

# Review and Comments of The Hybrid Form-Based Code Regulations Draft For The City of Roswell, Georgia

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The following comments and suggestions to the draft regulations were composed by our team which consisted of an architect, architect/planner and landscape architect/planner. All pages of the draft were reviewed but only the following pages listed consisted of comments and or suggestions.

## **Page 2-**

Fig.12.4.000 Arts Village Concept Map

- Multi-use trail needs to be better defined

## **Page 4-**

12.4.002

- Intended to (add word to) implement
- Frontage types, building style and feel

## **Page 5-**

12.4005 Orientation

- When additional guidelines are created there should be another section added called 'Building Development Regulations or Guidelines'

## **Pages 9 & 10**

12.4.010 Building Use

- \* See pages 9 & 10 for marked suggestions
- Why are several of the same uses in the commercial, office/institutional sections also in the special uses section?
- Add Pharmacy & Drive Thru as Permitted P. in mixed-use
- Add Elementary School as Permitted P. in the Neighborhood Residential District

## **Page 11-**

Fig.12.4.100 Groveway Community Map

- Additional high visibility corners should be added at Atlanta St. & Oxbo Rd. and Atlanta St. & Norcross St.
- \* There could be potential problems with building heights vs. residential use or effects on the character of the district in certain areas. The height of a structure and or the R.O.W. width (speed) directly affects the feel and character of a neighborhood. Additional study is needed. Examples: Do you really want a 5 or 6 story building across the street from a

## 12.4.010 Building Use

For the purposes of this code, all permitted and conditional uses have been designated below. Descriptions and special requirements for each use can be found in the City of Roswell Zoning Ordinance, Article 10.

The use chart includes permitted, conditional and prohibited uses for both districts in the community. Uses listed as permitted are defined as those uses permitted by right. Uses listed as conditional are defined as those uses which require special consideration and the granting of a conditional use permit. Uses listed as prohibited are not allowed in that specific district.

### Legend

NMU = Neighborhood Mixed Use District  
 NR = Neighborhood Residential District  
 P = Permitted Use  
 C = Conditional Use  
 X = Prohibited Use

USE	NMU	NR
<b>Commercial</b>		
Animal hospitals and veterinary clinics	C	X
Automobile broker	P	X
Automobile sales establishments	P	X
Automobile service establishments	C	X
Bed and breakfast inns	P	CX
Big box retail, new buildings	P	X
Business service establishments of more than 2,500 square feet of gross floor area	P	CX
Business service establishments, not exceeding 2,500 square feet of gross floor area	P	X
Car washes	C	X
Clinics	P	X
Commercial recreation facility, indoor	P	X
Commercial recreation facility, outdoor	C	X

Contractor's establishments, including cabinet shops	C	X
Convenience stores, without fuel pumps <b>OR WITH</b>	P	X
Cottage industries	C	X
Extermination and pest control businesses and disinfecting services, but not including the outside storage of vehicles	P	X
Extermination and pest control businesses and disinfecting services, including the outside storage of vehicles	C	X
Finance, insurance and real estate establishments	P	X
Funeral homes and mortuaries	P	X
Health spas	P	X
Home occupations, professional offices only	P	P
Inns	P	X
Lodging services, hotel	P	X
Mixed-use development	P	X
Personal service establishments	P	X
Restaurants, including outside seating areas but not including drive-ins or drive-through facilities	P	X
Retail trade establishment, enclosed, limited to 5,000 square feet of heated floor area and no more than 15 employees	P	CX
Retail trade establishment, enclosed, of more than 5,000 square feet of heated floor area or more than 15 employees	P	X
Special event facilities	P	X
Taxi cab and limousine services <b>(also in special use)</b>	C	X
<b>Industrial</b>		
Distribution of products and merchandise	C	X
Printing, blueprinting, publishing, and book binding facilities	P	X
Recycling and recovery facilities	X	X
Research, scientific and testing laboratories	P	X
<b>Office/Institutional</b>		
Adult care center	P	C
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses	P	C



Club or lodge, nonprofit, sponsored by a civic or similar organization	P	C
Colleges and universities	PP	C
Day care centers	PP	C
Hospices	P	C
Hospitals	PP	C
Institutional residential living and care facilities, serving 18 or more persons	PP	C
Institutional residential living and care facilities, serving less than 18 persons	P	C
Museums	P	C
Non-profit service organization	PP	C
Offices	P	X
Radio and television stations, studios, and offices, excluding transmission towers and dishes	P	C
School for the arts, more than 5,000 square feet in gross floor area	PP	C
School for the arts, not exceeding 5,000 square feet in gross floor area	P	C
Schools, private elementary, middle and high	P	C
Schools, public elementary, middle and high	P	C
Schools, special	PP	C
Schools, trade	PP	C
<b>Residential</b>		
Dwelling, condominium, townhouses	P	P
Dwellings for caretaker or night watchman	PP	CX
Dwellings, multi-family	P	P
Dwellings, single-family attached	P	P
Dwellings, single-family detached, fee-simple	X	P
Mixed-use development	P	X

<b>Special Uses</b>		
Cemeteries	C	X
Communication towers and antennae pursuant to ordinance	C	X
Conservation areas	P	PP
Green space or recreational space	P	P
Helicopter landing areas	C	X
Parking lots, decks, and structures, off-site or on-site, as principal or accessory uses	PP	C
Public and semi-public uses	P	PPC or
Temporary structures and uses approved by the zoning director	P	C
Retail trade establishment, enclosed, of more than 5,000 square feet of heated floor area or more than 15 employees	PP	X
School for the arts, not exceeding 5,000 square feet in gross floor area	P	X
Schools, private elementary, middle and high	P	X
Schools, public elementary, middle and high	P	X
Schools, special	PP	X
Schools, trade	PP	X
Special event facilities	PP	X
Taxi cab and limousine services	C	X
Temporary structures and uses approved by the zoning director	P	X

Note: All other uses not mentioned here shall be prohibited.

small cottage? (see Myrtle St.) Do you really want the feel of 5 to 6 story buildings all along Atlanta St. 0' feet from a sidewalk? Street hierarchy, graduating building heights and other requirements should be shown in much more detail with sections and diagrams. (See Examples)

**Page 13-**

12.4.111 Building Height

- Max. Height 5 stories or 74'

(Defined from finished grade to top of peak on ridge

18'+14'+14'+14'+14'=74")

12.4.112 Maximum Building Length

- Max. building length will be determined by the new architectural design guidelines.

