

## DESIGN STANDARDS

Design standards are essential to the success of the *Emory Village Revitalization Plan* and the Livable Centers Initiative plans because they ensure that new construction will strengthen the coherence of the Village and heighten compatibility among its disparate parts. These design standards are meant to complement the ***Secretary of the Interiors' Standards for the Treatment of Historic Properties*** and guide design of new structures, renovations and other improvements in the Village. Their purpose is to preserve the Village's historic urban pattern, encourage the preservation of existing contributing structures, and provide clear design standards so that new development in the Village is contemporary, but compatible with the historic structures and context, and is clearly an expression of state-of-the-art design technology and thought. These design standards achieve this by serving as a basis for review by the Historic Preservation Commission. Any material change in a building, structure, site or work of art within Emory Village requires a certificate of appropriateness (COA) approved by this Preservation Commission.

These design standards apply to the area within DeKalb County's officially designated boundaries for the Emory Village Zoning Overlay. They are the product of an intensive development process involving representatives of the adjoining neighborhoods, business owners, property owners, university representatives, and officials of DeKalb County's planning and historic agencies, along with interested members of the public and university students. These standards supersede the previous guidelines developed for Emory Village by Tunnell Spangler & Associates and adopted by Dekalb County. Those guidelines as well as concepts and guidelines derived from the Emory Village Revitalization Plan (2002) were utilized, in part, to develop the following standards which shall now apply to the Emory Village Overlay District.



*IMAGES OF EMORY VILLAGE ARCHITECTURE FROM THE 1970S*

*References to the “Village” in the following text refer to the area within the Emory Village Zoning Overlay.*

**GUIDING PRINCIPLES. The standards are built on two underlying principles:**

1. New development must help rebuild and reinforce the existing urban fabric of the Village. New structures must continue the pattern and rhythm of existing buildings, and the scale must remain consistent with the historic development of the Village and support use of the environment by pedestrians.
2. Encourage new building technologies and design approaches that will enrich the current architectural mix through innovative design that illustrates how to achieve sustainable design goals and adds to the expressive variety of Village architecture.

The standards build on the existing urban pattern of buildings and open spaces, and amend it with new concepts and technologies so that the integrity of the environment is reinforced and updated with current thought about design, technology and environmentalism.

Certain standards encourage designers to express architectural features that help conserve energy and minimize negative environmental impacts. These standards will permit designers to utilize environmentally friendly design techniques, a rapidly developing field that can provide a fountain of expressive possibilities.

Draft – October 15, 2006

Building roles: *landmark* or *context* buildings. Generally, buildings in Emory Village perform one of two roles: they either reinforce the consistency of the urban context by matching the features of other nearby buildings (i.e. “context” buildings), or they strongly contrast with their surroundings and thereby serve as landmarks.

The degree to which a new building’s features contrast or blend with its context determines whether the building performs as a landmark or context building. Each must have sufficient distinctiveness to establish its own identity, but each also must participate with the others in the formation of a unified streetscape.

The following standards are subdivided into public sector guidelines and private sector guidelines. The latter category is broken into subsets addressing architecture and open space design.

