

design guidelines approved by resolution by the mayor and city council, as amended. Parkway Village applications shall be approved by the Roswell design review board with the exception of single-family development. All design plans shall contain a site plan, architectural elevations, landscape plan, and line-of-sight study drawn to an appropriate scale and shall include the following:

1. *Name:* Name(s) of the proposed development. Name(s), signature(s), and address(es) of the owner(s) and the designer(s) of the site plan.
2. *Date:* Date, approximate north arrow, and scale.
3. *Boundaries:* The boundary line of the tract shall be shown on a survey plat prepared and sealed by a registered land surveyor.
4. *Location map:* A map to an appropriate scale showing the location of the development.
5. *Contours:* Contours with a minimum vertical interval of five (5) feet referenced to sea level datum shall be provided for existing topography and proposed elevations.
6. *Site analysis:* The location of existing or proposed platted property lines, streets, buildings, water courses, bridges, water mains, drain pipes, and public utility easements, the owners of record of adjoining parcels, and the zoning of the adjoining property.
7. *Buffer areas:* Location, dimensions, and treatment of all required buffers, landscaped or planted areas, including fences, walls, berms, and signage.
8. *Other information:* Other information required by the zoning director to insure compliance with the provisions of this ordinance.

#### **Section 12.2.10 Non-Single-Family—Small Tract Requirement**

A non-single-family use on a small tract which is less than seven (7) acres in size or has less than four hundred (400) feet of road frontage may be developed in accord with applicable development standards of this chapter, and the following:

- (a) A petition by the proposed owner must be filed with the zoning director and presented to the mayor and city council for consideration as a small tract use. Specifically, the hearing shall follow required notice of public hearing procedures specified in section 31.1.21. Petitioners shall present sufficient evidence to the mayor and city council to (i) verify that the property is configured in such a manner that it is not physically feasible to combine and develop the small tract of land with abutting property to create a larger tract of land, so that even if a parcel of land seven (7) acres in size with four hundred (400) feet of road frontage cannot be assembled, the resulting assemblage of the tract with abutting property will result in the largest tract which is feasible to combine, or (ii) present a site plan of the

proposed improvements and a tree protection plan together with sufficient information that the development of the tract as proposed will result in a better land use than if the small tract were combined with abutting property;

Upon a finding by the mayor and city council that (i) the tract can not feasibly be combined with abutting property to create a larger tract of land, or (ii) development of the tract as proposed will result in a better land use than if the small tract were combined with abutting property, the petitioner shall receive approval to develop in accordance with this section subject to such reasonable conditions as may be imposed by council, and shall be entitled to develop as a small tract use.

- (b) Where such small tract abuts an existing or approved village consisting of non-single-family uses the property to be developed shall mimic the architectural features of similar uses of the adjacent village(s);
- (c) Small tracts shall provide the required streetscape established in this chapter;
- (d) An area consisting of a minimum of fifteen (15) percent of the tract size shall be dedicated to the use of required buffers;
- (e) The area required for a streetscape shall not be included into the area calculation as outlined above under subsection (d);
- (f) Rear buffers adjacent to the perimeter of the district shall not be less than forty (40) feet;
- (g) Use of the property shall be limited to those uses specified in section 12.2.8, except service stations, retail establishments, and restaurants, grills, and similar eating and/or drinking establishments; provided however, this paragraph shall not apply to those tracts not adjacent to the perimeter of the overlay district; and further provided, this paragraph shall not apply to those tracts adjacent to the perimeter of the overlay district where the written consent for the proposed use has been given by all owners of adjoining residential single-family dwelling units.

(Ord. No. 2010-03-06, § 9, 3-8-2010)

#### **Section 12.2.11 Stormwater Detention or Retention**

In the event a detention or retention area is located within the buffer area adjacent to the perimeter of the district, the width of the buffer shall be increased uniformly so that the total square footage of the minimum required buffer area shall be increased by that area disturbed for the detention or retention area.

Detention or retention areas may be constructed in side yard buffers or streetscapes, provided they do not interfere with required landscaping and are not enclosed by a wire woven fence or other similar structure unless approved by the design review board.