OPTIONS III STUDIO
URBAN DESIGN CASE STUDY - CRABAPPLE, GEORGIA

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Fall 2001
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1. Existing Conditions
2. Comparisons
3. London
4. Virginia Highland
5. Savannah Downtown
6. Scale Comparisons
7. Crabapple/North Fulton
   Existing Zoning: Probable Build Out
8. Crabapple/North Fulton
   Comp. Plan: Probable Build Out
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   Existing Zoning with New SR 372

Photo: Intersection of Crabapple Road and Birmingham Highway, Panoramic View
EXISTING CONDITIONS

Existing Conditions:
Crabapple/North Fulton:
2001
EXISTING STREET CONFIGURATION

RED:
HIGH INTEGRATION

BLUE:
LOW INTEGRATION

**CRA BAPPLE**
FULTON COUNTY, GEORGIA

**SYNTAX ANALYSIS:**
INTEGRATION OF STREET NETWORK

- **Red:** High Integration
- **Blue:** Low Integration

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Crabapple Linear map of existing condition

- # of lines: 325
- Mean Integration: 0.418 (very low value)
- Correlation between Connectivity and Integration (Intelligibility index): 0.370 (very low)

Comment: A sharp polarization between the global and local structure with clear pockets of spatial segregation. Segmented systems: poor interface between local configuration and the overall spatial structure.
E V O L U T I O N O F U R B A N S T R U C T U R E

C O N V E R S I O N O F R U R A L T O U R B A N L A N D

London: Oxford Street at Tottenham Court Rd. 1749

Plan of the cities of London and Westminster and borough of Southwark by John Rocque, 1749

E V O L U T I O N O F U R B A N S T R U C T U R E

C O N V E R S I O N O F R U R A L T O U R B A N L A N D

London:
Oxford Street at
Tottenham Court Rd.

1780
Bedford Square

The defences of London during the Gordon Riots in 1780
Guildhall Library

All maps from 1661-1862 taken from:
Glanville, Philippa. London in Maps.
EVAULATION OF URBAN STRUCTURE
CONVERSION OF RURAL TO URBAN LAND

STREET HIERARCHY
AND
PARKS & PUBLIC LAND
1970

STREET CLASSIFICATION

- THOROUGHFARE
- PRIMARY
- SECONDARY

- PARKS & PUBLIC LAND

Map of London 1970
by Geographia

All maps from 1661-1862 taken from:
Ginnells, Philippa. London in Maps.
CONVERSION OF RURAL TO URBAN LAND
Atlanta: Virginia Highland

1. Bedford Square/Tottenham Court Road

2. Virginia Highland

3. Midtown / Ansley Park

4. Savannah Downtown

5. Savannah: Ardsley Park and Chatham Crescent

6. Crabapple/North Fulton
   Existing Zoning, Existing Conditions

7. Crabapple/North Fulton
   Proposed Zoning

8. Crabapple North Fulton
   Existing Zoning with New 372

9. Crabapple/North Fulton
   Existing Zoning (Density Neutral) Block Structure

10. Plan for Crabapple

11. Street Sections
CONVERSION OF RURAL TO URBAN LAND
Atlanta: Virginia Highland

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
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CONVERSION OF RURAL TO URBAN LAND
Atlanta: Midtown / Ansley Park Subdivision

1. Bedford Square / Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
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CONVERSION OF RURAL TO URBAN LAND
Atlanta: Midtown / Ansley Park Subdivision

AGENDA:
1. Bedford Square/ Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
SAVANNAH: LOT, BLOCK AND WARD DIMENSIONS

1. Bedford Square/
   Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park
   and Chatham Crescent
6. Crabapple/North Fulton
   Existing Zoning, Existing
   Conditions
7. Crabapple/North Fulton
   Proposed Zoning
8. Crabapple North Fulton
   Existing Zoning with
   New 372
9. Crabapple/North
   Fulton Existing Zoning
   (Density Neutral) Block
   Structure
10. Plan for Crabapple
11. Street Sections
AGGREGATION OF WARDS INTO SYSTEM

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
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2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
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7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
AGGREGATION OF BLOCKS INTO SYSTEM
Block Dimensions

MAXIMUM:
1700' x 2800' (93.4 ACRES)

MINIMUM:
130' x 300' (0.7 ACRES)

AVERAGE:
650' x 650' (9.7 ACRES)
1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
AGGREGATION OF BLOCKS INTO SYSTEM

Block Types and Dimensions

1. Bedford Square/
   Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park
   and Chatham Crescent
6. Crabapple/North Fulton
   Existing Zoning, Existing
   Conditions
7. Crabapple/North Fulton
   Proposed Zoning
8. Crabapple North Fulton
   Existing Zoning with
   New 372
9. Crabapple/North
   Fulton Existing Zoning
   (Density Neutral) Block
   Structure
10. Plan for Crabapple
11. Street Sections
CRABAPPLE
FULTON COUNTY, GEORGIA

