

AN ORDINANCE TO AMEND CHAPTER 12 OF THE CITY OF ROSWELL ZONING ORDINANCE REGARDING BUILDING MATERIAL ALLOWED AS PART OF NEW DEVELOPMENT

WHEREAS, the City of Roswell has amend its Zoning Ordinances to provide specific provisions for the Groveway Community; and

WHEREAS, the Mayor & City Council have determined that the new regulations for the Groveway Community are to protect the health, safety and welfare of the residents of Roswell; and

WHEREAS, the Mayor & City Council have been part of the charrette planning process completed in the Groveway Community; and

WHEREAS, the Mayor & City Council have determined that an amendment to the Zoning Ordinance related to allowable building material in Groveway is needed: and

NOW, THEREFORE, pursuant to their authority, The Mayor & City Council adopt the following ordinance:

1.

Chapter 12, of the *Zoning Ordinances* is hereby amended by changes to Section 12.4.19, to read as follows:

12.4.19 Building Materials

The following standards shall be utilized for high-quality development and the use of building materials that will be consistent with and add to the character of the area.

Brick and concrete siding standards

Masonry, concrete, brick or other durable material must be incorporated between wood trim and the ground plane (at least 2 feet above grade). Brick may also be used as a primary façade material.

Stucco standards

Proper trimming. Stucco and similar troweled finishes (excluding Exterior Insulation and Finish System or “EIFS”) must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry.

~~Strikethrough~~ are deletions, Underlines are additions

Treatment near ground level. Stucco and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, brick or other durable material must be used below this line.

Stone and timber standards

When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, stone, masonry, brick or timber applied as columns or piers combined with wood trim, concrete siding or stucco may be appropriate.

Prohibited Inappropriate materials

Inappropriate materials. The following materials are inappropriate for use in Groveway Community Overlay District and shall not be approved, except upon a showing of one or more of the criteria set out in Section 31.4.8 of the Zoning Ordinance. Expense alone, absent one or more of the criteria set out in Section 31.4.8, shall not be sufficient to justify use of an inappropriate material.

The following materials are ~~prohibited~~ inappropriate: mirrored glass, chain-link fencing, back-lit vinyl awnings.

Vinyl or vinyl clad windows, and windows with removable muntins (“grilles”) or muntins sandwiched between the glass, are not considered appropriate or compatible. Wood or Aluminum-Clad Wood Windows are appropriate for new development projects.

Metal siding, including vinyl or aluminum, is not considered appropriate or compatible. Fiber cement siding with a wood grain surface is also not appropriate. The use of fiber cement is appropriate for new development projects, however, it should have a smooth surface texture.

2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City of Roswell Zoning Ordinance, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

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5.

This Ordinance shall take effect and be in force from and after the date of _____, 2013, the public welfare demanding it.

6.

The above Ordinance was read and approved by the Mayor and Council of the City of Roswell, Georgia on the _____ day of _____, 2013.

Jere Wood, Mayor

Attest:

Marlee Press, City Clerk
(Seal)

Councilmember Jerry Orleans

Councilmember Rebecca Wynn

Councilmember Betty Price

Councilmember Richard Dippolito

Councilmember Kent Igleheart

Councilmember Nancy Diamond

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