpsters) shall be placed in the least visible location from public streets, 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 one 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 Thoroughfare, Civic Space, or any property zoned, 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 or planting.
- 4.7.5 Detention ponds shall have a minimum 10 foot wide landscape strip planted to buffer standards with evergreen plantings exterior to any required fence and or required access area.

### **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.

### **4.9 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
- 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 either be 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.

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- 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.

### **4.10 PARKING LOCATION STANDARDS**

- 4.10.1 General to zones T2, T3, T4, T5
- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available or required.
  - b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.
- 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.
- 4.10.4 Specific to zone T4
- a. All parking areas and garages shall be located at the Second or Third Layer.
- 4.10.5 Specific to zones T4-Open, T5
- a. All parking lots, garages, and Parking Structures shall be located at the Second or Third Layer.
  - b. Vehicular entrances to parking lots, garages, 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, garages, 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 shall have Liner Buildings lining all stories.

### **4.11 LANDSCAPE STANDARDS**

- 4.11.1 General to zones T2, T3, T4, T5
- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 10 section e.
  - b. Walkways shall be surfaced in decorative pavers, concrete, brick, stone, or decorative gravel that is contained and on a compacted base.
  - c. Thick flagstone stepping-stones are permitted.
  - d. Concrete shall be broken up with banding a maximum of 20 inches apart. Banding shall be achieved through the use of contrasting materials or texture.
  - e. Stamped concrete is prohibited.
- 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.

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- 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
  - 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)

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### **4.12 LIGHTING STANDARDS**

- 4.12.1 Parking lot lighting shall meet the following standards:
- a. Light posts shall not exceed a height of 20 feet from finished grade.
  - b. Light posts shall have curved arms to focus light downward. Up to two arms are permitted per post.
  - c. Light fixtures shall have the light cut off below 90 degrees and the beam shall be cut off at 75 degrees.
  - d. Post arm style shall be Shepherd's Crook.
- 4.12.2 Public pedestrian lighting shall meet the following standards:
- a. Poles shall be the Georgia Power "Washington" type as approved by the community development director.
  - b. Fixtures shall be the Georgia Power "Granville" type as approved by the community development director.
- 4.12.3 Shoe box and cobra style lights are prohibited.
- 4.12.4 Light housings and posts shall be a dark color/material and be nonreflective.
- 4.12.5. Sodium vapor, exterior neon, and colored lights are prohibited.
- 4.12.6 Only fluorescent, metal halide, shrouded spots, and walkway lights are allowed.
- 4.12.7 Exterior area illumination shall not exceed an average of 2 footcandles of light.
- 4.12.8 Light trespass (spill light) onto an adjacent zone T2, T3, T4, T4-Restricted, Special District, or Civic Space property line shall not exceed 0.1 footcandle vertical at 3 feet above grade.
- 4.12.9 Building exterior light fixtures shall meet the following standards:
- a. Building-mounted lighting fixtures shall have a 45 degree light cutoff.
  - b. Light fixtures shall match style of architecture or shall be inconspicuous in nature. Outbuildings shall have a minimum of one one-photocell fixture on their Rear Alley Elevation.
  - c. Each Enfronting Residential unit shall have two sconces or two 4 inch diameter recessed can lights (Clear Alzak or slotted opening) with a maximum 40 watt incandescent bulb or 450 lumens equivalent.

### **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 facility 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 and shall be only allowed by use permit as set forth in Table 9.

### **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. Pump canopies shall be located at least 50 feet from any interior side or rear property line that adjoins a Residential Function.
  - c. Shall be buffered from adjoining Residential Functions with a Streetscreen.

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- 4.14.2 A conforming Principal Building is required and shall be a minimum floor area of 1,600 square feet.
- 4.14.3 Lighting shall be shielded to direct light and glare only onto the lot or parcel where the gas/fueling station is located and shall be in accordance with Section 4.12.9.

### **4.15 SIGN STANDARDS**

- 4.15.1 The provisions of Section 64-2324 of the Code of the City of Milton shall apply in This District.
- 4.15.2 The provisions of Section 64-2325 to the contrary notwithstanding, no freestanding sign shall be located within the First Layer in zone T5 unless approved by Variance. Sandwich boards shall be exempt from this restriction.

### **4.16 ARCHITECTURAL STANDARDS**

- 4.16.1 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.
- 4.16.2 All buildings, except single-family detached residential, shall be designed in one of the following styles as defined in Article 7 of This Code:
  - a. Vernacular
  - b. Greek Revival
  - c. Italianate
  - d. Gothic
  - e. Queen Anne
  - f. Colonial Revival
  - g. Adams/Federal
- 4.16.3 Single-family residential buildings shall be designed in one of the styles set forth in Section 4.16.2 by-right, or in a simplified interpretation thereof by Warrant. Notwithstanding the provisions of section 1.5.3, in considering whether to approve a Warrant with respect to architectural standards for single-family residential buildings, the community development director shall consider whether the building design, while not strictly in accordance with the style requirements, meets the intent set forth in Section 1.1 and will not adversely affect adjacent properties or the public health, safety, and welfare.
- 4.16.4 Buildings with a Shopfront or Gallery Private Frontage may utilize one of the styles identified in Section 4.16.2 wherein conformance is achieved through the use of stylistic architectural details.
- 4.16.5 Except within a designated historic district, compliance with Sections 4.16.2 and 4.16.3 shall be as determined by the community development director following comment from the city architect or city design review board, as applicable.
- 4.16.6 Exterior Walls
  - a. Technical and aesthetic requirements
    - i. Wall finishes on sides of individual buildings seen from a public road shall be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings may assume a differing finish according to visibility and architectural merit.
    - ii. Wood shingles shall be level at the bottom edge. Corners shall be mitered. Decorative novelty shapes are prohibited.
    - iii. Trim shall be consistent on all sides of the building; the primary building mass or the Façade may be further embellished or enhanced.
    - iv. Service wings may be expressed in a more simplistic manner, but shall exhibit clear design intent.

**b. Materials**

- i. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.
- 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, clapboard, board and batten, hard-coat stucco, or wood shingles.
- iv. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.
- v. Stone, brick, and mortar color and style shall match building style.
- vi. Hard-coat stucco shall be a 3-coat plaster finish, integral finish, applied on brick or concrete block; control joints shall be concealed where possible.
- vii. Clapboards and board and battens shall be wood or cementitious board. Hardi board shall have a 4 inch maximum exposure, while Artisan series Hardi board or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.
- viii. Wood shingles shall be level at the bottom edge.

**4.16.7 Roofs****a. Technical and aesthetic requirements**

- i. The roof slope on a single mass shall be the same on all sides, except for cat-slides and sheds.
- ii. Roof slopes shall match building style.
- iii. Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible.
- iv. Overhangs that shed water within 5 feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots.

**b. Materials**

- i. Materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, wood, or classic green or red), or concrete simulated slate or wood shingles.
- ii. Gutters may be ogee or half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal.
- iii. Wood shingles shall not drain onto metal roofs.

**4.16.8 Foundations**

- a. Foundations shall be constructed of poured concrete or concrete masonry units.
- b. Foundations may be finished with smooth stucco, brick, or stone.
- c. Front porches of wood shall be supported on masonry piers finished in smooth stucco, masonry, brick, or stone. Piers shall have a minimum width of 18 inches and a minimum depth of 8 inches.

**4.16.9 Windows**

- a. The provision of windows shall match building style.
- b. Technical and aesthetic requirements
  - i. Windows and casings shall match building style.
  - ii. Windows shall not be omitted on Elevations.
  - iii. Window sills shall have a minimum depth of 1.5 inches.

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- iv. Ganged windows and bays shall have a continuous sill and 4 inch mulls minimum.
  - v. Grill between glass, reflective glazing, and pop-in grills are prohibited.
  - vi. Windows shall be True Divided Lite or Simulated Divided Lite.
  - c. Materials
    - 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 0.75 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.
- 4.16.10 Doors and windows that operate as sliders are prohibited along Frontages.
- 4.16.11 Doors
- a. Technical and aesthetic requirements
    - i. Doors and casings shall match building style.
    - ii. Exterior front doors or doors visible from a public way, shall be hardwood, and may be stained or painted.
  - b. Materials
    - i. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited. Tropical hardwoods are prohibited unless Forest Stewardship Council certified.
    - ii. Exterior doors shall be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.
    - iii. Garage doors shall be wood, composite, or metal. Faux strap hinges, embellishments, standard paneled doors, and arched glass panels shall be prohibited.
- 4.16.12 Shutters
- a. Shutter design shall match building style.
  - b. Shutters shall be solid-core polymers or durable hardwoods.
  - c. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.
  - d. Shutters shall be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. The minimum thickness of shutters shall be 1.25 inches.
  - e. Shutters shall occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.
- 4.16.13 Crawl space vents shall match building style.
- 4.16.14 Chimneys
- a. Chimneys shall be proportioned, tapered, and shall match building style.
  - b. Stacks shall be faced in smooth integral finish stucco, brick, stone, or detailed as exposed metal flues.
  - c. Siding or stucco board is prohibited as a finish material for chimneys.
- 4.16.15 Porches and balconies
- a. Technical and aesthetic requirements
    - i. Columns shall match building style.
    - ii. Classical columns shall be architecturally correct.
    - iii. Railings shall be simple pickets or fretwork centered on rails.
  - b. Materials
    - i. Porch floors shall be wooden, brick, or stone, and shall rest on masonry piers finished in brick, stone, or smooth stucco.
    - ii. Porch ceilings shall be beaded nominal 1 by 4 inch or 1 by 6 inch, flush boards, tongue and groove

boards, or exterior gypsum board with decorative nominal 1 by 4 inch or 1 by 6 inch shallow coffers or strips.

- iii. Plywood ceilings, with or without beads, are prohibited.
- iv. Areas between porch piers, if left open, shall be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, and shall match building style. The opening is not required to be in-filled if the distance from grade to bottom of floor structure is less than one foot.
- v. Columns shall be wood, resin material, or masonry.
- vi. Sheet metal and foam columns are prohibited.
- vii. Railing systems shall be painted wood, iron, or masonry.
- viii. Synthetic and prefabricated railing systems are prohibited.
- ix. Plain, round tapered, fretwork, and straight pickets are permitted.
- x. Precast classical balusters and ornate spindle work are prohibited;

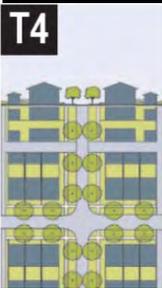
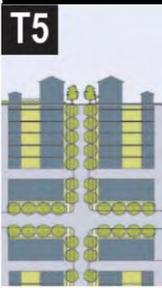
4.16.16 Trim

- a. Trim shall match building style.
  - i. Trim shall be consistent on all sides of building masses, with emphasis on the primary building mass and façade.
  - ii. Trim for wings not along a Frontage may be simplified to match building style.
- b. Materials
  - i. Trim shall be of wooden or synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, and similar architectural details shall be 1.25 inch thick material.
  - ii. Pressure treated trim is prohibited.
  - III. All trim shall be dressed.

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

	<p><b>T-2 RURAL</b> 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><b>General Character:</b> Primarily agricultural with woodland &amp; wetland and scattered buildings</p> <p><b>Building Placement:</b> Variable Setbacks</p> <p><b>Frontage Types:</b> Not applicable</p> <p><b>Typical Building Height:</b> 1- to 2-Story with some 3-Story</p> <p><b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-3 SUB-URBAN</b> 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><b>General Character:</b> Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</p> <p><b>Building Placement:</b> Large and variable front and side yard Setbacks</p> <p><b>Frontage Types:</b> Porches, fences, naturalistic tree planting</p> <p><b>Typical Building Height:</b> 1- to 2-Story with some 3-Story</p> <p><b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-4 GENERAL URBAN</b> 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><b>General Character:</b> Mix of Houses and Townhouses with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</p> <p><b>Building Placement:</b> Shallow to medium front and side yard Setbacks</p> <p><b>Frontage Types:</b> Porches, fences, Dooryards</p> <p><b>Typical Building Height:</b> 1- to 3-Story</p> <p><b>Type of Civic Space:</b> Squares, Greens</p>
	<p><b>T-5 URBAN CENTER</b> 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><b>General Character:</b> 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><b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street defining a street wall</p> <p><b>Frontage Types:</b> Stoops, Dooryards, Forecourts, Shopfronts, and Galleries</p> <p><b>Typical Building Height:</b> 1- to 3-Story</p> <p><b>Type of Civic Space:</b> Parks, Plazas, and Squares, median landscaping</p>

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**TABLE 2A: 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 2B and Table 3.