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1. Bedford Square/
   Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park
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   Existing Zoning with
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9. Crabapple/North
   Fulton Existing Zoning
   (Density Neutral) Block
   Structure
10. Plan for Crabapple
11. Street Sections

BLOCK DIMENSIONS:

STREETS THAT FORM CITY BLOCKS

MAXIMUM:
750’ x 1740’ (30 ACRES)

MINIMUM:
180’ x 320’ (1.3 ACRES)

AVERAGE:
650’ x 650’ (9.7 ACRES)
1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown/Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
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9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
Existing Conditions:

Crabapple/North Fulton:

2001
**EXISTING BLOCK DIMENSIONS**

**STREETS THAT FORM CITY BLOCKS**

**STREETS WITHIN CITY BLOCKS**

**BLOCK DIMENSIONS:**

**MAXIMUM:**
2500' x 4300' (247 ACRES)

**MINIMUM:**
470' x 620' (6.7 ACRES)

**AVERAGE:**
1580' x 2725' (99 ACRES)
AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
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5. Savannah: Ardsley Park and Chatham Crescent
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7. Crabapple/North Fulton Proposed Zoning
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9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

EXISTING STREET HIERARCHIES

THOROUGHFARES
PRIMARY
SECONDARY
TERTIARY
**USE REGULATIONS**

**A. PERMITTED USES.** A building or property may be used for only the following purposes:

1. Single family dwelling.

2. Agriculture, general and specialized farming, including: horticulture, plant nursery, greenhouse, dairy farming, livestock raising and poultry raising provided, however, that buildings used for housing animals must be at least 100 feet from all property lines

3. Roadside stand for sale of agriculture products produced on property

4. Riding Stable other than accessory, provided buildings housing animals are at least 100 feet from all property lines and the lot is not less than ten acres. Standards for keeping horses other than for non-accessory Public Riding Stable are the same as the standards contained in Section 4.8.1 pertaining to the keeping of horses in a single family dwelling district.

5. Kennel, Veterinary Hospital or Veterinary Clinic, provided buildings housing animals are fully enclosed and at least 100 feet from all property lines and pens, runs, etc. which are not located in a fully enclosed building are at least 200 feet from all property lines.

**B. ACCESSORY USES.** A building or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

**DEVELOPMENT STANDARDS**

**A. Height Regulations.** No building shall exceed forty (40) feet in height (Amended 2/7/96)

**B. Minimum Front Yard** - 60 feet

**C. Minimum Side Yard** - 25 feet adjacent to interior line.
- 40 feet adjacent to street

**D. Minimum Rear Yard** - 50 feet

**E. Minimum Lot Area**
- 1 acre with frontage on paved road
- 3 acres with frontage on unpaved road (Added 5/6/92)

**F. Minimum Lot Width** - 100 feet

**G. Minimum Lot Frontage** - 35 feet adjoining a street. (Amended 11/03/93)

**H. Minimum Heated Floor Area** - There is no minimum heated floor area in this district

**I. Minimum Accessory Structure Requirements**
Accessory structures may be located in rear or side yard, but shall not be located within a minimum yard.
AGENDA:
1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
USE REGULATIONS

Within the R-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single family dwelling.

2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. Accessory Uses. A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed forty (40) feet in height. (Amended 2/96)

B. Minimum Front Yard - 60 feet.

C. Minimum Side Yard
   - 25 feet adjacent to interior line
   - 40 feet adjacent to street.

D. Minimum Rear Yard - 50 feet.

E. Minimum Lot Area - 2 acres.

F. Minimum Lot Width - 200 feet.

G. Minimum Lot Frontage - 35 feet adjoining a street. (Amended 11/03/93)

H. Minimum Heated Floor Area
   - 1800 s.f. on ground level for less than two story.
   - 2000 s.f. for two story or more than two story with 1200 s.f. on ground floor.

I. Minimum Accessory Structure Requirements: Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
R-2A ZONING ANALYSIS: FRONTAGE, SETBACKS

AGENDA:
1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
USE REGULATIONS

Within the R-3 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single family dwelling.

2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. Accessory Uses. A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed 40 feet in height.

B. Minimum Front Yard - 50 feet.

C. Minimum Side Yard - 20 feet adjacent to street.
- 10 feet adjacent to interior line.

D. Minimum Rear Yard - 35 feet.

E. Minimum Lot Area – 18,000 s.f.

F. Minimum Lot Width - 100 feet.

G. Minimum Lot Frontage - 35 feet adjoining a street.

H. Minimum Heated Floor Area
- 1,200 s.f. on ground level for less than two story.
- 1,320 s.f. for two story or more than two story with 900 s.f. on ground floor.