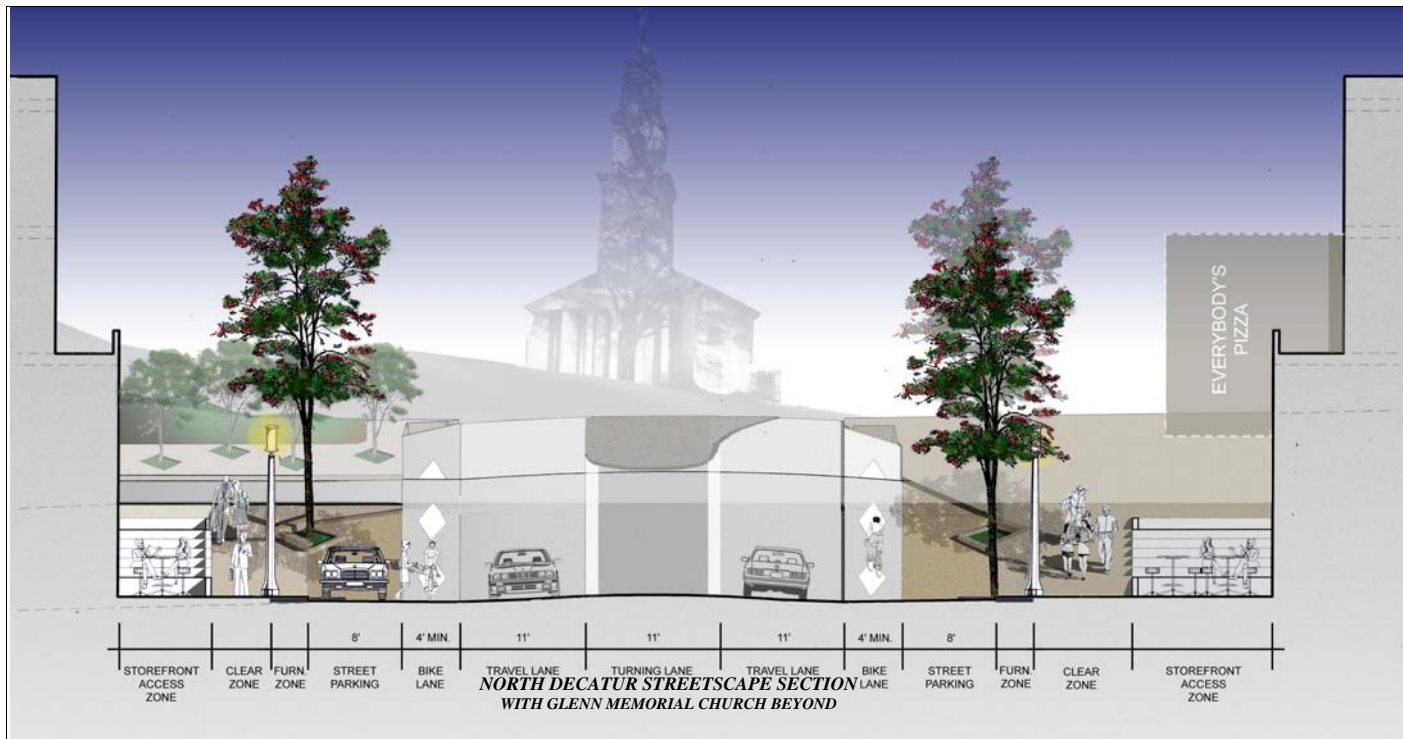


Illustration #1

## I. PUBLIC SECTOR DESIGN STANDARDS.

Illustrations suggest improvements in the public sector. The specific characteristics of these guidelines are noted below.

- A. **Auto travel lanes** shall be 11 feet wide. Bicycle lanes shall be at least 4 feet wide. Street sections shall conform to plans and sections shown.
- B. All **on-street parking** shall be provided in parallel parking spaces at least 8 feet by 22 feet. On-street parking spaces shall be constructed of porous unit pavers or cast-in-place porous pavement to match color of concrete sidewalks, or cast-in-place concrete to match the sidewalks. Parallel parking shall be interrupted at pedestrian crossings. On-street parallel parking shall be adjacent to commercial properties.

C. **Sidewalks** shall be cast-in-place, broom-finished concrete with troweled joints, as illustrated in the *Emory Village Revitalization Plan*. Each sidewalk shall be subdivided into a furniture zone and a clear zone as shown in Illustration #1. Where necessary due to topography, however, a horizontal approach zone (“seating area” or “storefront access zone” in section and plan illustrations) shall be provided within the pedestrian clear zone to permit pedestrian access to shops, and the pedestrian clear zone may be correspondingly reduced. The street furniture zone may also be reduced to 4 feet where shown in the *Emory Village Revitalization Plan*. Sidewalks must be located along all public streets. All commercial area sidewalks must taper into adjacent sidewalks in residential areas.