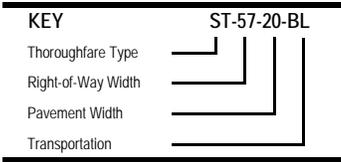
		PLAN			
		LOT ▶	◀ R.O.W.		
		PRIVATE FRONTAGE ▶	◀ PUBLIC FRONTAGE		
<p>a. <b>(HW) For Highway:</b> This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms</p>		<p>T2 T3</p>			
<p>b. <b>(RD) For Road:</b> 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.</p>		<p>T2 T3</p>			
<p>c. <b>(ST) For Street:</b> 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.</p>		<p>T3 T4 T5</p>			
<p>d. <b>(DR) For Drive:</b> 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.</p>		<p>T3 T4 T5</p>			
<p>e. <b>(AV) For Avenue:</b> 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.</p>		<p>T3 T4 T5</p>			
<p>f. <b>(CS) For Commercial Street:</b> 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.</p>		<p>T5</p>			
<p>g. <b>(BV) For Boulevard:</b> 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.</p>		<p>T3 T4 T5</p>			



# CRABAPPLE FORM-BASED CODE

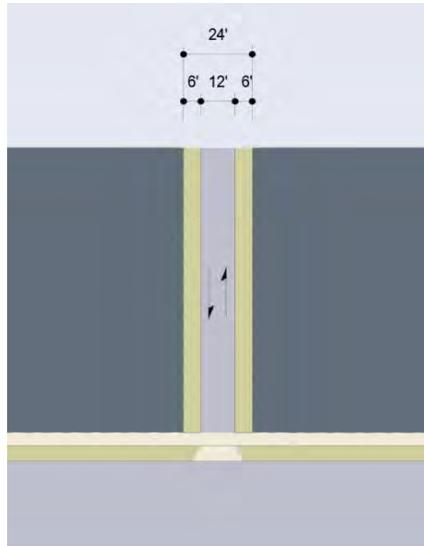
City of Milton

**TABLE 3: 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.

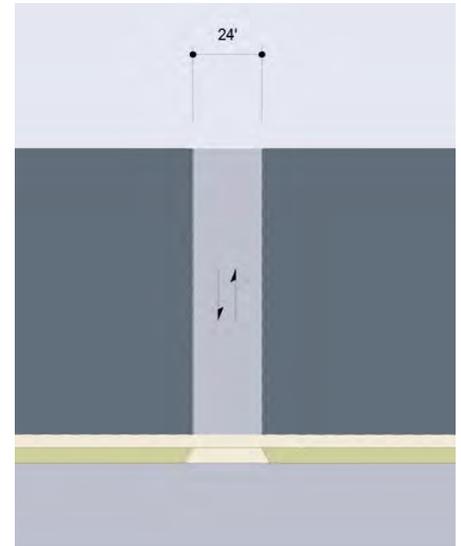


**THOROUGHFARE TYPES**

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**



**RA-24-24**

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

Rear Lane
T2, T3, T4
24 feet
12 feet
Yield Movement
10 MPH
3.5 second
n/a
None
Taper
None
None
Inverted crown
None

Rear Alley
T3, T4, T5
24 feet
24 feet
Slow Movement
10 MPH
7 seconds
n/a
None
Taper
None
None
Inverted crown
None

# CRABAPPLE FORM-BASED CODE

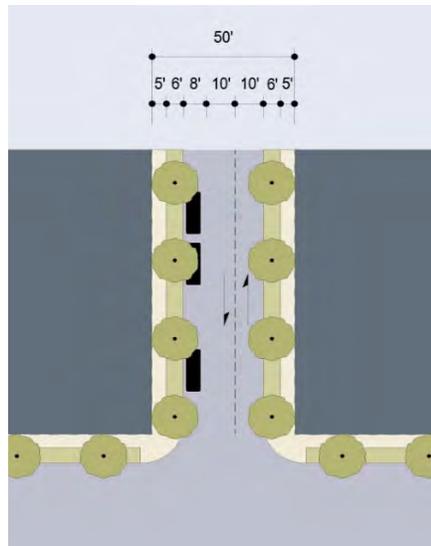
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TABLE 3: Thoroughfare Assemblies (continued)

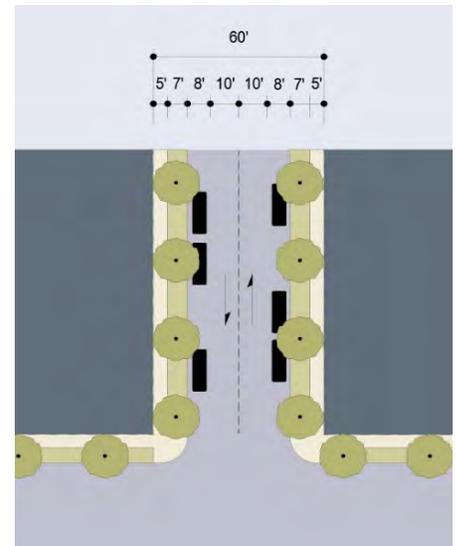
KEY		ST-57-20-BL
Thoroughfare Type		
Right-of-Way Width		
Pavement Width		
Transportation		

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-50-28<sup>1</sup>



ST-60-36<sup>1</sup>

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.

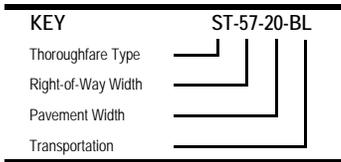
Street
T3, T4, T5, T6
60 feet
36 feet
Free Movement
25 MPH
10.3 seconds
2 lanes
Both sides @ 8 feet unmarked
10 feet
5 foot Sidewalk on both sides
7 foot continuous Planter on both sides
Curb
Trees @ 30' o.c. Avg.

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.

# CRABAPPLE FORM-BASED CODE

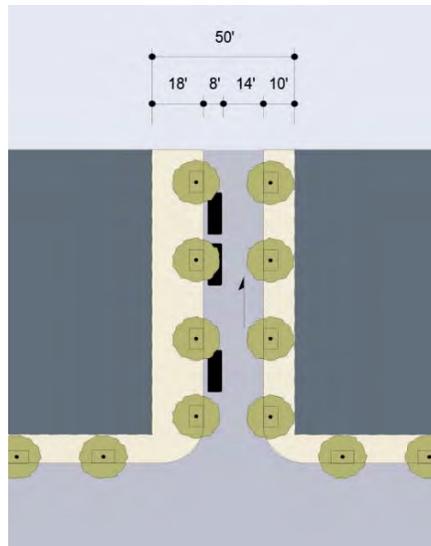
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TABLE 3: Thoroughfare Assemblies (continued)

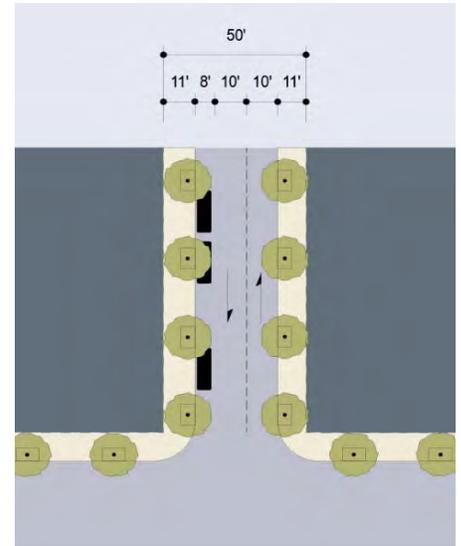


**THOROUGHFARE TYPES**

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-50-22<sup>1</sup>**



**CS-50-28<sup>1</sup>**

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.

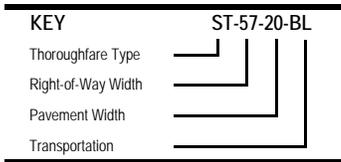
Commercial Street
T4-O, T5, T6
50 feet
28 feet
Slow Movement
25 MPH
8 seconds
2 lanes
One side @ 8 feet marked
15 feet
11 foot Sidewalk on both sides
5 x 8 foot tree well
Curb
Trees @ 30' o.c. Avg.

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.

# CRABAPPLE FORM-BASED CODE

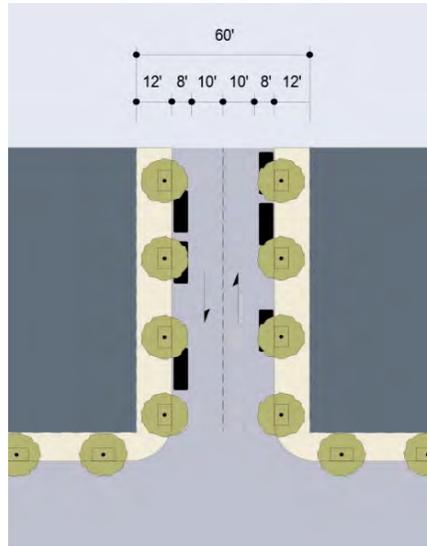
City of Milton

TABLE 3: Thoroughfare Assemblies (continued)

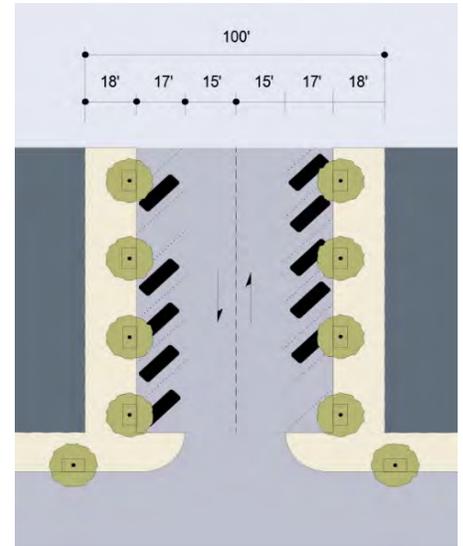


**THOROUGHFARE TYPES**

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-60-36<sup>1</sup>**



**CS-100-64<sup>1</sup>**

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.

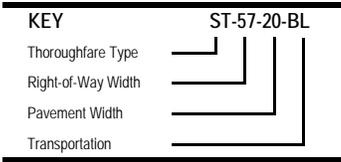
Commercial Street
T4-0, T5, T6
100 feet
64 feet
Slow Movement
25 MPH
8.5 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
15 feet
18 foot Sidewalk
5 x 8 foot tree well
Curb
Trees @ 30' o.c. Avg.

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.

# CRABAPPLE FORM-BASED CODE

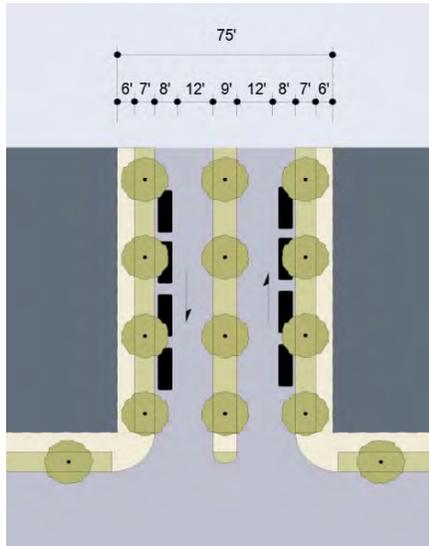
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TABLE 3: Thoroughfare Assemblies (continued)

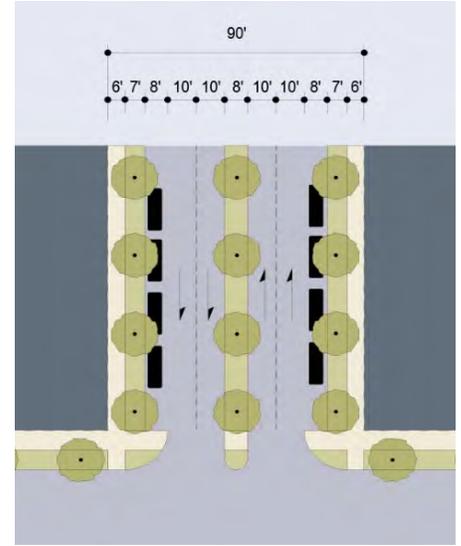


**THOROUGHFARE TYPES**

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-75-40<sup>1</sup>**



**AVE-90-56<sup>1</sup>**

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.