- Buildings greater than 100' must follow new architectural design guidelines.

12.4.114 Frontage Types

- Common yard should be permitted

12.4.115 Front Yard Setback (From back of Sidewalk)

- What if there is an outdoor café or additional street activity that requires more space?

- Should be addressed in the new guidelines with sketches. Also could be a conditional use based on the outdoor activity.

12.4.116.1 Building Articulation Features

- \* Should be done in new architectural guidelines

12.4.116.4 Building Materials

- \* Should be studied in new architectural guidelines that set the design, style, interest, and feel.

**Page 14-**

12.4.116.5 Building Details

- See new architectural guidelines

12.4.134 Alley

- (Add 20' R.O.W.)

**Page 15-**

12.4.111 Building Height and Density

- 4th paragraph down

Height should be measured from finished grade to top of peak on ridge.

12.4.112 Building Length and Separation

- Show 30' min. dimension on sketch

- Buildings in excess of 100 feet in length shall conform to the new architectural guidelines

**Page 16-**

12.4.113 Building Orientation

- Why exclude alleys and passages? Some of the best examples are in Charleston, Savannah, Salem, etc.

12.4.114 Frontage Types

- What about flex units with no retail or commercial?

- Are columns allowed (arcade)?



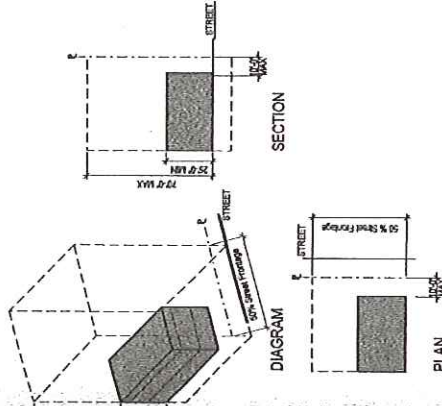
City View  
Campus Cove  
Quay Village

Bell Tower Walk

Henley Gateway

A Pocket Guide to Development on  
Knoxville's South Waterfront

## grams



## cription

**A. Site Configuration**  
Front Setback: 10' maximum  
Frontage: 50% minimum  
Lot Size: 2 acre maximum

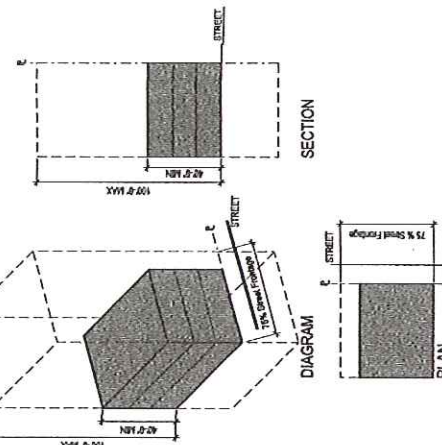
**B. Building Configuration**  
Building Height: 25' and 2 story minimum  
70' and 6 story maximum

**C. Parking**  
Location: Structured or surface parking below building or in rear/side.

**D. Notes**  
1. Building facades from Campus Cove to the University of Tennessee, structured and surface parking shall be visually screened with landscape elements.  
2. Rooftop mechanical units shall be screened from view.

**E. Incentives**  
1. To Be Determined

## Diagrams



## Description

**A. Site Configuration**  
Front Setback: 0' (Build to property line)  
Frontage: 75% minimum on River Road and Sevier Ave.  
Lot Size: 2 acre maximum

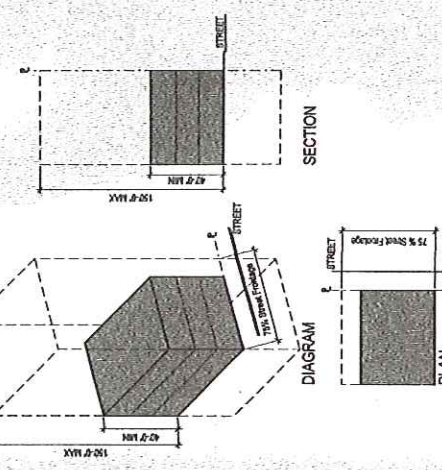
**B. Building Configuration**  
Building Height: 40' and 3 story minimum  
100' and 8 story maximum

**C. Parking**  
Location: Structured or surface parking below building or in rear.

**D. Notes**  
1. Building facades fronting Bell Tower Walk shall have a ground level pedestrian arcade.  
2. Structured and surface parking shall be visually screened with landscape elements.  
3. Rooftop mechanical units shall be screened from view.

**E. Incentives**  
1. To Be Determined

## Diagrams



## Description

**A. Site Configuration**  
Front Setback: 0' (Build to property line)  
Frontage: 75% minimum  
Lot Size: 2 acre maximum

**B. Building Configuration**  
Building Height: 40' and 3 story minimum  
150' and 12 story maximum

**C. Parking**  
Location: Structured or surface parking below building or in rear.

**D. Notes**  
1. A large scale parking structure is envisioned below the Henley Gateway Green [on the existing Baptist hospital surface parking lot].  
2. Future light rail transit is envisioned for the existing freight rail line.  
3. Structured and surface parking shall be visually screened with landscape elements.  
4. Rooftop mechanical units shall be screened from view.

**E. Incentives**  
1. To Be Determined

## The Vision Statement\*

"Knoxville's South Waterfront will be an active, attractive and distinctive part of downtown Knoxville and a gateway to diverse neighborhoods, waterfront recreation, revitalized business districts and places of employment. It will preserve and enhance things that make it special today. It will be a better place to live, work, play and move around."

\* This statement was generated from the Public Workshops. It will guide all development of the Vision Plan and is the touchstone against which all achievements or challenges to the plan are measured.