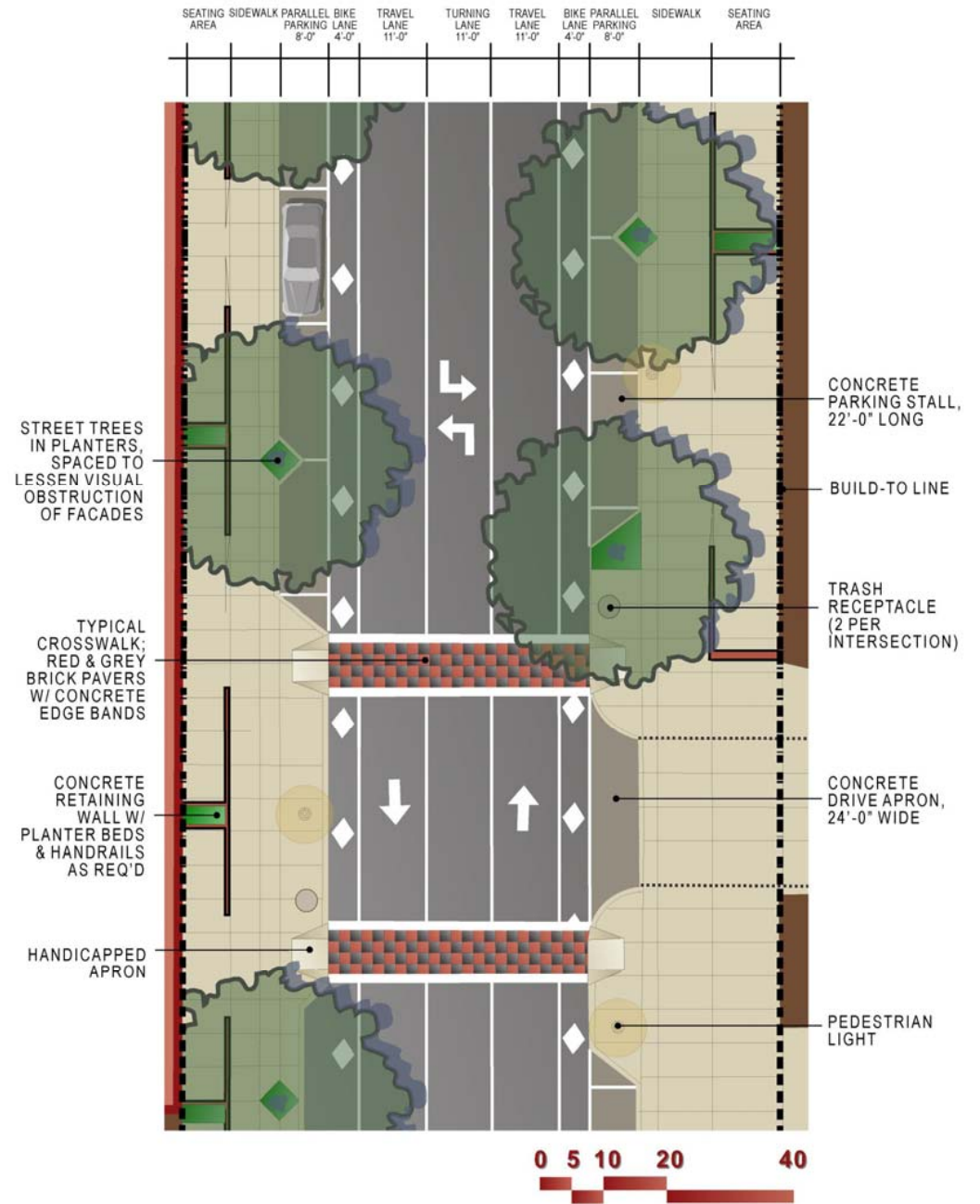


Illustration #2

1. **Clear zone** - Areas designated as Clear Zones shall be unobstructed by any permanent or nonpermanent element for a minimum clear height of 8 feet, except that a horizontal approach zone is permitted within the Clear Zone that may contain railings, cheek walls, planters or other devices to guide pedestrians to entry doors or to permit level outdoor planes abutting the retail space for dining or other purposes. This horizontal approach zone may not exceed 50% of the total clear zone width to allow sufficient area for continuous sidewalk circulation.
  2. **Street furniture zone** – These zones are located adjacent to the onstreet parking zone or curb where shown in the *Emory Village Revitalization Plan*. The street furniture zone shall have a minimum width of 5 feet as measured from the outside edge of the travel lane, except where indicated differently in the *Emory Village Revitalization Plan*. This zone accommodates trees, street furniture, utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public information kiosks and other similar and necessary elements as approved by the County. The street furniture zone may contain outdoor dining.
  3. **Curb cuts** – Curb cuts shall be constructed of porous unit pavers or cast-in-place porous pavements or cast-in-place concrete to match the concrete sidewalks. A minimum of one curb cut is permitted for each parcel with the exception of properties with frontage on more than one street, which may have one curb cut located on each frontage. Curb cuts shall not be placed within 100 feet of another existing curb cut on the same property. The total number of curb cuts should be minimized, and adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks. Curb cuts shall be between 20 and 24 feet wide for two-way entrances. Curbs cuts shall be between 10 and 12 feet wide for one-way entrances.
- D. **Pedestrian crossings** – All pedestrian street crossings shall be marked by 10-foot-wide crosswalks. Those noted in the *Emory Village Revitalization Plan* shall be constructed of red and dark grey brick pavers with concrete edge bands, similar to those on Emory’s campus at Dowman Drive; others should be “zebra” striped 24-inch parallel bands. All crosswalks shall terminate with ADA-compliant handicapped aprons.
- E. **Bus stops** are shown at two locations in the Village, and pull-offs are provided. These are intended to accommodate MARTA and Emory shuttles, as well as the Clifton TMA service.