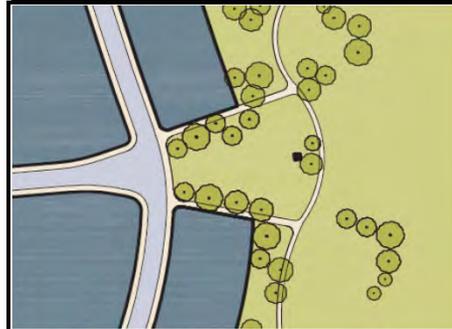
1. When on-street facilities are provided, the width of the thoroughfare shall be correspondingly increased, subject to approval of the director of public works.

**CRABAPPLE FORM BASED CODE**

*City of Milton*

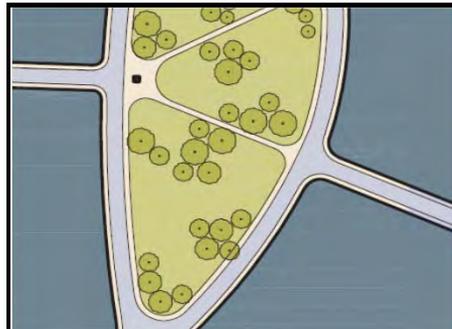
**TABLE 4: Civic Space**

**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 be at least 60 feet in width and length.



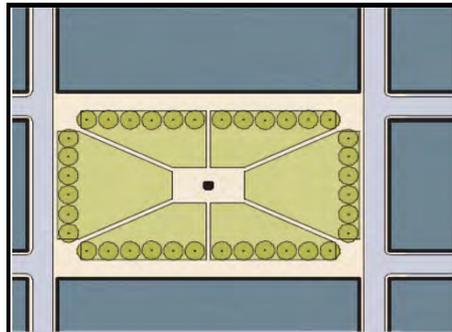
**T2  
T3**

**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 be at least 60 feet in width and length.



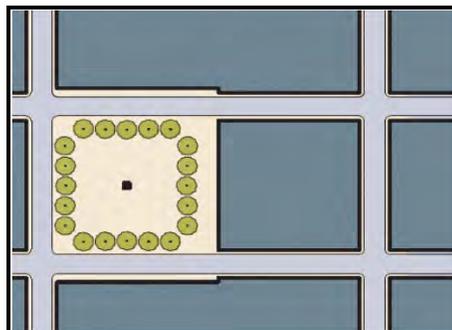
**T3  
T4  
T5**

**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 be at least 60 feet in width and length.



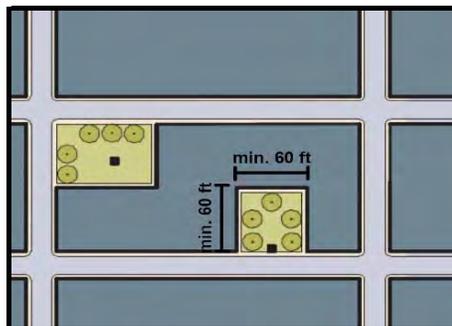
**T4  
T5**

**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 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.



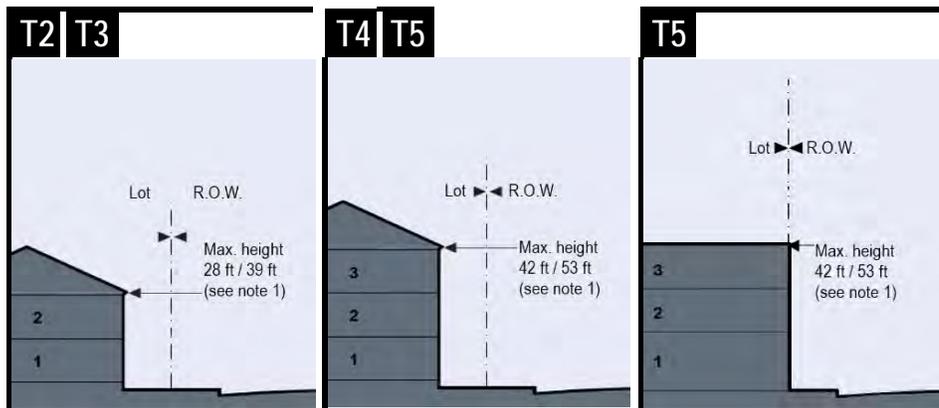
**T2  
T3  
T4  
T5**

**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 5: Building Form - Height.** This table shows the configurations for different building heights for each Transect Zone.



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

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**TABLE 6: 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><b>a. Edgeyard:</b> 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><b>T2</b> <b>T3</b> <b>T4</b> <b>T5</b></p>
<p><b>b. Sideyard:</b> 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><b>T4</b> <b>T5</b></p>
<p><b>c. Rearyard:</b> 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><b>T4</b> <b>T5</b></p>
<p><b>d. Courtyard:</b> 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><b>T5</b></p>

TABLE 7: Private Frontages. The Private Frontage is the areas between the building Facades and the lot lines.

	SECTION	PLAN	
	LOT ▶   ◀ R.O.W. PRIVATE FRONTAGE   PUBLIC FRONTAGE	LOT ▶   ◀ R.O.W. PRIVATE FRONTAGE   PUBLIC FRONTAGE	
<p>a. <b>Common Yard:</b> 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.</p>			T2 T3
<p>b. <b>Porch &amp; Fence:</b> 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.</p>			T2 T3 T4
<p>c. <b>Terrace or Lightwell:</b> 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: <b>Dooryard.</b></p>			T4 T5
<p>d. <b>Forecourt:</b> 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.</p>			T4 T5
<p>e. <b>Stoop:</b> 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.</p>			T4 T5
<p>f. <b>Shopfront:</b> 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: <b>Retail Frontage.</b></p>			T4 T5
<p>g. <b>Gallery:</b> 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.</p>			T5

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**TABLE 8A: 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 9.

	<b>T2 T3</b>	<b>T4</b> In T4-Restricted, Lodging, Office and Retail Functions are prohibited. In T4-Open the T5 Function regulations apply	<b>T5</b>
<b>a. RESIDENTIAL</b>	<b>Restricted Residential:</b> 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.	<b>Limited Residential:</b> 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.	<b>Open Residential:</b> The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Code.
<b>b. LODGING</b>	<b>Restricted Lodging:</b> 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.	<b>Limited Lodging:</b> 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. Lodging Functions are prohibited in T4-Restricted.	<b>Open Lodging:</b> Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.
<b>c. OFFICE</b>	<b>Restricted Office:</b> Office use is restricted to home occupations by the owner, with no more than one employee.	<b>Limited Office:</b> 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, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling. Office Functions are prohibited in T4-Restricted.	<b>Open Office:</b> The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
<b>d. RETAIL</b>	<b>Prohibited Retail:</b> Retail is not permitted.	<b>Limited Retail:</b> 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. Retail Functions are prohibited in T4-Restricted.	<b>Open Retail:</b> The building area available for Retail use is unlimited on the first floor and available to upper stories by Warrant.
<b>e. CIVIC</b>	See Table 9	See Table 9	See Table 9
<b>f. OTHER</b>	See Table 9	See Table 9	See Table 9

**TABLE 8B: Building Unit Function Exchange Rate.** This table shows the rate that Building Units shall be exchanged for Functions

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

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**TABLE 9: Specific Function and Use.** This table expands the categories of Table 8 to delegate specific Functions and uses within Transect Zones.

R: ALLOWED BY RIGHT

W: ALLOWED BY WARRANT

U: ALLOWED BY USE PERMIT

**a. RESIDENTIAL<sup>1</sup>**

	T2	T3	T4-R <sup>2</sup>	T4	T4-O <sup>3</sup>	T5
Apartment				U	U	U
Loft Apartment				R	R	R
Neighborhood Apartment				R	R	R
Live/Work Unit		R		R	R	R
Row House			R	R	R	R
Duplex House			R	R	R	R
Courtyard House			R	R	R	R
Sideyard House		R	R	R	R	R
Cottage		R	R	R	R	
House	R	R	R	R	R	
Accessory Unit	R	R		R	R	R

**b. LODGING**

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

**c. OFFICE**

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

**d. RETAIL**

Open-Market Structure	R	R		R	R	R
General Retail				R	R	R
Pawn Shop						
General Service				R	R	R
Artist Studio				U	U	U
Restaurant				R	R	R
Kiosk				R	R	R
Drive-Through Facility <sup>7</sup>					U	U
Push Cart					W	W
Liquor Selling Establishment					W	W
Self Service Laundromat					R	R
Laundry and Dry Cleaning Shop					R	R
Bank/Financial Institution					R	R
Bail Bondsmen						
Check Cashing Establishment						
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
Convention Center						
Conference Center					W	W
Fountain or Public Art	R	R	R	R	R	R
Library				R	R	R
Theater					U	U
Indoor Commercial Amusement					R	R
Outdoor Commercial Amusement					W	W
Museum					R	R
Assembly Hall, Indoor Auditorium					U	U
Gymnasium					R	R
Outdoor Auditorium	W	R		R	R	R
Parking Structure					R	R
Passenger Terminal						
Playground	R	R	R	R	R	R
Sports Stadium						
Surface Parking Lot				W	W	W
Place of Worship	U	U	U	U	U	U

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

**f. OTHER: AUTOMOTIVE**

Gasoline Station <sup>4</sup>					W	W
Service Station						
Automotive Garage, Repair Garage					R	R
Automobile and Light Truck Sales/Leasing						W
Car Wash <sup>5</sup>					R	R
Drive-Through Facility <sup>6</sup>					U	U
Roadside Stand	R			R	R	R

**f. OTHER: CIVIL SUPPORT**

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

**f. OTHER: EDUCATION**

School of Business, Dance, Music or Similar					W	W
College	U	U		U	U	U
High School	U	U		U	U	U
Trade School	U	U		U	U	U
Elementary School	U	U		U	U	U
Childcare Center <sup>7</sup>	U	U		U	U	U

**f. OTHER: INDUSTRIAL**

Heavy Industrial Facility						
Light Industrial Facility						W
Manufacturing						W
Catering					R	R
Laundry and Dry Cleaning Distribution Center						R
Research Laboratory						W
Water Supply Facility						
Sewer and Waste Facility						
Electric Substation	W	W	W	W	W	W
Telecommunications	See Sec. 54 of the Code of the City of Milton					
Cremation Facility						
Warehouse						
Landscaping, Lawn Service					R	R
Produce Storage						
Recycling Center <sup>8</sup>						W
Mini-Storage						

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

2. T4-Restricted

3. T4-Open

4. See Sec. 4.14 for additional requirements.

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.