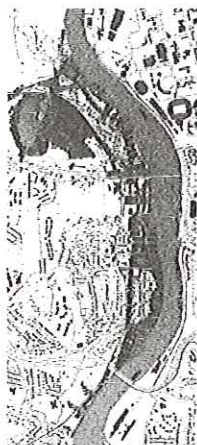
## Approval Process

The current process for rezoning property and acquiring building approval in Knoxville is lengthy and complex. The process by which one obtains a building permit can take anywhere from 3 to 14 months, causing confusion, frustration and delay to property owners and investors alike who are looking to improve and invest in the city. The majority of land along the Knoxville South Waterfront is zoned Heavy-Industrial (I-3), requiring a rezoning permit for any use other than industrial.

Decisions for development should not be made in isolation. Building density, building placement, site and streetscape design should be considered holistically. These form-based codes complement the Master Plan on the reverse side of this poster by indicating where it will occur and how it can be implemented.

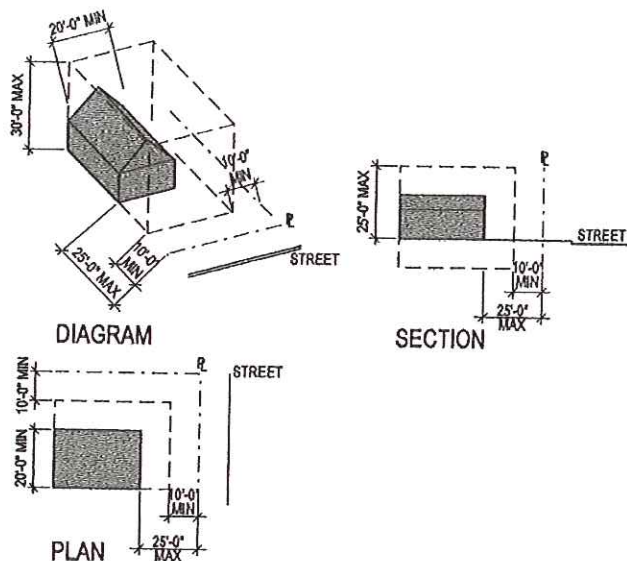
The process for adopting the form based code will be...

## UNDER DEVELOPMENT





## Diagrams



## Description

### A. Site Configuration

Front Setback: 10'-25'

Side Setback: 10' minimum

Lot Size: 15,000 sq ft maximum

### B. Building Configuration

Building Width: 20' minimum

Building Height: 30' and 3 story maximum

Entrances: Individual entrances of housing units must be located off of principle frontage road.

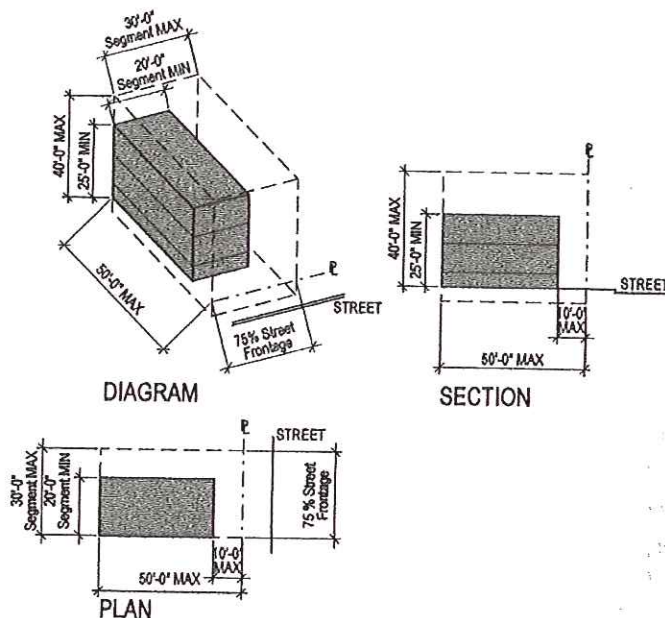
### C. Parking

Location: Garages must be setback from the street 10' further than front building setback. Access is also permitted to garage from rear alley.

### D. Notes

1. Balconies and porch projections are encouraged.
2. Buildings destroyed by natural causes may be rebuilt on their existing footprint.

## Diagrams



## Description

### A. Site Configuration

Front Setback: 10' maximum

Frontage: 75% minimum

### B. Building Configuration

Building Width: 20' - 30' segments

Building Height: 25' and 2 story minimum  
40' and 3 story maximum

Entrances: Individual entrance of ground floor units must be located off of principle frontage road.

### C. Parking

Location: Garage or surface parking shall be located to the rear of the property. Parking shall be accessed from a rear alley or principle frontage road.

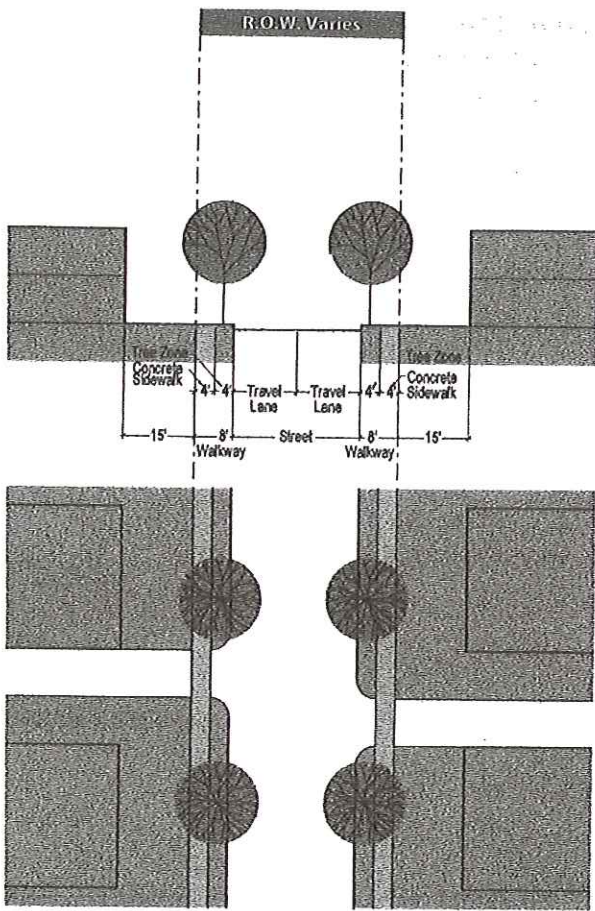
### D. Notes

1. Parking is permitted below primary structure in order to raise first floor above flood plain.
2. Balconies, porches, bay windows, or other projections may be incorporated into building setback.
3. Monolithic, unarticulated facades are prohibited.