I. Minimum Accessory Structure Requirements: Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
R-3 ZONING ANALYSIS: FRONTAGE, SETBACKS

AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
AGENDA:
1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

USE REGULATIONS

Within the R-3A District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single family dwelling.

2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

B. Accessory Uses. A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed 40 feet in height.

B. Minimum Front Yard - 50 feet.

C. Minimum Side Yard - 10 feet adjacent to interior line
   - 20 feet adjacent to street.

D. Minimum Rear Yard - 35 feet.

E. Minimum Lot Area - 18,000 s.f.

F. Minimum Lot Width - 100 feet.

G. Minimum Lot Frontage - 35 feet adjoining a street.

H. Minimum Heated Floor Area
   - 1,600 s.f. on ground level for less than two story.
   - 1,800 s.f. for two story or more than two story with 1050 s.f. on ground floor.

I. Minimum Accessory Structure Requirements:
   Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton
   Existing Zoning, Existing Conditions
7. Crabapple/North Fulton
   Proposed Zoning
8. Crabapple North Fulton
   Existing Zoning with
   New 372
9. Crabapple/North Fulton
   Existing Zoning
   (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections
USE REGULATIONS

Within the R-4 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single family dwelling.
2. Agriculture, general and specialized farming, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.
3. Two family dwelling which complies with minimum lot area, yard and floor area requirements of the R-6, two family dwelling district, and where 40 percent or more of the dwellings fronting on the same side of a street between two intersecting streets is occupied by either two family or multi-family dwellings initiated prior to March 7, 1990.

B. Accessory Uses. A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed 40 feet in height.
B. Minimum Front Yard - 35 feet.
C. Minimum Side Yard
   - 7 feet adjacent to interior line
   - 20 feet adjacent to street.
D. Minimum Rear Yard - 25 feet.
E. Minimum Lot Area - 9,000 s.f.
F. Minimum Lot Width - 70 feet.
G. Minimum Lot Frontage - 35 feet adjoining a street.
H. Minimum Heated Floor Area
   - 1,000 s.f. on ground level for less than two story.
   - 1,100 s.f. for two story or more than two story with 800 s.f. on ground floor.
I. Minimum Accessory Structure Requirements:
   Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
AGENDA:

1. Bedford Square/ Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/ North Fulton Existing Zoning, Existing Conditions
7. Crabapple/ North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/ North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

R-4 ZONING ANALYSIS: FRONTAGE, SETBACKS

Diagram showing measurements for frontage and setbacks.
AGENDA:

1. Bedford Square/ Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/ North Fulton Existing Zoning, Existing Conditions
7. Crabapple/ North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/ North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

USE REGULATIONS

Within the TR District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single family dwelling.
2. Two family dwelling
3. Townhouse

B. Accessory Uses. A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed forty (40) feet in height.

B. Minimum Lot Area or Land Area Per Unit - 2,000 s.f.

C. Maximum Density - 9 units per gross acre

D. Minimum Lot Width - 20 feet.

E. Minimum TR Development Frontage - 35 feet.

F. Minimum Lot Frontage - 20 feet adjoining a street except up to 35 feet may be required whenever the Director of Public Works requires the extra width to protect catch basins.

G. Minimum Heated Floor Area per Unit - 1,100 s.f.

H. Minimum Perimeter Setbacks for the Entire TR Development

   Minimum Front Yard: 40 feet
   Minimum Side Yard: 30 feet adjacent to interior line; 40 feet adjacent to street
   Minimum Rear Yard: 35 feet

I. Minimum Interior Setbacks, One Building Per Lot

   Minimum Front Yard: 20 feet from right-of-way.
   Minimum Side Yard: 7 feet adjacent to interior lot line, except that up to a 7-foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of 14 feet is maintained; 15 feet adjacent to street
   Minimum Rear Yard: 25 feet.
AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
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9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

DEVELOPMENT STANDARDS (con’t.)

J. Minimum Accessory Structure Requirements -
   Single Family and Two Family Uses - accessory structures may be located in the rear and side yards only, but shall not be located within a minimum yard. Townhouse accessory structures may be located within the side or rear yards only, but not within minimum perimeter setbacks or minimum yards.

K. Maximum Lot Coverage - The area of the footprint of all buildings and parking shall not exceed 50 percent of the total land area.