F. **Street trees** – Trees shall be planted a minimum of 25 feet and a maximum of 40 feet apart on center within the street furniture zone, or as noted in the *Emory Village Revitalization Plan*. Trees shall have a minimum open planting area of 30 square feet that should be unpaved, planted and maintained throughout the year. All trees shall have a minimum three-inch caliper at the time of planting and a minimum mature height of 40 feet. All plantings, planting replacements and planting removal shall be reviewed by the County arborist before approval. Tree species may be selected from the following list, or alternate species may be proposed for approval by the DeKalb County arborist.

Small Trees: 10- 40 Feet	Native	Olm- stead Species
Serviceberry ( <i>Amelanchier arborea</i> )	*	
Japanese Maple ( <i>Acer palmatum</i> )		
Trident Maple ( <i>Acer beurgeranum</i> )		
American Hornbeam ( <i>Carpinus caroliniana</i> )	*	
American Yellowwood ( <i>Cladrastis lutea</i> )	*	
Foster Holly ( <i>Ilex x attenuata 'Fosteri #2'</i> )		
Yaupon Holly ( <i>Ilex vomitoria</i> )	*	
Crape Myrtle ( <i>Lagerstroemia x fauriei &amp; L. indica</i> )		
Japanese Crabapple ( <i>Malus floribunda</i> )		
Eastern Hophornbeam ( <i>Ostrya virginiana</i> )	*	
Chinese Pistache ( <i>Pistacia chinensis</i> )		
Carolina Laurel Cherry ( <i>Prunus caroliniana</i> )	*	*
Capitol Pear ( <i>Pyrus calleryana 'Capitol'</i> )		

Large Trees: 40 – 100 Feet	Native	Olm-stead Species
Southern Sugar Maple or Florida Maple ( <i>Acer barbatum</i> )	*	
Red Maple ( <i>Acer rubrum</i> )	*	
Sugar Hackberry ( <i>Celtis laevigata</i> )	*	
Katsura Tree ( <i>Cercidiphyllum japonicum</i> )		
Ginkgo ( <i>Ginkgo biloba</i> )		
White Oak ( <i>Quercus alba</i> )	*	*
Darlington Oak ( <i>Quercus hemisphaerica or laurifolia</i> )	*	*
Water Oak ( <i>Quercus nigra</i> )	*	
Willow Oak ( <i>Quercus phellos</i> )	*	
Bald Cypress ( <i>Taxodium distichum</i> )	*	
Lace Bark Elm ( <i>Ulmus parvifolia</i> )		
Zelkova ( <i>Zelkova serrata</i> )		

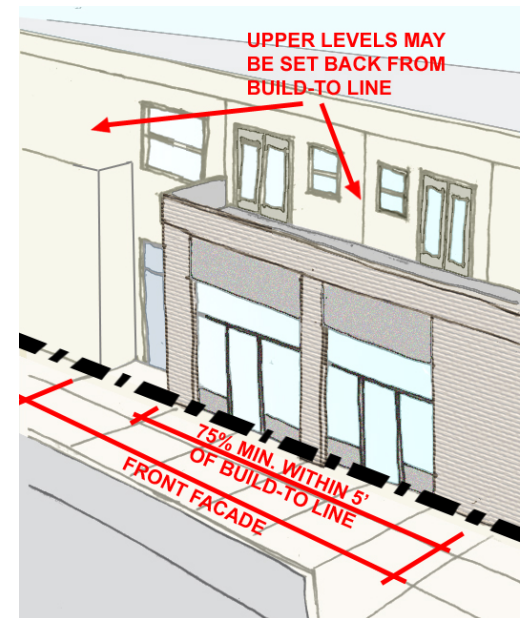
Please note that this is not a complete listing of available urban tree species, merely some of the more popular ones. For a more extensive listing or more information, consult DeKalb County arborists, Georgia Cooperative Extension Service, or an International Society of Arboriculture (ISA) Certified arborist, the University of Georgia Cooperative Extension’s manual *Treescape: A Citizen’s Guide to Urban Tree Planting*, or the *Design Manual for Druid Hills Local Historic District*, February 2002 edition.