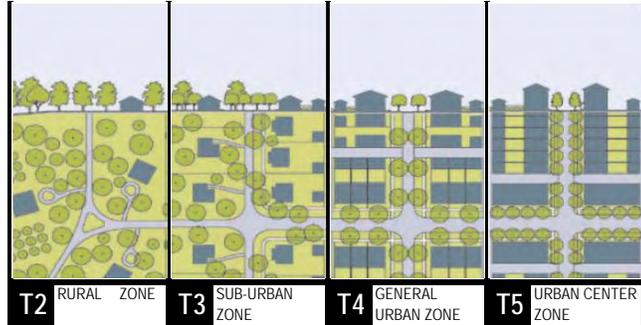
8. Collection only

9. No overnight stay.

CRABAPPLE FORM-BASED CODE

City of Milton

TABLE 10: Code Summary



	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
<b>a. BASE BUILDING DENSITY (See Section 1.6)</b>				
By Right	1 unit / ac.	3 units / ac.	5 units / ac.	9 units / ac.
By TDR	TDR not permitted	6 units / ac.	9 units / ac.	14 units / ac.
<b>b. BLOCK SIZE</b>				
Block Perimeter	no maximum	3,000 ft. max.	2,400 ft. max.	2,000 ft. max.
<b>c. THOROUGHFARES (See Table 2 and Table 3)</b>				
HW	permitted	permitted	not permitted	not permitted
BV	not permitted	permitted	permitted	permitted
AV	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	permitted
DR	not permitted	permitted	permitted	permitted
ST	not permitted	permitted	permitted	permitted
RD	permitted	permitted	not permitted	not permitted
Rear Lane	permitted	permitted	required, or Alley	not permitted
Rear Alley	not permitted	permitted	required, or Lane	required
Path	permitted	permitted	permitted	not permitted
Passage	not permitted	permitted	permitted	permitted
Multi-Use Trail	permitted	permitted	permitted	permitted
Equestrian Trail	permitted	permitted	permitted	permitted
Bicycle Lane	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted
<b>d. CIVIC SPACES (See Table 4)</b>				
Park	permitted	permitted	by Warrant	by Warrant
Green	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	permitted
Playground, Pocket Park	permitted	permitted	permitted	permitted
<b>e. LOT OCCUPATION</b>				
Lot Width	100 ft. min	70 ft. min 120 ft. max.	18 ft. min 96 ft. max.	18 ft. min 180 ft. max.
Lot Coverage	20% max	60% max.	70% max.	80% max.
<b>f. SETBACKS - PRINCIPAL BUILDING (See Table 11)</b>				
(f.1) Front Setback Principal	60 ft. min.	15 or 20 ft. min. <sup>2</sup>	10 ft. min. 30 ft. max.	2 ft. min. 15 ft. max.
(f.2) Front Setback Secondary	40 ft. min.	12 ft. min.	8 ft. min. 20 ft. max.	2 ft. min. 15 ft. max.
(f.3) Side Setback	25 ft. min.	5 or 10 ft. min. <sup>2</sup>	0 ft. min.	0 ft. min. 24 ft. max.
(f.4) Rear Setback	50 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.
Frontage Buildout	not applicable	30% min.	50% min.	70% min.
<b>g. SETBACKS - OUTBUILDING (See Table 11)</b>				
Front Setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	40 ft. max. from rear prop
Side Setback	25 ft. min.	3 ft. or 6 ft. min. <sup>2</sup>	0 ft. or 3 ft. min. <sup>2</sup>	0 ft. min.
Rear Setback	50 ft. min.	3 ft. min.	3 ft.	3 ft. max.
<b>h. BUILDING PLACEMENT (See Table 6)</b>				
Edgeyard	permitted	permitted	permitted	not permitted
Sidyard	not permitted	not permitted	permitted	permitted
Rearyard	not permitted	not permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted
<b>i. PRIVATE FRONTAGES (See Table 7)</b>				
Common Yard	permitted	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	not permitted
Terrace, Dooryard	not permitted	not permitted	permitted	permitted
Forecourt	not permitted	not permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted
Shopfront	not permitted	not permitted	permitted	permitted
Gallery	not permitted	not permitted	permitted	permitted
<b>j. BUILDING FORM-HEIGHT (See Table 5)</b>				
Principal Building	3 stories max.	3 stories max.	3 stories max. 1 min.	3 stories max. 1 min.
Outbuilding	3 stories max.	3 stories max.	2 stories max.	2 stories max.
<b>k. BUILDING FUNCTION (See Table 8 and Table 9)</b>				
Residential	restricted use	restricted use	limited use <sup>4</sup>	open use
Lodging	prohibited use	restricted use	limited use <sup>4</sup>	open use
Office	restricted use	restricted use	limited use <sup>4</sup>	open use
Retail	prohibited use	prohibited use	limited use <sup>4</sup>	open use

ARTICLE 4  
ARTICLES 1, 2, 3

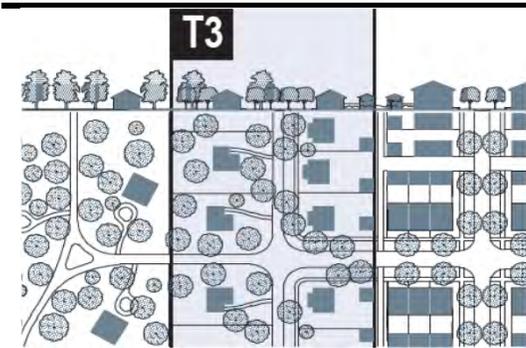
1. Minimum setbacks and building separations shall be subject to fire and building code restrictions.

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

4. Within T4-Restricted and T4-Open different Building Function requirements apply

TABLE 11A: Code Graphics - T3



(See Table 1)

**I. BUILDING FUNCTION** (See Table 8 & Table 9)

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

**k. BUILDING FORM** (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 10 section e)

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

**i. BUILDING PLACEMENT** (See Table 6)

Edgeward	permitted
Sideward	not permitted
Rearward	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 10 section f)

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

**h. SETBACKS - OUTBUILDING** (See Table 10 section g)

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

**j. PRIVATE FRONTAGES** (See Table 7)

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

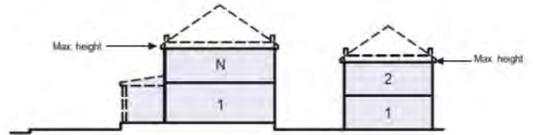
Refer to Summary Table 10

\* 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

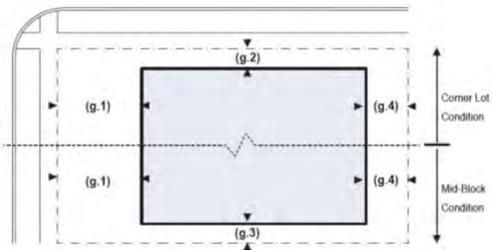
**BUILDING CONFIGURATION**

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 as specified on Table 5.



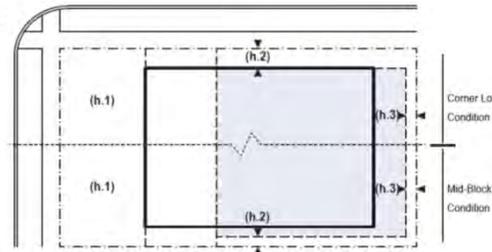
**SETBACKS - PRINCIPAL BLDG.**

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



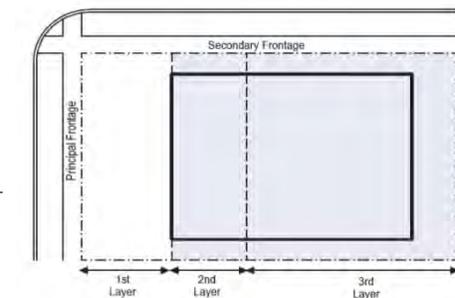
**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the 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 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 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.

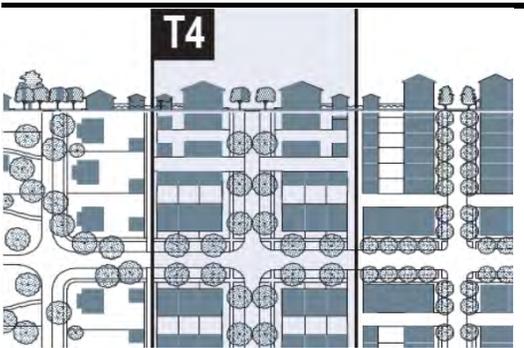


"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

# CRABAPPLE FORM-BASED CODE

City of Milton

TABLE 11B: Code Graphics - T4



(See Table 1)

**I. BUILDING FUNCTION** (See Table 8 & Table 9)

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

**k. BUILDING FORM** (See Table 5)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 10 section e)

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

**i. BUILDING PLACEMENT** (See Table 6)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 10 section f)

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

**h. SETBACKS - OUTBUILDING** (See Table 10 section g)

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

**j. PRIVATE FRONTAGES** (See Table 7)

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

Refer to Summary Table 10

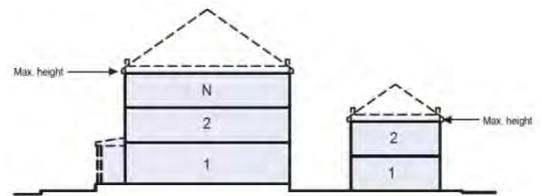
\*Within T4-Restricted and T4-Open different Building Function requirements apply

\*\* 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.

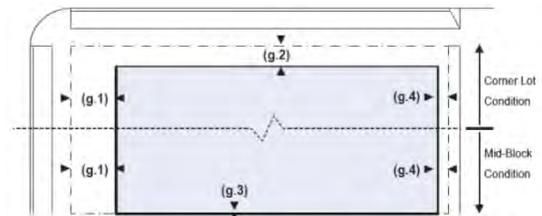
**BUILDING CONFIGURATION**

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 as specified on Table 5.



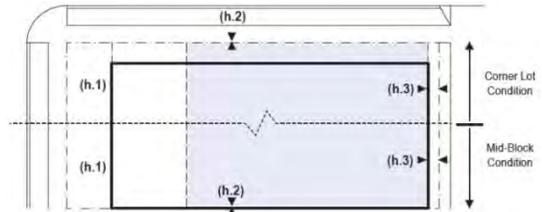
**SETBACKS - PRINCIPAL BLDG.**

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



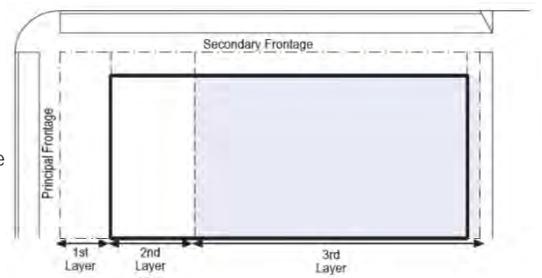
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

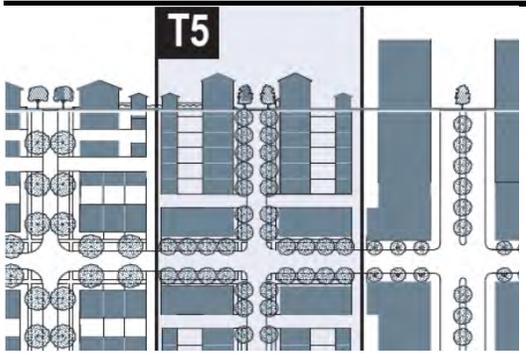
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.



# CRABAPPLE FORM-BASED CODE

City of Milton

TABLE 11C: Code Graphics - T5



(See Table 1)

**I. BUILDING FUNCTION** (See Table 8 & Table 8)

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

**k. BUILDING FORM** (See Table 5)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 10 section e)

Lot Width	18 ft. min., 180 ft. max.
Lot Coverage	80% max.

**i. BUILDING PLACEMENT** (See Table 6)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 10 section f)

(g.1) Front Setback Principal	2 ft. min., 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	70% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 10g)

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

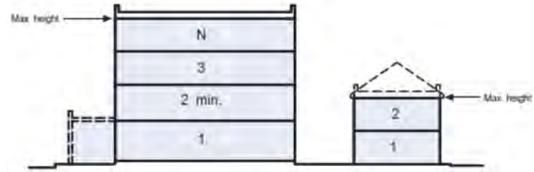
**j. PRIVATE FRONTAGES** (See Table 7)

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 10

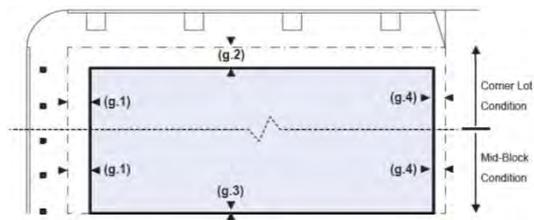
**BUILDING CONFIGURATION**

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 as specified on Table 8.



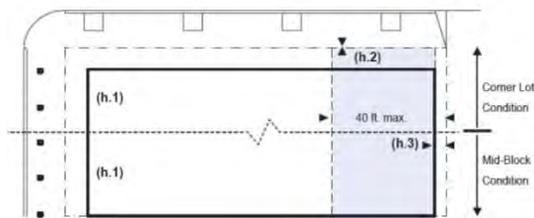
**SETBACKS - PRINCIPAL BLDG.**

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



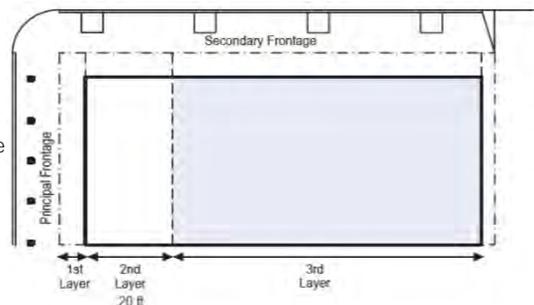
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.