### E. Incentives

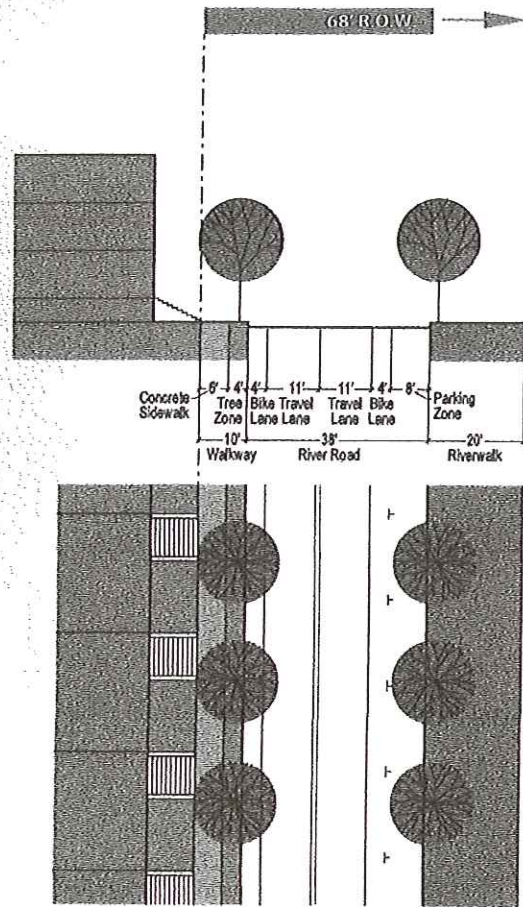
1. To Be Determined





## Character

Residential areas of the Old Sevier and Scottish Pike neighborhoods have the "feel of a small town." The residential areas identified in this plan should strive to preserve and reinforce this character where it exists with new development at a complementary scale. Uses on these parcels should be residential in character with garages either setback from the street or accessed from the rear by back alleys. Large-scale assemblage of residential properties in these areas is discouraged.



## Character

Residential development along River Road will create a new identity for the Knoxville South Waterfront. Buildings that front this street must be built to the River Road property line [10' maximum setback] and have primary entrances on River Road with parking to the rear of the site. Views to the river from Phillips Avenue and all north-south streets shall be preserved and/or enhanced. Public access to the river shall be allowed along the axis created by the north-south streets.

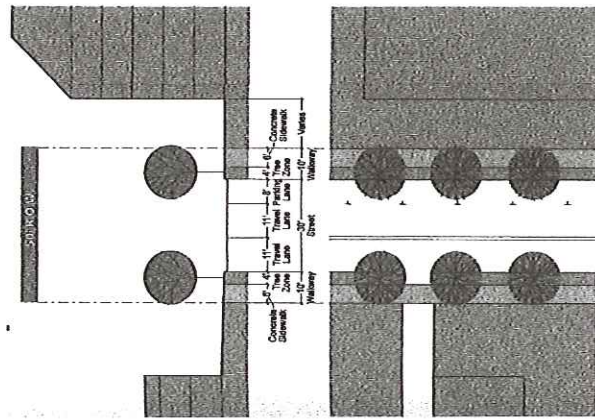
Example

Old Sevier  
Scottish Pike

Example

River Road  
Boathouse Row  
Island Home Avenue



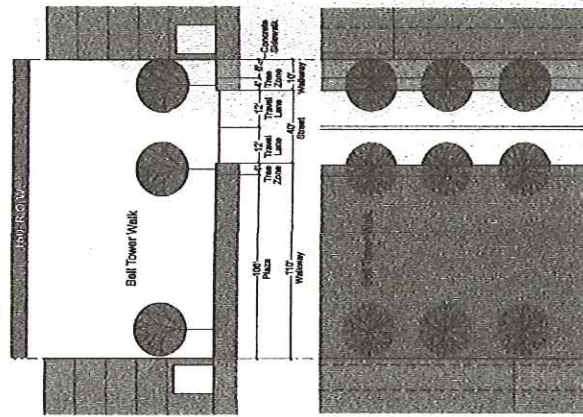


## Character

le love to be near the water. These three areas, located between the riverfront and the new River Road and Blount Avenue, respectively, build on the recent residential development along the river's edge. New development in these zones should have a high density with parking incorporated into parking structures or housed beneath the buildings when possible. Surface parking lots are discouraged. A continuous riverfront promenade with public access unites these zones. A possible pedestrian connection to the University of Tennessee would facilitate redevelopment in the Campus Cove.

Example

City View  
Campus Cove  
Quay Village

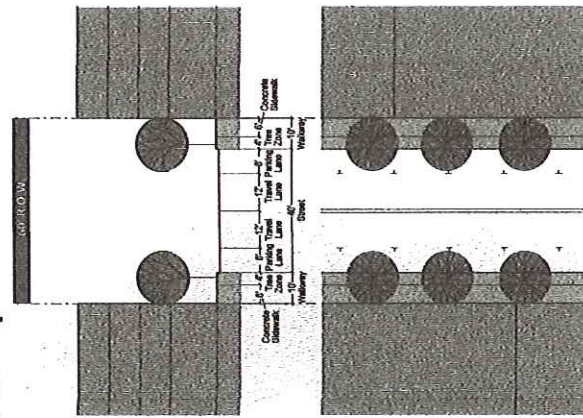


## Character

Some of the highest density uses in the Knoxville South Waterfront are located in this area. New development is organized along a civic plaza called Bell Tower Walk. This space capitalizes on one of the most memorable icons in the Old Sevier neighborhood. The plaza creates a "window-to-the-water" from the Baptist Church on Sevier Avenue leading north to the riverfront. This plaza will serve as the central celebratory space for the local community and could be used in conjunction with the piers for small scale festivals and urban markets year-round. Buildings facing this linear open space are encouraged to have commercial development on the first floor.