- G. **Lighting** – Pedestrian lighting shall be placed where shown in the *Emory Village Revitalization Plan*. Suggested standards and luminaires, selected to complement the Village’s historic architecture, are shown in Illustration #1.
- H. **Utility service lines** must be provided via underground conduit or pipes. Overhead utility service is not permissible in the Village. New construction on existing sites within Emory Village must include replacement of all above-ground utility service lines with underground service or otherwise fully concealed utility service to buildings and sites.

## II. PRIVATE SECTOR DESIGN STANDARDS

- A. **Buildings.** New buildings and renovations shall conform to the guidelines noted below.

- 1. **Pedestrian Amenities** – All buildings shall be configured to allow safe, convenient, direct and continuous access for pedestrians to all primary building entrances. Principle building entry shall open directly on to the public right-of-way.
- 2. **“Build-to” line** (i.e. “Building façade line”) – At least 75% of building façades on first floors shall align with Build-to Lines or be within 5 feet of Build-to Lines shown in the *Emory Village Revitalization Plan*. Any story above the first story may be set back 5 feet from the Build-To Lines. Awnings and canopies are not counted in building façade line determination. Permanent structures other than buildings, such as ATMs and similar elements, shall not be located closer to the street than the building façade lines.
- 3. **Building height.** All new buildings shall be no less than 2 stories, nor more than 4 stories, as defined in the zoning overlay.
- 4. **Façade articulation** – Street-facing building facades shall be horizontally divided by floors using architectural means such as string courses, recesses, reveals or the like. They shall also be vertically divided utilizing Major and Minor Articulations to create visual interest and avoid monotony.



**Major Articulations** shall occur at least every 60 feet of horizontal façade length and may be accomplished through: a change of façade materials extending from grade through the cornice; change in storefront systems; physical off-sets; and/or similar means intended to convey the impression of separate buildings.

**Minor Articulations** shall occur approximately every 30 feet of horizontal façade length and may be accomplished by the use of pilasters, the use of off-sets, or similar means intended to create the appearance of structural bays.

5. **Entrances.** All first-story uses adjacent to a sidewalk shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from said sidewalk. Entrance doors shall remain unlocked and operable during normal business hours. All first-story businesses with more than 60 feet of frontage along sidewalks shall provide one pedestrian entrance for every 60 linear feet of frontage or fraction thereof.
6. **Storefront canopies** at least 5 feet in depth extending over the sidewalk are recommended at all retail frontage in the Village for relief from inclement weather and for shade. These should be roofed with glass, metal, or fabric wholly supported by brackets or cables attached to the building façade. Columns to support canopies are not permitted in the public right of way (hereafter called "ROW"). Awnings and canopies shall not include signage on them, except when such signage is located within an apron that is less than 12 inches in height and is subject to all other applicable sign requirements of this document.
7. **Building Finish Materials.** Each street-facing building facade shall have an exterior finish skin of one or a combination of no more than 3 of the following primary materials: exterior brick, cementitious stucco, rustic or cut stone, architectural cast concrete, decorative terra cotta, and glass panels. Decorative embellishments shall be permanent in nature and shall be of the following materials: copper, brass, bronze, cast concrete, formed exterior plaster, solid plastic, porcelain tile, terra cotta, formed metals, glass, wood, and artificial materials having the appearance of wood, and/or stone. Window and storefront systems shall be painted wood or painted metal, and all glazing shall be clear glass. No tinted glass will be accepted. Materials that match those used historically in the Village, such as black reflective glass tile, red terra cotta roof tile, stone, stucco and brick are recommended. Elevations not visible from the public ROW may be of any of the materials authorized for street-facing facades, plus wood siding.