\* or 15 feet from center line of alley

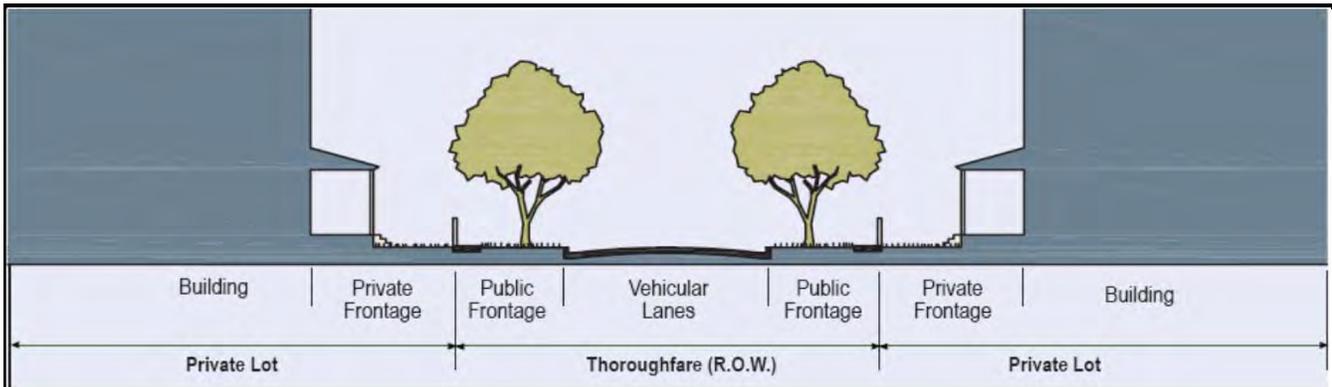
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**CRABAPPLE FORM-BASED CODE**

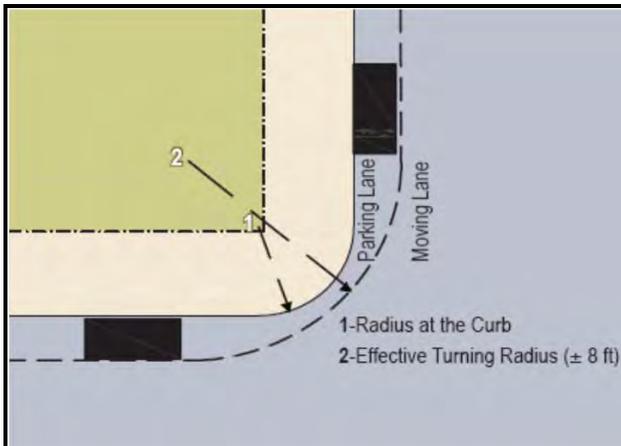
*City of Milton*

**TABLE 12: Definitions Illustrated**

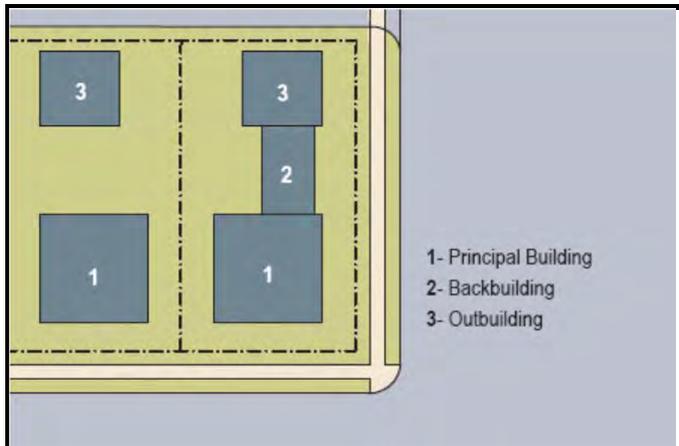
**a. THOROUGHFARE & FRONTAGES**



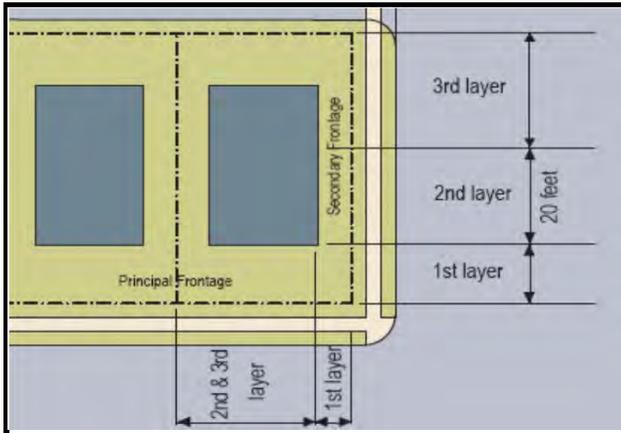
**b. TURNING RADIUS**



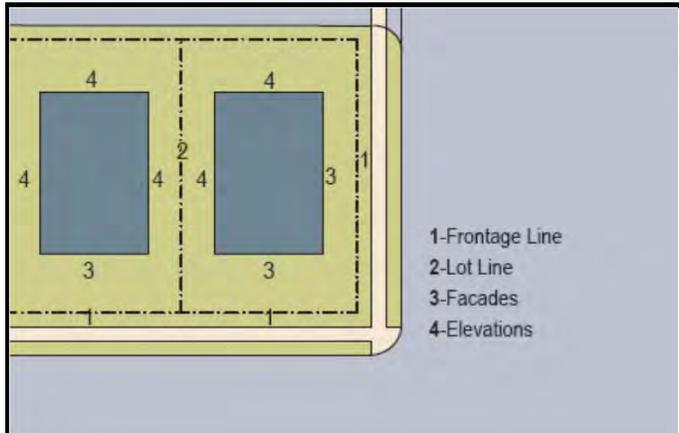
**c. BUILDING DISPOSITION**



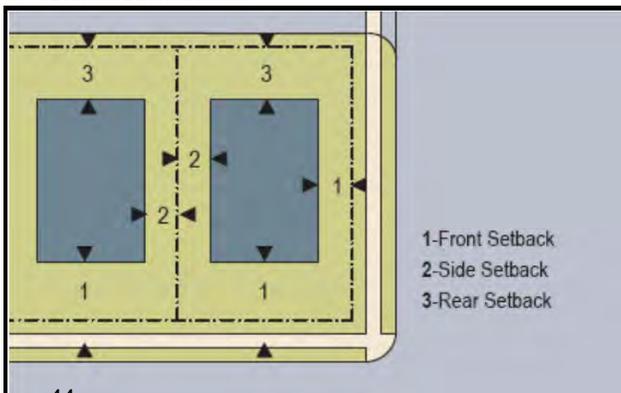
**d. LOT LAYERS**



**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.

**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 car washes.

**Accessory Unit:** a small Apartment sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding.

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

**Apartment, Loft:** an apartment located in a building where the first Story is used for non-Residential Functions or residential lobbies, leasing offices, fitness centers, or multi-purpose rooms serving the Residential Function.

**Apartment, Neighborhood:** an apartment that is not Loft Apartment and is located in a development where the total combined number of apartment dwelling units does not exceed 30.

**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.

**Backbuilding:** a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 12*.

**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. See **Warrant** and **Variance**.

**Chamfered:** a condition where a small exterior wall plane at a building corner has been formed when the planes of the two adjacent walls are cut away, usually at an angle of 45 degrees.

**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 4.*

**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:** designation for sites dedicated for Civic Building Sites and Civic Spaces.

**Code, This:** Article XIX 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 7.*

**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:** includes 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 6.*

**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..

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

**Design Speed:** is 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.

**District, This:** property located within the boundaries identified in the Crabapple 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 7.* (Variant: **Lightwell**, light court.)

**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 6.*

**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.

**Equestrian Trail:** an unpaved equestrian way running independent of a vehicular Thoroughfare or Multi-Use trail and having an average width of 8 feet.

**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.*

**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 7.*

**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 2A and Table 7.*

**Frontage Line:** a Lot 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 12.*

**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 8A and Table 9.*

**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 7.*

**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, automotive specialty 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, adult bookstores, pawnshops, liquor selling establishments or other uses specifically set forth in Table 9.

**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 9.

**Green:** a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 4.*

**Greenway:** an Open Space Corridor in largely natural conditions which may include Multi-Use Trails and Equestrian 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:** non-Retail Commercial enterprises. 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 8A.*

**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.

**Layer:** a range of depth of a Lot within which certain elements are permitted. *See Table 12.*

**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 9 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 7. (Syn: light court.)*

**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. (Syn.: flexhouse.)*

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

**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 12 feet.

**Office:** premises available for the transaction of general business but excluding Retail, and Industrial Functions. *See Table 8A and Table 9. .*

**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 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 12.*

**Park:** a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 4.*

**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 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 12.*

**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 7 and Table 12.*

**Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line. *See Table 2A and Table 2B.*

**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 6.* (Var: Rowhouse, Townhouse, Apartment House)

**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 and food service. *See Table 8A and Table 9.*

**Retail Frontage:** 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 12*.

**Setback:** the area of a Lot measured from 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 10 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 7*.

**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 6*.

**Simulated Divided Lites:** a method of constructing windows in which muntins are affixed to the inside and outside of a panel of insulating glass to simulate the look of true divided light.

**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)

**Specialized Building:** a building that is not subject to Residential, Commercial, or Lodging classification. See *Table 6*.

**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 4*.

**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 5*.

**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 2A, Table 2B and Table 12a.*

**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.*

**True Divided Lites:** A term that refers to windows in which multiple individual panes of glass or lights are assembled in the sash using muntins.

**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 2B and Table 12.*

**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.

**ARTICLE 7. ARCHITECTURAL STYLES**

7.1.1 This Section provides an overview of the seven architectural styles and their colors set forth in Section 4.16.2. Because the execution of specific styles can vary, the description/definition of each style can vary and therefore, the information contained in this article may not be all inclusive.

**A. ARCHITECTURAL STYLES**

**Vernacular:** With origins in Elizabethan England and influenced by Native American and African American traditions, the Vernacular tradition in the South is the essence of beauty, function, and simplicity. It is a powerful building type, perhaps the most indigenous to America. Dating from the arrival of the first settlers, it was recycled into the fabric of later styles and has never been fully abandoned. Vernacular forms exhibit natural composition, never decorative or academic, but relating to a relaxed logic. Materiality rules, as building materials are used in their most raw, pure, forms, with ornament reduced to mere gesture, executed in the same raw materials.

Essential elements include simple masses, many times saltbox and catslide, with additions and appendages. Almost without exception, roofs are gabled, with gables rarely facing the front. Shed roofs over full-length porches or enclosed additions are common. Gable-end chimneys are prominent. Windows are of similar sizes, spaced in a balanced but not overly rigid composition, and are generally non-ornamental. Window spacing relating to room arrangement is often independent of column or post spacing, which relates to the actual porch structure. Modest stylistic detailing is Federal and Greek Revival, with elements of Italianate and Carpenter Gothic. Ceiling heights range from 9 feet to 12 feet for commercial buildings, and 7 feet to 10 feet for houses. One-story Vernacular cottages may have so-called travelers rooms on either side of a front porch, featuring ceilings as low as 7 feet. Frugality rules Vernacular architecture. Hand made brick, wood horizontal lap siding, flush T&G plank siding under porches, wood-shingle and standing-seam roofs, and brick and/or stone chimneys are the typical features found in early architecture. Later forms are sometimes roofed in corrugated or 5-V galvanized metal.

Typical exterior colors for earlier buildings include slate blue and earth tones such as terra cotta, taupe, and brown. Later works are typically whitewashed.

Because Vernacular is not truly a style but a local building tradition, its form never hybridized with nineteenth century styles. Stylistic detailing is applied to the building in a superficial manner.

**Greek Revival:** Of the Romantic styles favored in the nineteenth century, perhaps none was more popular than Greek Revival. Dominant from about 1830 to 1860 in the South, the style symbolized the affinity Americans felt with the ideals of Greek democracy.

The style was easy to construct in wood or masonry due to its Spartan forms and details. Forms are boxy with consistent cornice lines and low-pitched gabled or hipped roofs. Gables can be side or front facing.

In the South, Greek detailing and full-width front porticos are often married to Vernacular forms, taking the form of a classical billboard, which is one of the more charming aspects of this region's native architecture. Porches vary in prominence, being either the fabled Southern full-width two-story version or the less ostentatious one-story version or even the smaller stoop variety, which is equally dignified. Fenestration features include rectangular sash and doors with bold, plain casings and horizontal cornices. Chimneys, being

non-Classical, are thoroughly de-emphasized. Columns that are always round in true Greek architecture are usually simplified into square adaptations. Classical details are large and bold as opposed to the earlier, mild-mannered Adam Style, with wide, prominent entablature with Greek Doric columns being the main hallmark of the style. When decoration is desired, it is executed with Greek key fretwork, and vernacularized classical profiles.

Paint colors for siding and trim are typically white, cream, and light grey with shutters tinted black. Window sash are white or black. Wood-mold brick is in the red to earth range.