Example

Bell Tower Walk

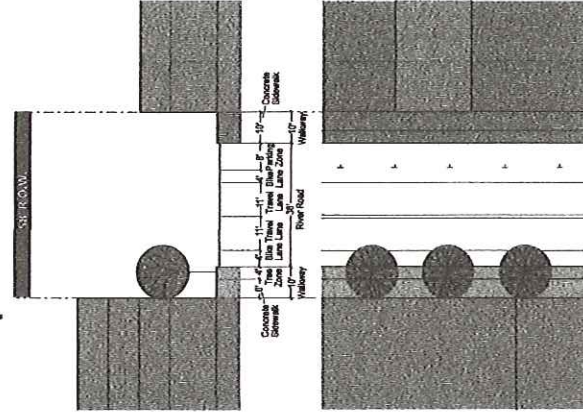


## Character

A dominant, figural open space in the shape of a triangular wedge organizes development to the west of the hospital. The Henley Gateway identifies this zone surrounding the Baptist Hospital. The open space gateway provides views to the river and downtown. This zone acts as major new entrance to downtown Knoxville and a Chapman Highway gateway leading south to the Smoky Mountains. New development is clustered around this open space that contains a parking garage underneath. New development facing the park is envisioned as a complement to the surrounding institutional uses and scale of the Baptist Hospital.

Example

Henley Gateway



## Character

This area is closely connected with the Bell Tower Walk. New development on this site is encouraged to be mixed-use and shall maximize view corridors to the river by orienting buildings perpendicular to the riverfront. Development that creates a continuous visual barrier to the Tennessee River is not permitted. Surface parking on this site shall be kept to a minimum. A new marina at the base of the Gay Street Bridge and boat ramp invite users to spend time on the water.

Example

Waterfront Marketplace



**Page 17-**

Forecourt Standards

- Too restrictive, could hinder retail visibility.

Stoop Standards

- Why have this category?

**Page 18-**

Terraced Yard Standards

- Why does multi-family have this setback?
- Change the word 'transparency' to fenestration. This can include solid doors.

12.4.115 Setbacks

- Front yard setbacks to be determined by new streetscape section studies.

**Page 19-**

Side Yard Setback

- What is this for? See fire codes

12.4.116. Building Architecture & Materials

Storefront Streets

- Replace photograph with new architectural guidelines that include sketches.
- Most of these regulations are either too restrictive or too vague.
- To be determined by new architectural guidelines

**Page 20-**

- See new architectural guidelines
- New sketches needed

**Page 21-**

- Make sure photographs meets new guidelines

**Page 22-**

- Large Box Retail needs to be addressed in new architectural guidelines
- Photographs need replacing- too general and misleading

**Page 23-**

12.4.115.6 Building Material

- No metal sliding

**Page 24-**

- Add - Stone (Not Synthetic)

Prohibited Materials

- Synthetic or artificial stone
- Metal sliding
- No EIFS
- Should be re-looked at and shown better examples

12.4.116.5 Building Details

- Needs many more details related to the feel of the desired architecture
- See new architectural guidelines







**Page 25-**

## Window Treatment

1. Add plate glass windows for retail/commercial
4. 'Distinctive' should be defined
  - Who decides it meets standards?
  - See new architectural guidelines

## Recessed Entry

1. Define or show examples of decorative door

## Building Elements &amp; Facade Details

5. Who decides it meets standards? Show more examples or include in new architectural guidelines

**Page 26-**

## Details for Multi-Family Buildings

- Generally needs additional details or addressed in new guidelines

**Page 28-**

## High Visibility St. Corner

- \*Needs to be re-done/ limited plan views
- \*Needs to be defined in more detail
- \*Needs better & more examples
- \*Needs to be in new guidelines

**Page 29-**

## 12.4.118 Workforce Housing

- Show more examples and clean up existing corner treatment views.

**Page 30-**

## 12.4.120 Open Space, Landscape and Streetscape

## 12.4.122 Landscape Requirement

- This section should be re-done
- Along streets- The treatments should be based on the street hierarchy and sections showing the various conditions ( See page 11 notes) Example: 6' Grass Strip- fine for a neighborhood feel but the urban design should be no grass with street trees in pervious surface hardscape.
- What about species? (structural or shade tree vs. ornamental)
- One of the most important elements of this form-based code besides the architecture is the look of the street. Without some incentives from the City to the stake holder or developer to place overhead utilities underground, you will continue to have streets named Oak Street that have small ornamental trees instead of large shade trees which transform the street. Large structural street trees are a major element in a great street design where people are encouraged to walk, bike, and socialize.
- Additional sections should be created.

**Page 31-**

## Parking Lots

1. What type of trees? shade?
2. Other treatments for placing street trees in parking lots should be shown.















Ex. see picture

- There should be an evergreen double row screening hedge planted within the 6' strip surrounding all parking lots, to screen the cars.

#### 12.4.123 Utilities, Mechanical Units, and Service Areas

2. 0' feet from back of sidewalk

#### Page 32-

##### 12.4.124 Sidewalk Requirements

3. New ADA requirements have come out. Need to verify the 4' wide is still okay.
4. What about one way drives?
  - Accepted materials & standards?

→ Brick?

#### Page 33-

##### 12.4.134 Alleys

2. Not always. 12' one way can be a good thing

#### Page 34-

-Need better picture of alley. This looks bad. Example- insert

#### Page 35-

##### 12.4.142 Signage

3. I would question monument signs except on Atlanta Road, but even that is questionable.

##### Prohibited Sign Types

2. What about theatres, menus, convenience stores, ect.

##### Permitted Sign Materials

1. Why foundations?
  3. Natural metal?
- This section needs more detail

#### Page 37-

##### 12.4.201 Neighborhood Residential District Requirements

- Need new 'Building Development Regulations' addressed in new guidelines.

##### 12.4.211

- Max. height- 40'?