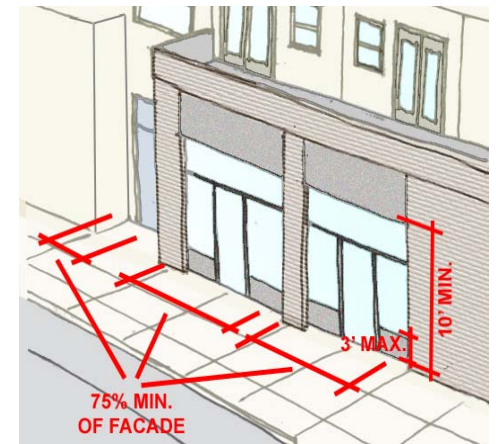
Architectural concrete masonry units (CMU), MDF plywood and Exterior Insulation Finish Systems (EIFS) are not permitted as building finishes.

Other building materials shall be permitted in the Village if included as part of a building system or assembly designed to improve building energy and/or environmental performance or to limit adverse impacts of the building on the environment, or to limit airborne pollutants from the building.

Primary building façade materials shall be combined only horizontally, with the heavier appearing one(s) below the lighter appearing one(s). This shall not apply to embellishments, storefronts systems or windows frames.

8. **First-Story Fenestrations.** All street-fronting first stories shall have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk. They shall be of clear, unpainted or similarly treated glass to allow views of store interior or display windows. Windows shall be located along a minimum of 75% of street frontage. They shall start a maximum of 3 feet above the sidewalks and shall have a minimum height of 10 feet above the sidewalks. The maximum façade length without windows shall be 10 feet. Glass doors may count towards fenestration requirements.

9. **Upper story fenestrations.** - All building stories above the first story shall have windows and doors that equal a minimum of 30% of the total facade area, with each story being calculated independently. Additionally, all street-facing upper story windows shall be taller than they are wide and shall be predominantly arranged in a grid, subject to individual window variation.



10. **Building Signage.** Allowable signs shall include those documented to have existed in Emory Village prior to 1980. Others may be considered, provided that they meet other criteria herein and are approved by the Historic Preservation Commission. Furthermore, the number of signs and metrics thereof shall be as established for non-residential zoning districts in Chapter 21, Section 21-20 of the Code of Ordinances of DeKalb County, subject to the modifications contained herein.

- i. All signs, except window signs, shall be located a minimum of 8 feet above the adjacent sidewalk.
- ii. The following signs are permitted in all cases: canopy signs, wall signs, projecting signs, directional signs, entrance signs, and window signs.
- iii. The following signs are prohibited in all cases: roof signs, portable signs, internally lit signs, message signs, electronic signs, and other moving signs.
- iv. One marquee sign may be provided within the district when associated with a theater, based on the Historic Preservation Commission indicating that said sign is consistent with historic precedents for marquee signs found in the City of Atlanta or DeKalb County between the 1920s and the 1940s.
- v. Except for one authorized marquee sign, all projecting signs shall have a maximum area of 8 square feet per side and a maximum width of 3 feet. No projecting sign shall extend more than 4 feet from the building façade.

- vi. Side walls of buildings may be painted with murals advertising a business contained within said building providing that such murals are approved by the Historic Preservation Commission.
- vii. Pylons or other free-standing business signs are permitted only when replacing other existing free-standing signs. Said signs shall not exceed 40 square feet (5 feet high and 8 feet wide). Furthermore, said signs shall be supported by brick or stone bases at least as wide as the sign it supports. The sign base shall be no taller than 12 inches from grade.
- viii. Neon window signs may be only on first stories. Window signs on all stories may be painted or etched glass. Visibility into commercial establishments shall not be obscured by opaque signage or window advertisements.
- ix. Parking and directional signage shall be unobtrusively located.

Signage shall be designed to complement the architectural features of the buildings it is on, and such signage shall be consistent with the size, scale, material, and design of such buildings. Signs may be lit by duck/gooseneck lamps and back/silhouette lighting. Individual sign lettering shall be a maximum of 15 inches in height. Appropriate locations for signage within traditional storefronts include at lintels which separate storefronts from the upper floors; space above the transoms in the storefronts; and the windows.

- 11. **Awnings.** Awnings shall be of canvas and similar fabrics, fixed metal, or similar materials. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.
- 12. **Lighting.** Building facades facing a public ROW shall be illuminated for safety and aesthetics. Lighting shall be designed to avoid producing glare in the public ROW. Light spillage onto adjacent residential properties shall be minimized by cutoff luminaires.
- 13. **Building Numbering.** Building numbering shall be located above or beside primary entrances of building. Numbering shall be clearly visible from sidewalks. All numbering shall be 6 inches in height.
- 14. **Dumpsters, Loading Areas and Mechanical Electrical and Plumbing Features** shall be screened so as not to be visible from any public plaza, outdoor dining area, public ROW, or residential area. All dumpsters shall be located behind buildings and shall be enclosed by opaque fences or walls made of stone, brick, wood, or stucco; and these enclosures shall have opaque gates.