**Italianate:** The Italianate style became popular in America around 1840 and flourished especially rapidly in the 1850s. As its name implies, the Renaissance houses of Italy are its inspiration. The style is picturesque or romantic as opposed to the more disciplined Greek Revival style. Broad, bracketed cornices on shallow hipped or gabled roofs; attic windows; tall windows that are frequently arched and clustered; iron balconies; massive entrance doors; clustered porch columns; Renaissance details; and tall ceilings are hallmarks of this style. Facades may be symmetrical and somewhat dignified, or asymmetrical, with a casual, rural quality. Chimneys are usually internal to the building mass.

In the South, there are many interpretations of the style executed in wood, with Renaissance-style ornament adapted to local skill levels. Some versions of this style are easy to construct, especially if the building material is brick, for then fundamental masonry techniques are used such as full or segmental arches, lintels, and load-bearing walls.

Paint colors for siding, trim, and sashes are typically earth tones with emphasis on browns, terra cottas, and golds. Trim colors and sashes are usually painted darker than the siding. Wood-mold brick is in the red to earth range.

**Gothic:** With origins in late 18th century England, the Gothic Style, otherwise known as the Gothic Revival, was popularized by Andrew Jackson Downing in the 1840s and 1850s. The style may be looked at as a reaction to the classical styles so popular at the time of the Adam style or Federal style, and the Greek Revival. With a definite nod to the whimsical, the style provided a welcome relief to the academic aesthetic of the era.

Many Americans associate the style with Grant Wood's *American Gothic*, a painting depicting a rather austere midwestern husband and wife set in front of a plain board and batten cottage with a pointed arched window.

Applied to the hall and parlor houses popular at the time, humble folk houses were transformed into medieval fantasy with the addition of steep roofs, decorative verge boards and crockets, pointed arches, and pinnacles. Board and batten siding, paired columnettes, and 2 over 2 windows accentuated the verticality of the look. Old-timers sometimes naively refer to the ornamentation of the style as "gingerbread".

Many Gothic buildings dot the historic American countryside, with a special abundance in the North Georgia area. From Rome's medieval clock tower to the Gothic cottages of Clarkesville, the Gothic style has become inextricably fused with the American psyche.

**Queen Anne:** The Queen Anne Style dominated domestic American architecture from about 1880 until 1900. Popularized by the architect Richard Norman Shaw, the style was a revival of late medieval styles in England. (The name Queen Anne, however has little or nothing to do with the reign of the English queen during the formalistic Renaissance period.) Indigenous versions of the style usually translated into wooden-frame structures decorated with turned spindle work and free-form Classicism, with columns, pediments, and so

forth being freely substituted for medieval ornament.

The movement was fueled in the New South by the commerce generated by the cotton industry. The forms of the buildings themselves are a fanciful version of medieval forms. Asymmetry was the general rule with steeply pitched roofs, front gables, and folk ornament. As opposed to the academic Adam and Greek Revival styles, there is a deliberate effort at making the façade three dimensional, using projecting gables and cutaway bays. The new railroads brought pre made spindle work and bric-a-brac ornament to almost every American town and city, resulting in the proliferation of the quintessential gingerbread house. Windows tended to be 1/1 or 2/2 with the occasional ornamental sash. Ceilings were usually very tall, starting at 10 feet. Examples exist of this style in the Crabapple Community.

Colors were earthy-sage, taupe, amber, gold, and brown. Trim and sashes were usually in the darker spectrum of the palette.

**Colonial Revival:** Inspired by the Centennial of 1876, the Colonial Revival thrived in the love that Americans have for their Colonial past, especially in English and Dutch houses of the Atlantic Seaboard. In part a reaction to the excesses of Victorian architecture, forms include simple saltbox massing, “L” configurations, catslide roofs, and vernacular forms. Wings and additions often occur that are subordinate in scale to the primary mass of the structure. Rooms are usually larger than their authentic Colonial predecessors and are planned for gracious interior accommodation resulting in playful exteriors. Facades may contain front facing gables treated in a decorative manner. Roof forms are varied in the Colonial Revival from steep Georgian types, shallow Classical types, hips, hipped gables, Gambrels, catslides, and Southern Vernacular types. Dormers are common roof features. Beautiful chimneys centered on gable ends terminate rooflines. Full front porches occur, but not as often as side porches and trellises, that often take on the quality of an outdoor room.

Ceiling heights are always generous. Windows are larger than historic prototypes of early years. Americans were not about to give up the light that they had become used to in the Victorian period. Refined stylistic detailing includes Colloquial, Georgian, Federal, Regency, and Classical Revival elements such as columns and pilasters, fretwork railings, entablatures, broad casings, story courses, base reliefs, etc. Exteriors are finished in wood shingle siding, mitered lap siding, wood mould brick and worked stone. Roofs are slate, wood shingle, French tile, and standing seam metal.

Some Colonial Revival buildings are quite decorative with Classical appliqué featuring urns, garlands, and grotesques ornament. Other Colonial Revival buildings are hybridized with the Craftsman style and feature straightforward construction detailing such as out-lookers supporting broad eaves, plain Tuscan columns with no base or capital necking details, and post and beam casings.

Not all Colonial Revival houses are so freely adapted from various sources. Austere and authentic examples exist that are almost indistinguishable from their antecedents, leaving one to ponder the construction date. James Means, a 20th century Atlanta architect, designed Plantation Plain houses across the state of Georgia (one notable example exists in Crabapple) with great sophistication. His colleagues, Neel Reid, and Phillip Shutze, designed more inventive and decorative homes that are at the apex of the style in the South.

Typical exterior siding, trim, and sash colors are white, bone, and cream, with dark green or black shutters and the occasional red door. Wood shingles are natural, stained grey or stained Jacobean black. Smooth wood mould brick in the red to earth range, and occasionally buff to taupe range is complimented with grape vine and lighting raked mortar joints. Stone is coursed or random and features flush, raised bead, or lightly

raked mortar joints.

**Adam/Federal:** The Adam or Federal style was prevalent in the South from about 1780 through 1820, although in provincial locations; its influence lasted until around 1840. The style developed directly from Classical Roman examples of antiquity rather than Renaissance Europe. Young America identified itself and its government with that of Republican Rome, with a parallel movement occurring in France. The refined ornament discovered in the archaeological digs at Pompeii heavily influenced the British architect Robert Adam in the development of the style. Architects such as William Jay of Savannah further developed it.

Simple, austere massing and Vernacular forms are decorated with delicate classical detailing, frequently featuring the Doric order with decorated cornices, pedimented fenestration, fine modillions and mutules under the cornice, and entrances with fan lights and sidelights. In isolated locations, chimneys are awkwardly domestic and prominent, while in urban locations, they are minimally formalized. Exterior cladding materials are usually clapboards but are sometimes fine brickwork with cut jack arches and keystones. Classical detailing is deliberately scaled down. Facades are intentionally understated and plain. Emphasis is placed on the frontispiece and on the fine tailoring of the building. Windows are large and regularly spaced.

Paint colors for siding, trim, and sashes are typically white, cream, and light grey with shutters being tinted black. Wood-mold brick is in the red to earth range.

### B. COLORS AND FINISHES

As the architecture demands, the color palette of the City of Milton is diverse. With an emphasis on “real” materials, whether natural or manmade, many colors and finishes should simply be left unfinished. Surfaces to be painted should complement the architecture, never commanding too much attention. Colors must never upstage the natural landscape.

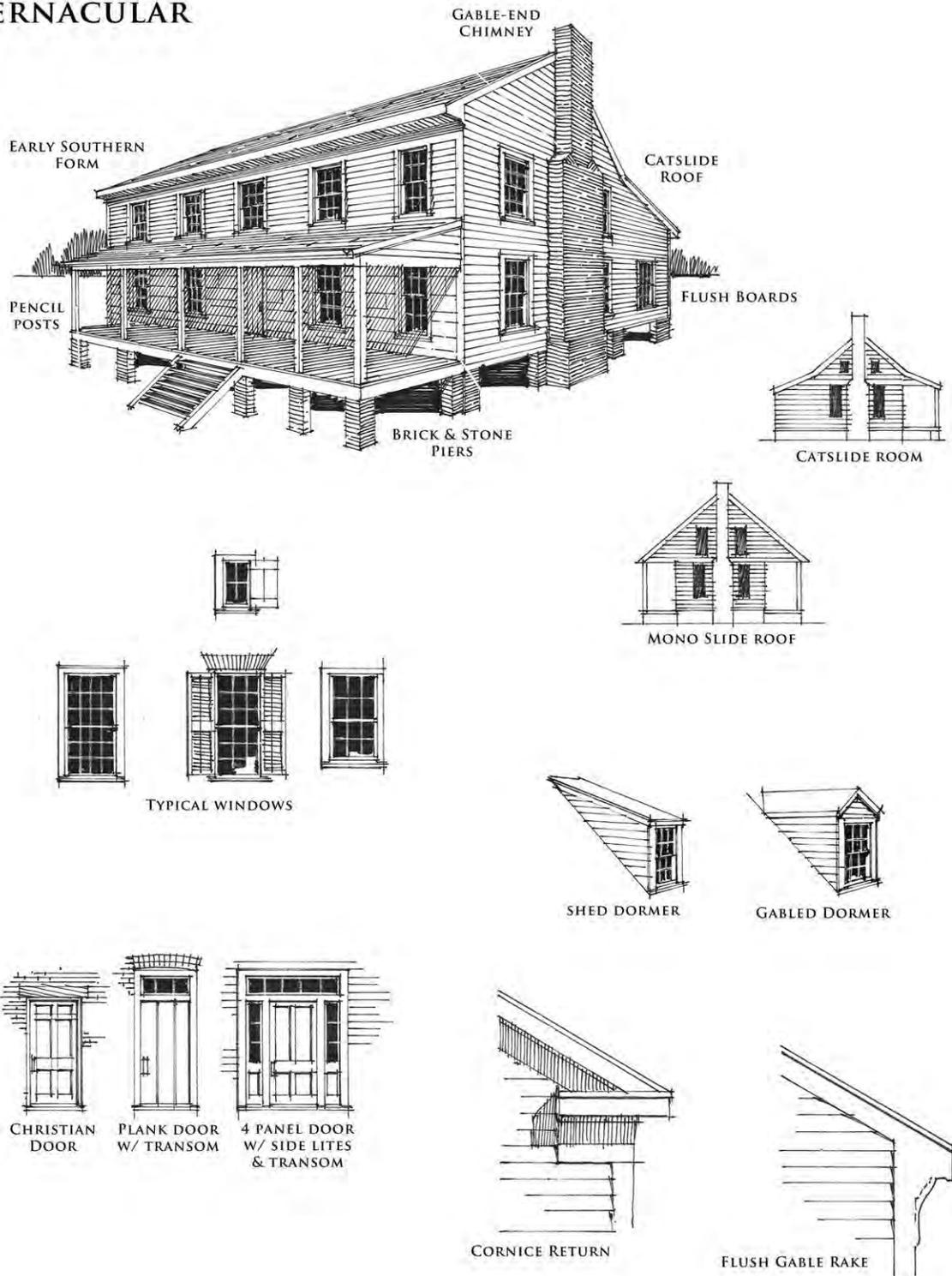
Colors and finishes must be appropriate to the mood and style of the building. Designs that are derived from the Vernacular style will be early 19th century color combinations, with colors such as burnt sienna; rich warm gray, mustard and “haint” blue. Designs that take inspiration from the Greek Revival style will display crisp, light stone colors that bespeak dignity and acknowledge their classical temple origins. Other designs that are inspired by Queen Anne, Gothic, and Italianate designs are complex and rich, displaying earth tones that contrast to one another. Colonial Revival and Adams/Federal palettes take inspiration from East Coast historic precedents with natural shingle siding trimmed in white, white or slate blue clapboard trimmed in white with red doors, and shaker inspired colors.

The designer should research period colors and become familiar with the combinations that can be used.