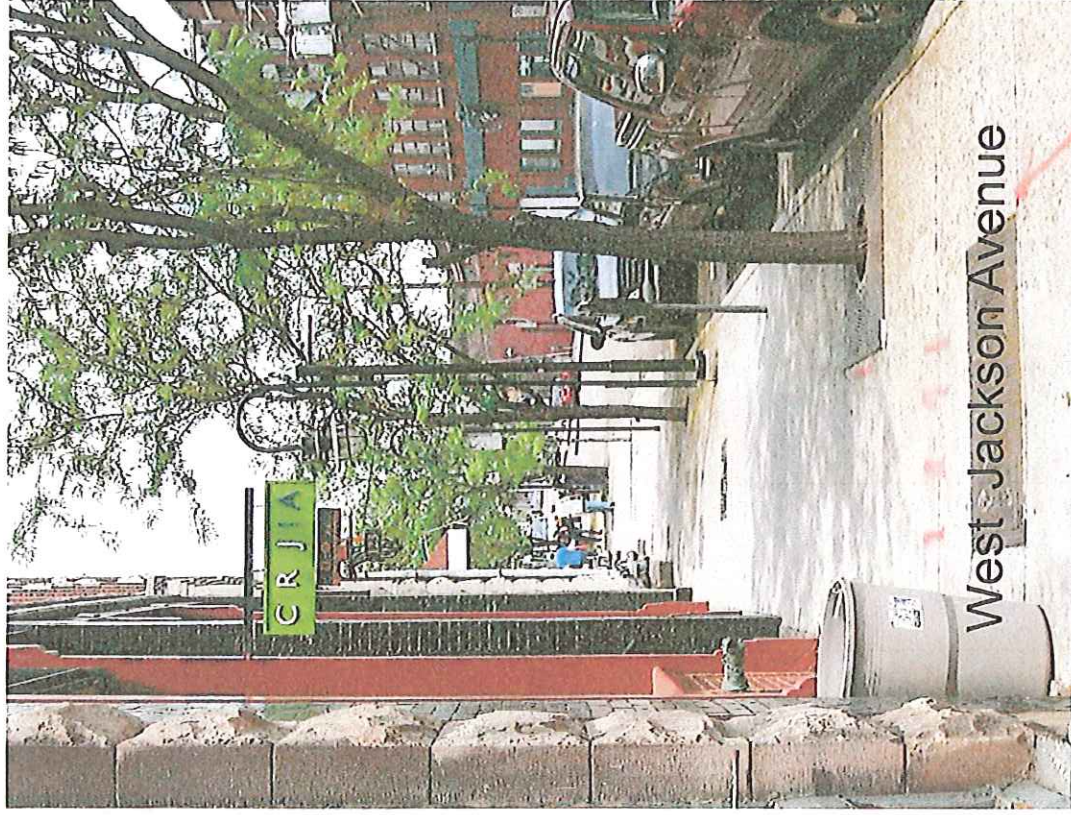
##### 12.4.215

- 20' min. rear yard setback? Would recommend 10' from structure (garage) to R.O.W.
- \*See mixed-use section for comments on similar regulations.
- New guidelines should be created for this section.