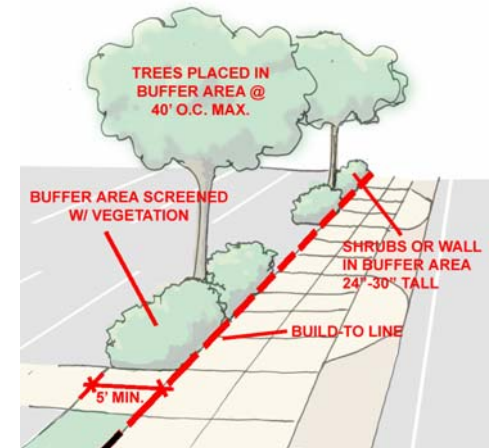
15. **Rooftop Mechanical features** shall be set at least 10 feet from the edges of roofs and screened vertically from view through use of parapet walls or similar features. Additionally, all such features greater than five feet in height shall be set a least 20 feet behind front building façades.

**B. Site design guidelines:**

1. **Sidewalks** are required on all sides of a structure that borders the public ROW. They shall be continuous with the sidewalks on adjoining properties.
2. **Parking** shall not be located immediately between a building and the street. When adjacent to the street, parking lots shall be set back at least 5 feet from Build-To Line and shall be screened with buffers. Parking garages fronting public ROW shall align with build-to lines and shall have ground-level commercial uses on at least 75% of the length of the façades facing the public ROW. Parking entries shall comply with required curb cut standards. Parking structure facades shall be designed to resemble other buildings; sloping ramps shall be concealed from exterior view; and views from the public ROWs and adjoining properties to the interior of structures shall be screened with architectural devices or evergreen plantings.

The buffer area between a parking lot and the Build-To Line shall have a minimum width of 5 feet. Trees within the buffer shall be planted a maximum of 40 feet on center, and no buffer shall have less than one tree. A brick or stone wall 30-inches tall or shrubs maintained at a minimum mature height of 24 inches and a maximum height of 30 inches shall be provided within the buffer.

All newly created surface parking lots and parking decks shall provide walkways or pedestrian passages with a minimum width of 5 feet to connect the public sidewalks to the parking areas. Parking facilities shall be maintained in clean, safe, sanitary and attractive condition. Clearly defined parking spaces and driving lanes must be marked.



One bicycle/moped parking space shall be provided for every 20 automobile parking spaces, with no fewer than 3 bicycle/moped parking spaces per parking facility and located within 100 feet of the facility entrance. Bicycle spaces shall include a metal anchor to secure the frame in conjunction with a cyclist-supplied lock.

Parking lots and structures shall be evenly lit at an intensity equal to at least 0.2 footcandle of light. Cutoff luminaires shall be used to prevent light spillage and direct glare on to neighboring properties. Lights in parking lots shall be no taller than 20 feet.

3. **Landscaping.** All areas in the Village not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and permanently maintained with ornamental plantings. In surface parking lots, shade trees shall be planted at a minimum rate of one tree per 10 cars. These shall be arranged so that at least 50% of the paved area is shaded at midday in midsummer in order to reduce the heat island effect. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.
4. **Drive-throughs** are not permitted. However drive-throughs existing at the time of the implementation of the zoning overlay may remain or be relocated on the same property by conforming to the following guidelines: Each drive-through may have only one curb cut for access and egress, although a second access or egress may be provided through a curb cut shared with another use. Such drive-throughs must be located no less than 50 feet from the public ROW and may only have one lane, and this must be on the rear of the building it serves.
5. **Stormwater management.** Because Emory Village currently lacks storm sewers, each new building or structure is responsible for capturing rainwater from roofs and paved areas for retention and “first flush” filtration of this water before its release into Peavine Creek or its tributaries as required by the DeKalb County Department of Public Works. Acceptable management systems include, but are not limited to, the following: buried concrete retention tanks with sand-filtered inlets, porous pavers with 18” gravel underlay, ‘linear’ systems of perforated piping with sand-filtered inlets, and other filtration systems approved by DeKalb County.