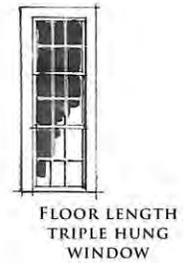
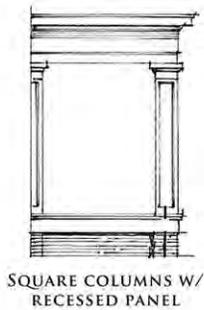
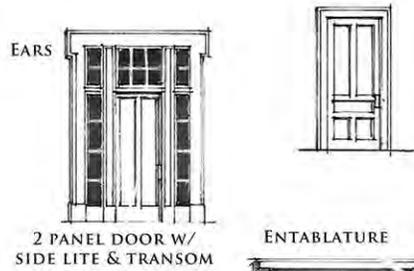
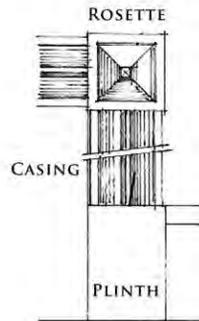
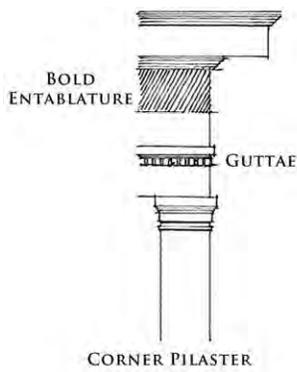
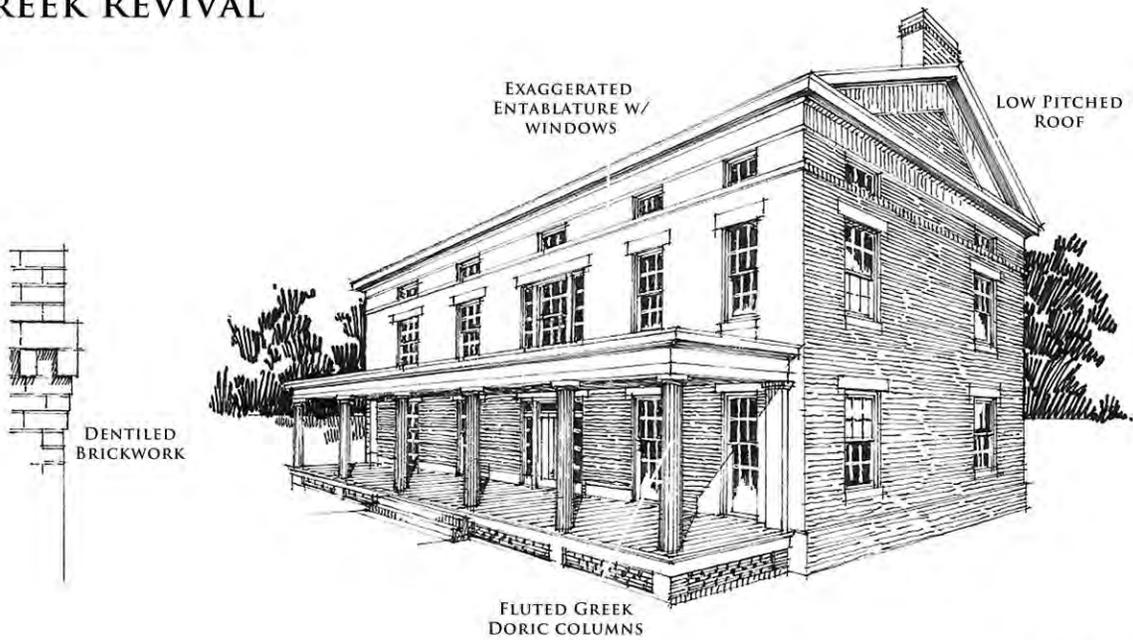
### C. ARCHITECTURAL STYLES ILLUSTRATED

The following are illustration of key components of the above-noted styles. Please note that the graphics show the styles as utilized on single-family detached houses, although these styles can readily translate into commercial or mixed-use buildings through use of stylistic detailing. Please refer to the City of Milton Historic Preservation Design Guidelines for examples.