# Differences with Form-Based Codes

4. Encourages greater emphasis on the **public realm**

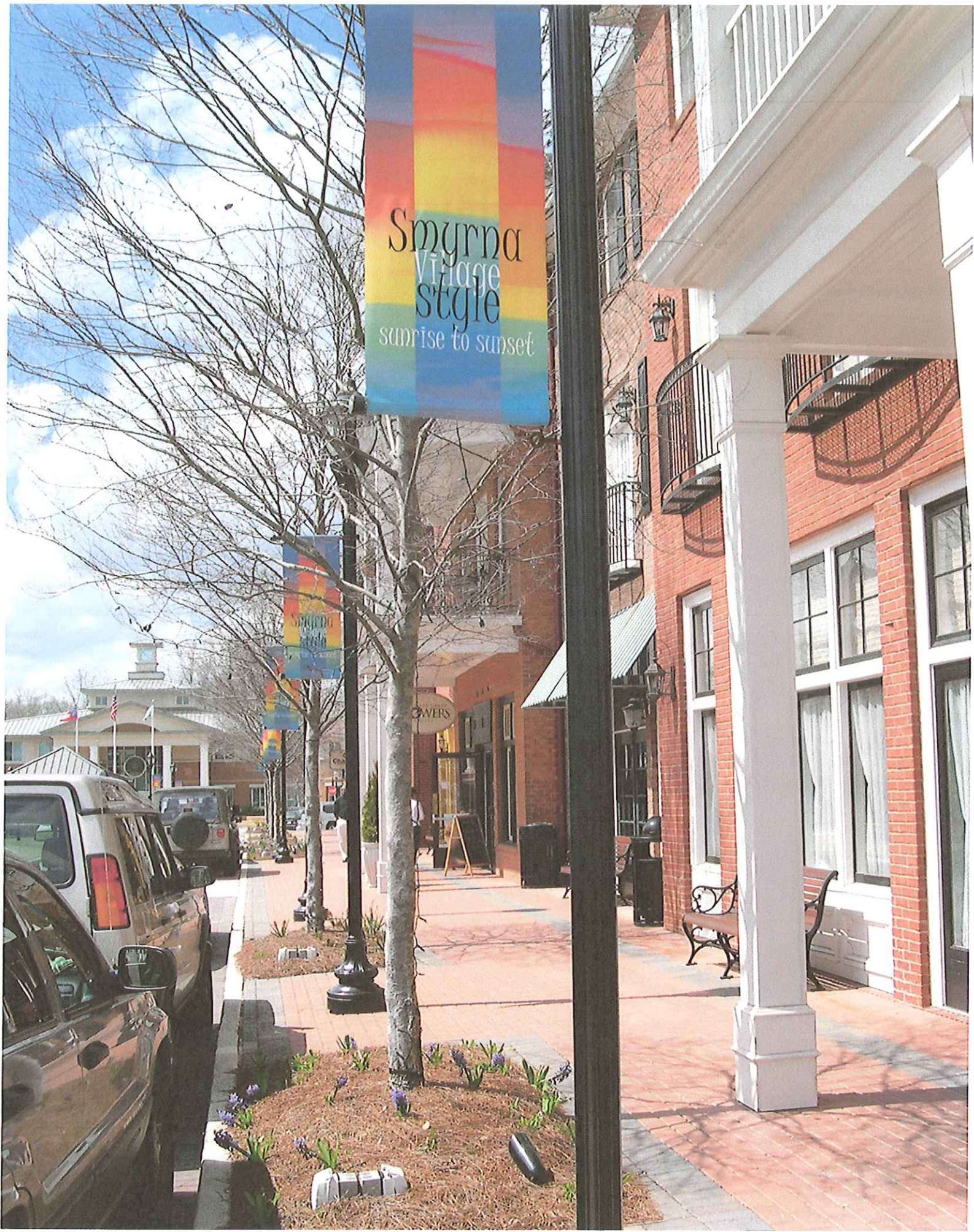


West Jackson Avenue



4<sup>th</sup> and Gill neighborhood





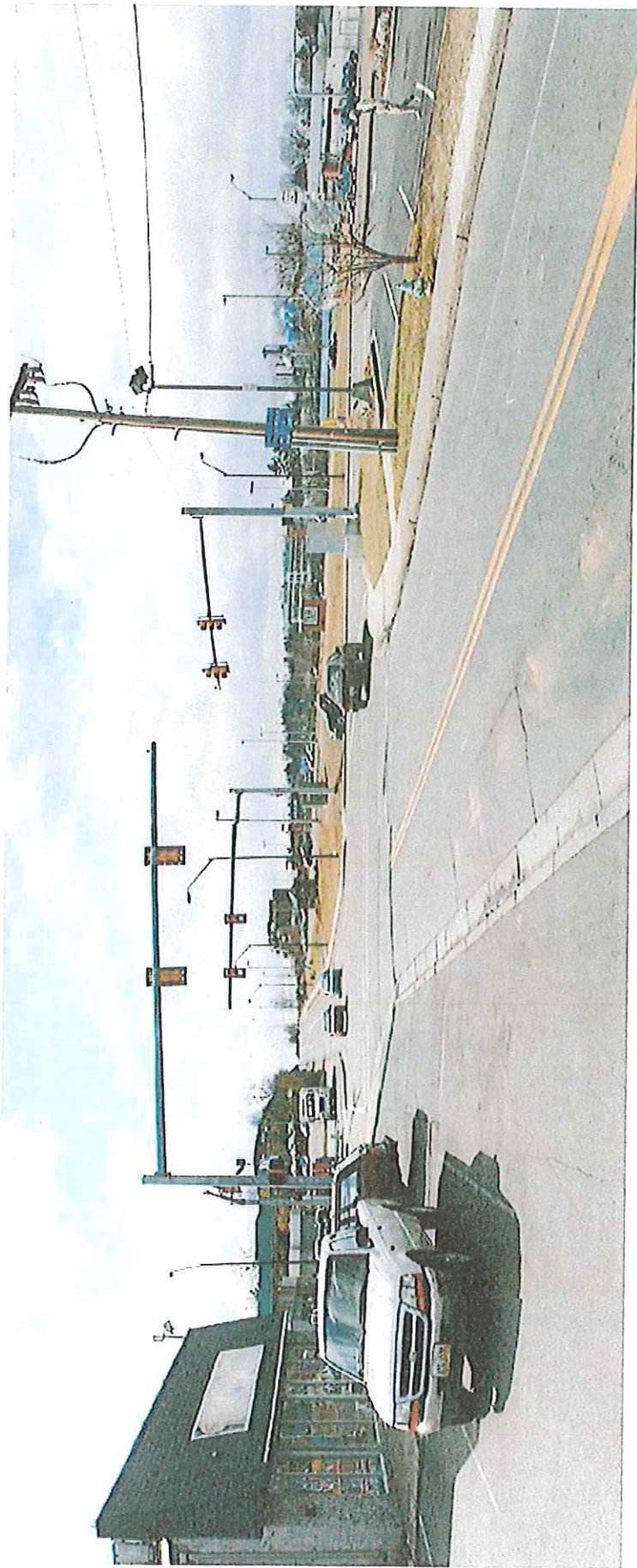








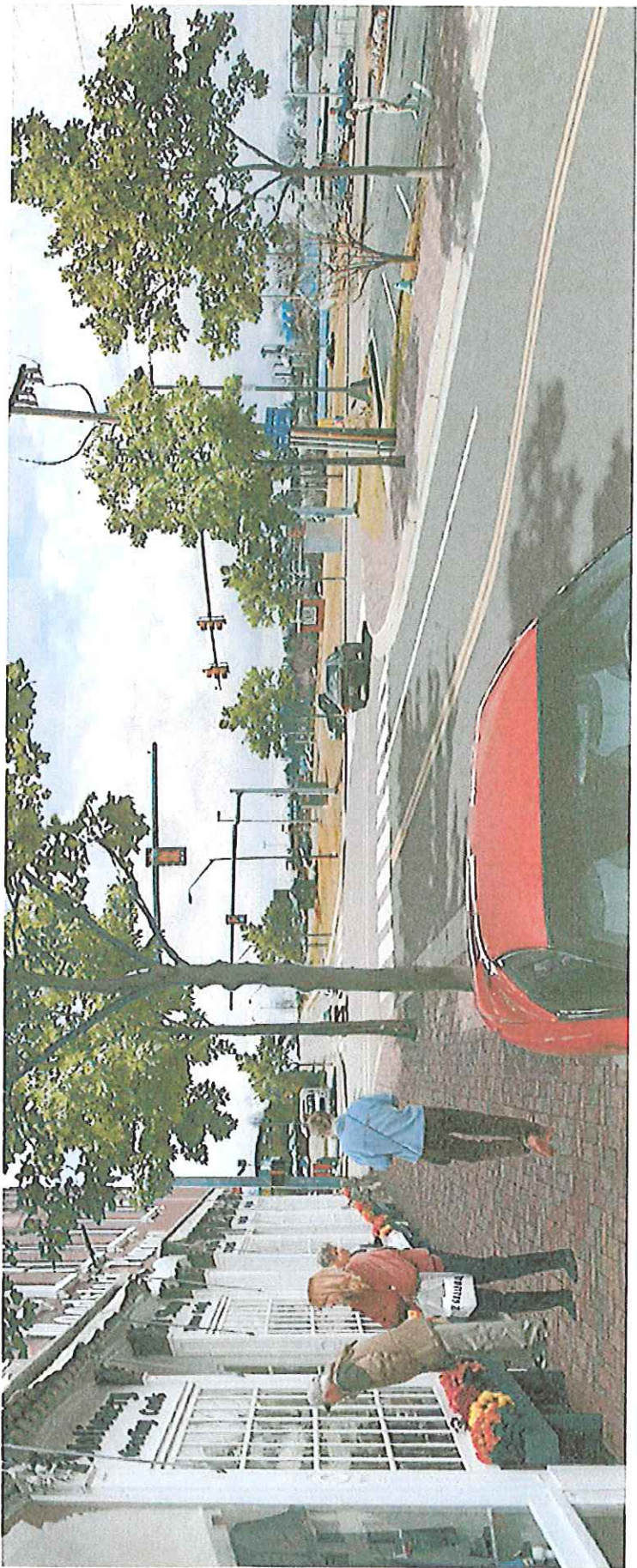




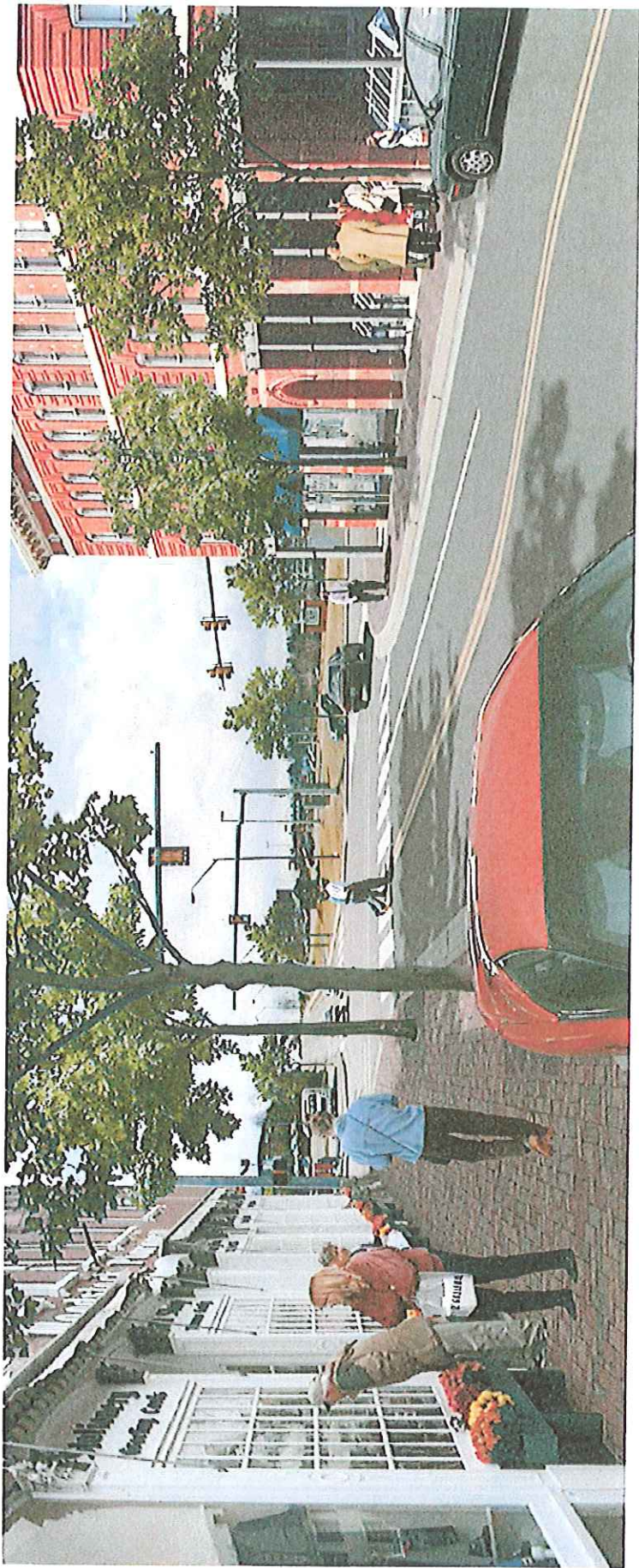














## **Conclusion-**

This current draft is a very good first step toward creating something special for Roswell. However, if left in its current format, we feel that that this form-based code will not direct future development in a way that reflects the unique feel and character that is Roswell. We feel the key to success within the Groveway Community hinges on three issues:

1. Incorporation of a much more detailed set of Design Guidelines which feature specific design details and illustrate the preferred approach with photographic examples of what to do, as well as, what not what to do.
2. Retention on an as needed basis and empowerment, by The City of Roswell, of an impartial, non partisan alliance consisting of an Architect and a Landscape Architect who understands the nuances of Roswell and can interface with the different stakeholders to coordinate, detail and implement a cohesive streetscape that pays homage to the historic fabric of Roswell 's past while providing modern uses, services and conveniences critical to the continued vitality and viability of The City.
3. Commitment to a tenet of always respecting the historic roots and architectural vernacular of Roswell while creating an environment of harmonic diversity sensitive to the subliminal elements of space and human scale. Roswell 's essence has always been the nostalgic appeal of a small town village, not just a mill town. Its residential components have always been diverse with a mingling of landmark Greek Revival homes and duplex mill houses coexisting with Victorian, Gothic farmhouse and Craftsmen style examples. The mercantile components have always been inviting in a quirky, but charming sort of way.

If The City is striving for Urban Ecology, then it should strive to create a human scaled streetscape and sense of place. You can still be progressive without sacrificing the small town village vibe. Call it nostalgia with an edge. Great design cannot be distilled to a bucketful of rules and numbers only. The City needs to think in terms of the contextual cohesiveness of Charleston or Annapolis, not Atlantic Station. Well illustrated and designed guidelines as well as incentives to control utilities will assist the city of Roswell, stakeholders, and developers achieve a specific district or neighborhood feel that reflects the very wonderful essence of Roswell.