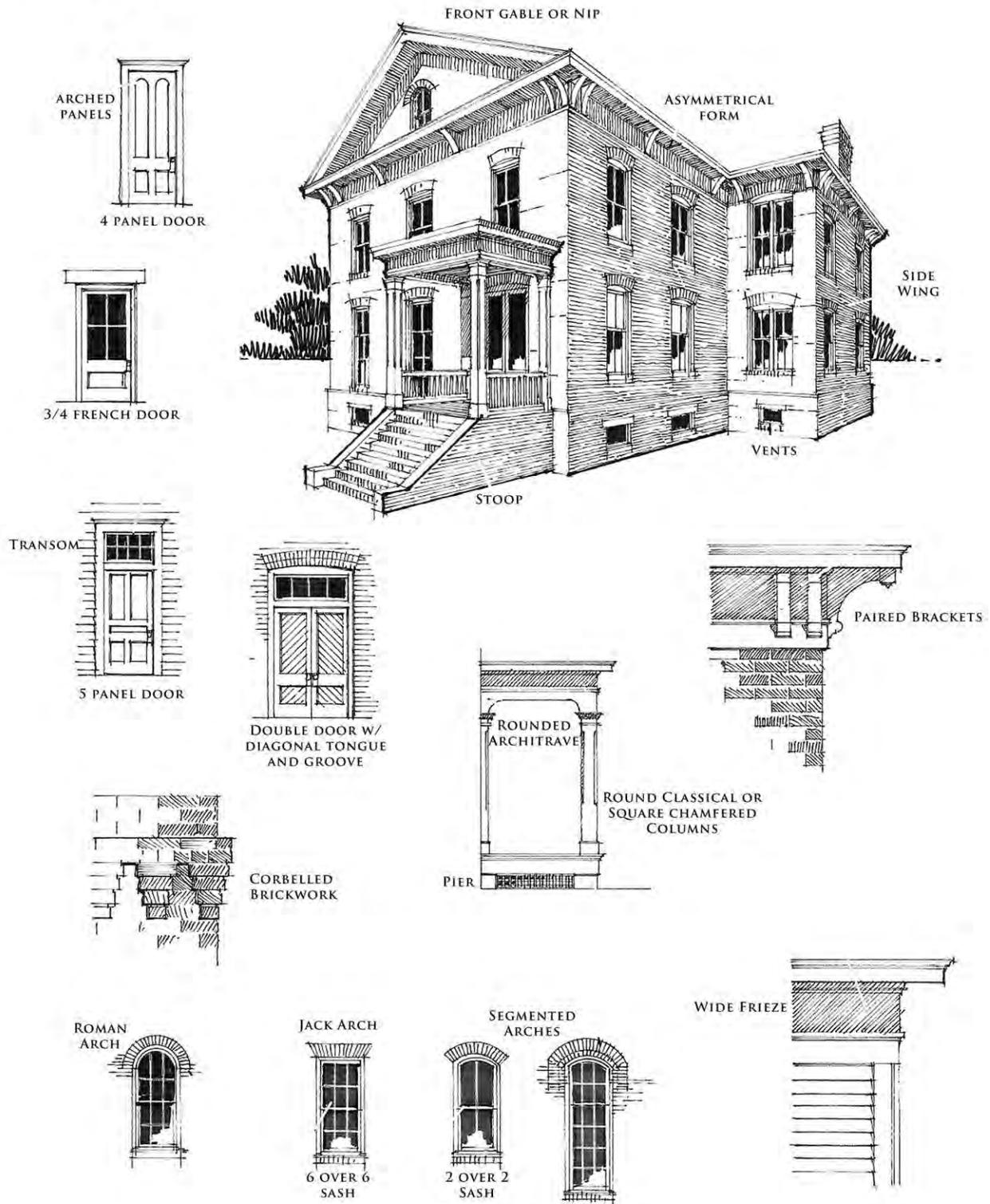
# VERNACULAR



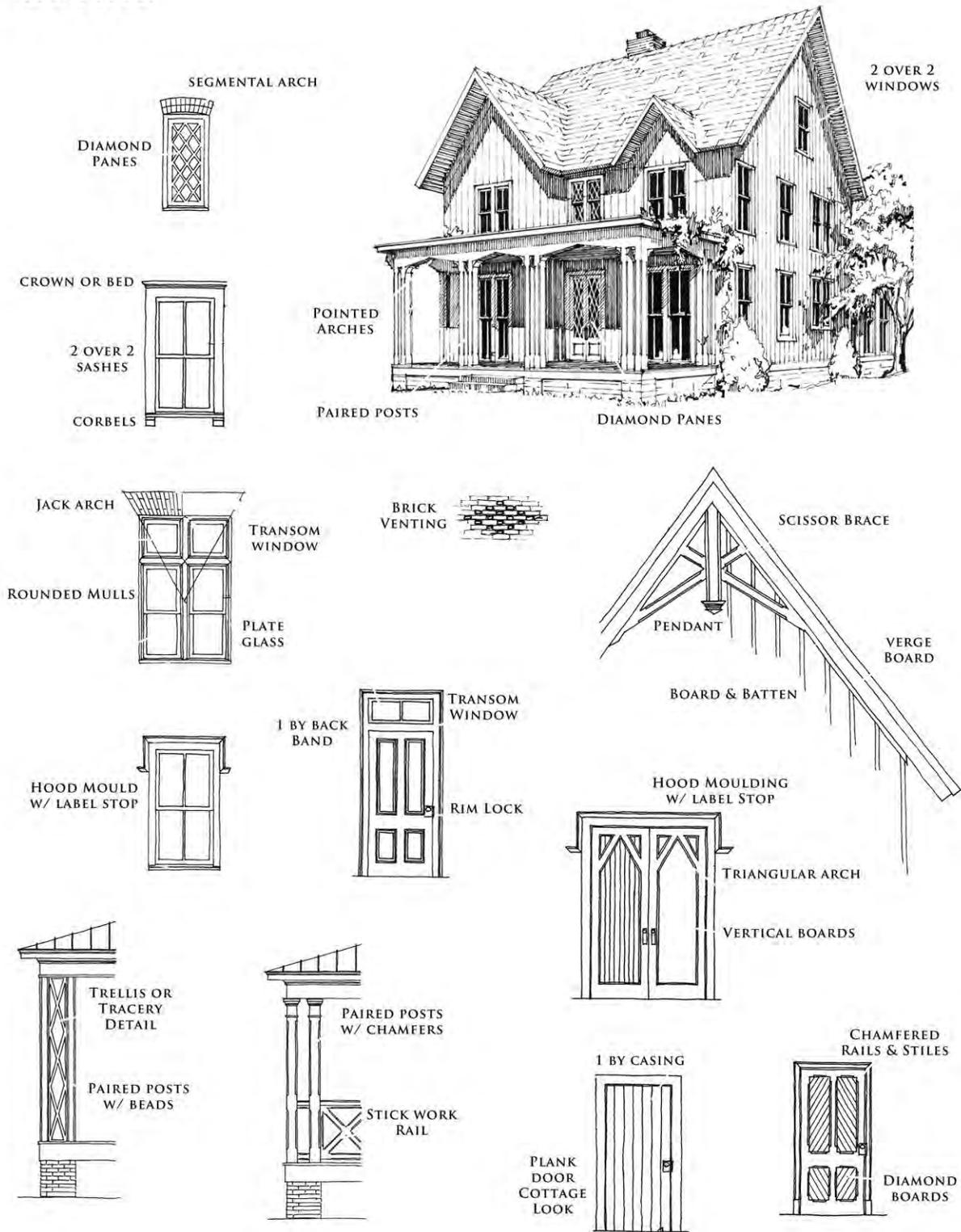
# GREEK REVIVAL



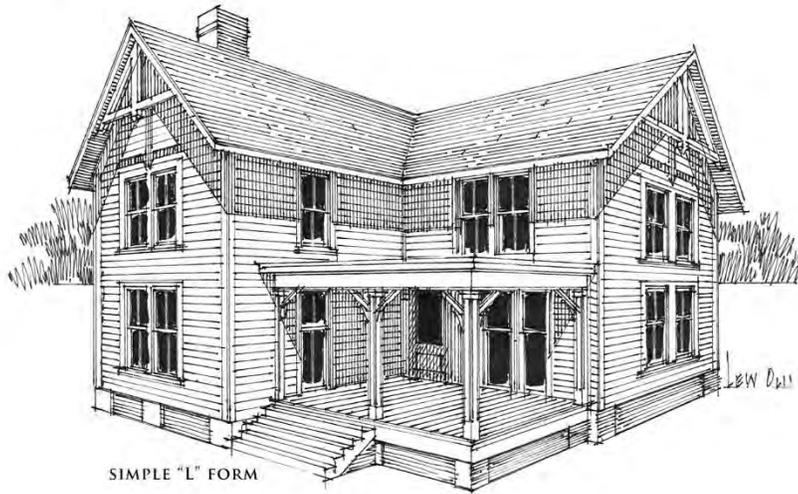
# ITALIANATE



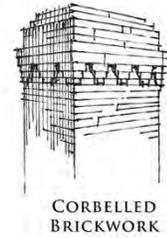
# GOthic



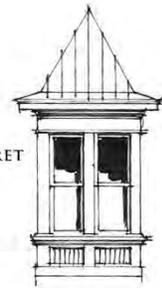
# QUEEN ANNE



SIMPLE "L" FORM



CORBELLED BRICKWORK



TURRET



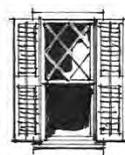
TRANSOM



1 OVER 1



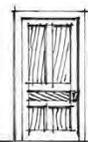
2 OVER 2



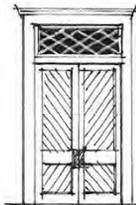
DIAMOND PANE OVER PLATE GLASS



4 PANEL DOOR



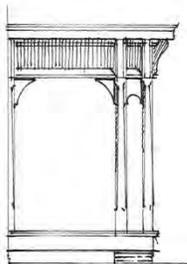
5 PANEL DOOR



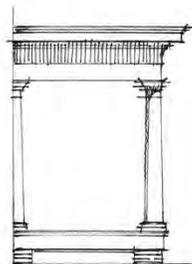
DOUBLE DOOR W/ TRANSOM



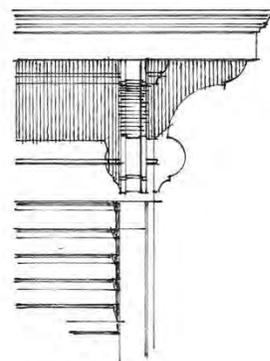
PLATE GLASS



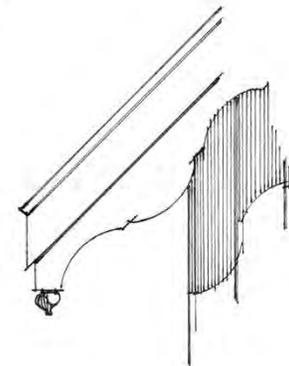
PAIRED POSTS



FREE FORM CLASSICISM

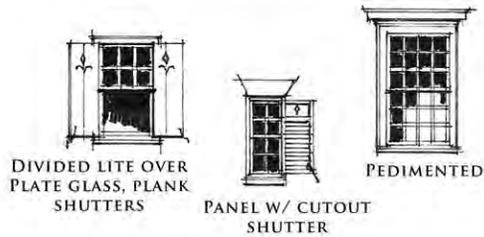
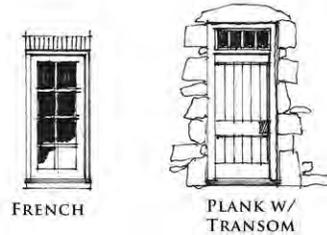
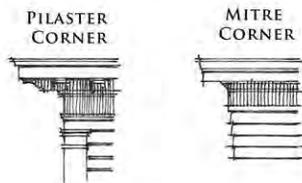
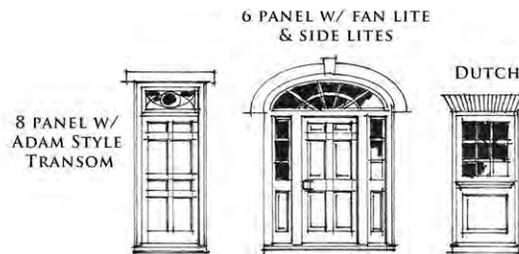
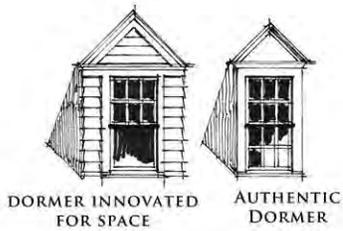


BRACKETED CORNICE

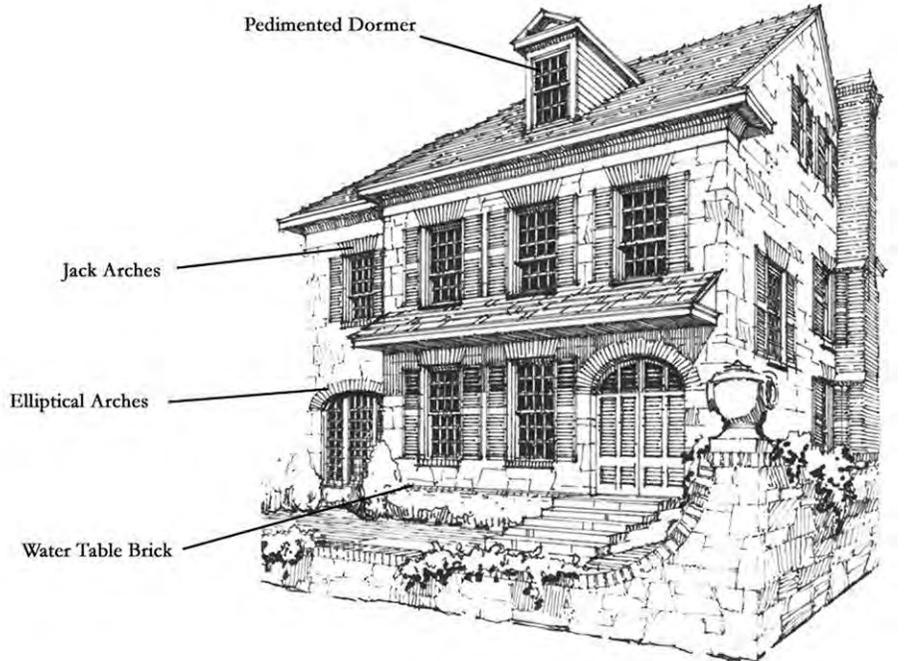


CARPENTER GOTHIC

COLONIAL REVIVAL



Adam/Federal



Gothic Transom

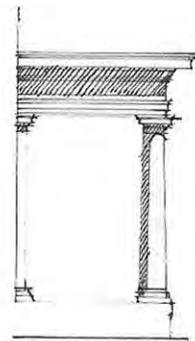
Arched Transom



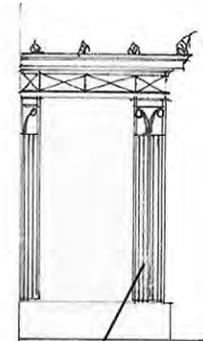
3/4 French

Engaged Columns

Fan Lite with Side Lites



Classical Order



Regency Ironwork

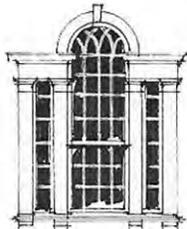
Acroterion

Arch

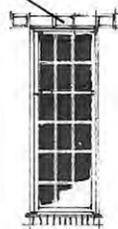
Elliptical Window

Lintel

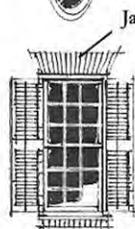
Jack Arch



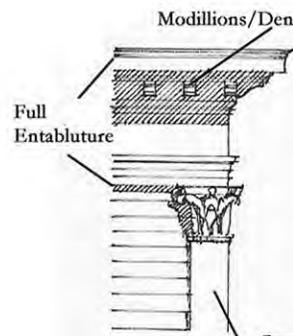
Palladian Window



Floor Length Window



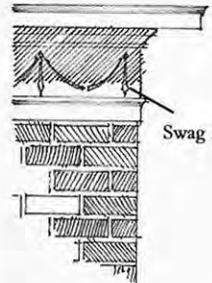
Double Hung Sash Window



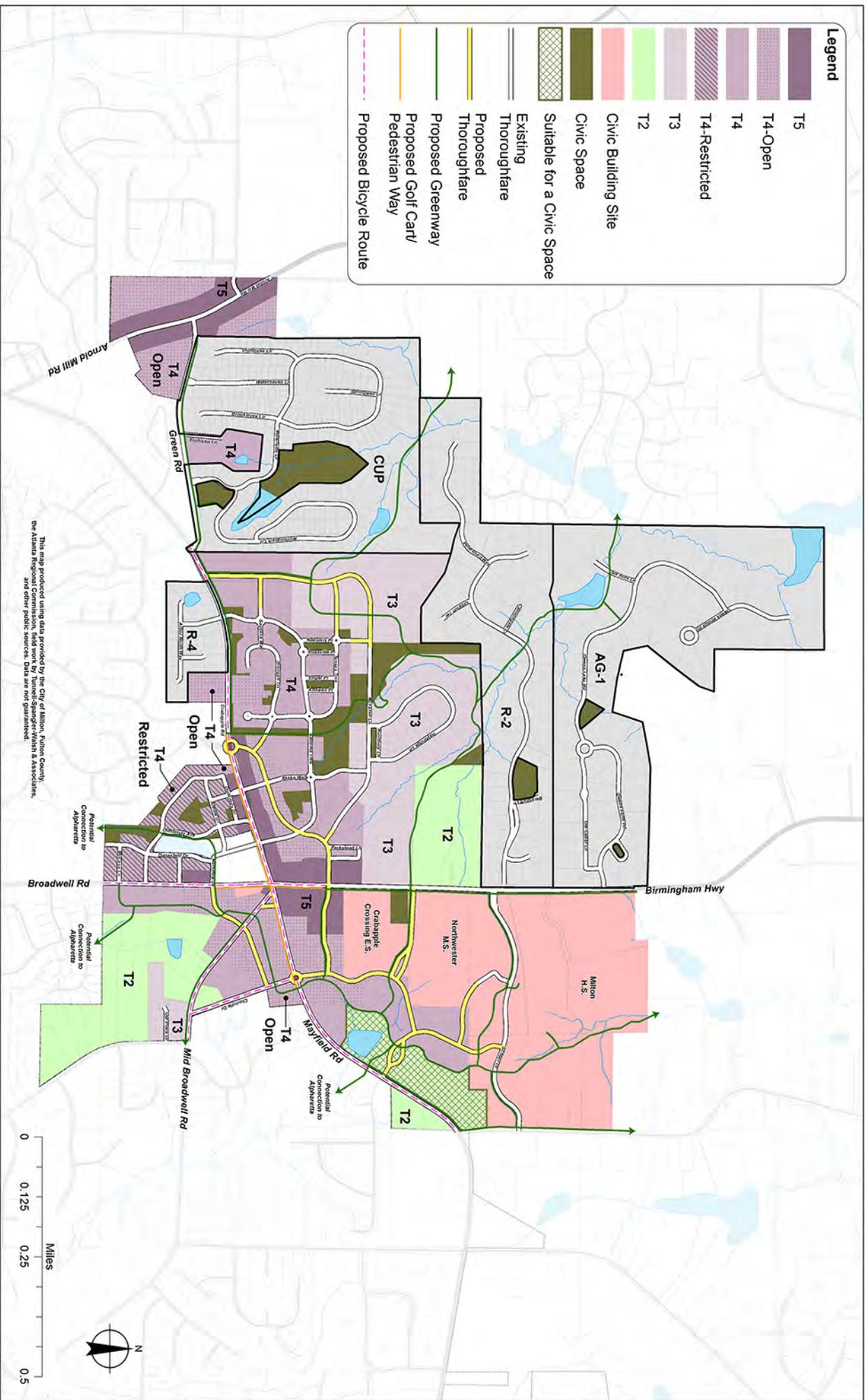
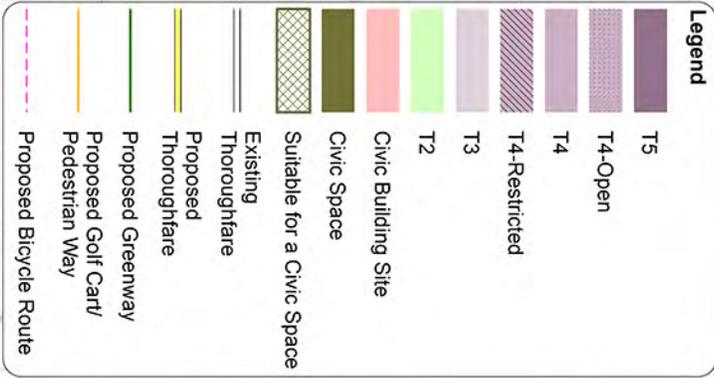
Full Entablature

Modillions/Dentils

Comer Pilaster



Swag Motif



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.



# Crabapple Regulating Plan

CRABAPPLE FORM-BASED CODE

April 27, 2015

Prepared by Tunnell-Spangler-Walsh & Associates