L. Minimum Building Separation, More than One Building Per Lot - The minimum distances between buildings shall be as follows:

<table>
<thead>
<tr>
<th></th>
<th>MultiFamily</th>
<th>1 &amp; 2 Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front to Front</td>
<td>50 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Front to Rear</td>
<td>60 ft.</td>
<td>55 ft.</td>
</tr>
<tr>
<td>Rear to Rear</td>
<td>50 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Front or Rear to Side</td>
<td>40 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Side to Side</td>
<td>40 ft.</td>
<td>14 ft.</td>
</tr>
</tbody>
</table>

M. Other Minimum Standards -
   - No more than 20 dwelling units shall form a single building.
   - Setbacks and roof lines shall be varied by at least 2 feet so that no more than 3 adjoining dwellings within a single building shall have the same front setback or roof line.
CRABAPPLE  
FULTON COUNTY, GEORGIA

TR ZONING ANALYSIS

AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
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9. Crabapple North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
11. Street Sections

TR ZONING ANALYSIS: FRONTAGE, SETBACKS

One Block in the Historic District of Savannah

Parking required

Density: 9 units per 1 gross acre
Lot Coverage: allowed: 50%

Townhouse Residential: One Building per Lot

Parking required

Density: 9 units per 1 gross acre
Lot Coverage: allowed: 50%

Plan for Crabapple

Street Sections
AGENDA:

1. Bedford Square/
   Tottenham Court Road
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11. Street Sections
USE REGULATIONS

Within the MIX District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

- Single family dwelling; Two family and Multi-family Uses; Rooming houses and Boarding houses; Art Galleries; Assembly Halls; Car Washes, detail shops and/or service stations located inside a parking garage as long as such uses are not visible from the exterior of the parking garage; Convalescent Centers/Nursing Homes/Hospices; Churches, Temples or Other Places of Worship; Clinics; Community Center Buildings; Dancing Schools; Day Care Centers; Financial Establishments; Funeral Homes; Group Residence; Gyms; Health Clubs/Spas; Hospitals; Hotels; Institutions of Higher Learning including Business Colleges, Music Conservatories, and Similar Institutions; Libraries; Motels; Museums; Offices; Parking Garages/Decks; Parking Lots; Personal Care Homes; Recording Studios; Research Laboratories; Retail and/or Service Establishments

- Restaurants and/or Fast Food Restaurants

- with an accessory use, not to exceed 10 percent of the building’s total floor area, whenever a majority of the floor area is designed for office, institutional, hotel, motel and/or residential uses and the building is located within a development approved for at least 100,000 s.f. of office, institutional, hotel, motel and/or residential uses.

- Restaurants and/or Fast Food Restaurants

- within a building in which a majority of the total floor area is designed for restaurant and/or fast food restaurant uses and is located within a development approved for at least 100,000 s.f. of office, institutional, hotel, motel, residential and/or institutional uses.

- within a building in which a majority of the total floor area is designed for retail and/or service uses and is located within a development approved for at least 500,000 s.f. of office, hotel, motel, residential and/or institutional use.

- within a building, not to exceed 10 percent of the building’s total floor area, whenever a majority of the floor area is designed for office, institutional, hotel, motel and/or residential uses and the building is located within a development approved for at least 100,000 s.f. of office, institutional, hotel, motel and/or residential uses.

- Stadiums; Theaters

B. Accessory Uses. Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. No more than 25% of the total floor area of a building may be devoted to storage.
DEVELOPMENT STANDARDS

A. Height Regulations – Structures shall be no higher than 60 feet, except with a Use Permit to exceed the maximum height.

B. Minimum Development Front Yard – 40 feet.

C. Minimum Development Side Yard – 40 feet adjacent to street, 20 feet interior.


E. Minimum Development Frontage – 35 feet.

F. Minimum Internal Setbacks, Separations, Landscaping and Buffering Between Uses – as specified in conditions.

G. Minimum Lot Area Per Dwelling Unit for Single Family or Two-family – as specified in conditions.

H. Minimum Lot Frontage for Single Family or Two-Family – 20 feet adjoining a street.

I. Minimum Lot Width for Single Family or Two family – None, unless specified in conditions

J. Minimum Interior Setbacks for Single family or Two-Family –
   - Minimum front yard as specified in conditions
   - Minimum Side Yard as specified in conditions
   - Minimum Rear Yard as specified in conditions

K. Minimum Building Separation –
   - 1 & 2 Family
   - Multifamily
   - Front to Front: 50 ft. 50 ft.
   - Front to Rear: 55 ft. 60 ft.
   - Rear to Rear: 50 ft. 50 ft.
   - Rear to Side: 15 ft. 40 ft.
   - Front to Side: 25 ft. 40 ft.
   - Side to Side: 14 ft. 40 ft.

L. Minimum Heated Floor Area Per Dwelling Unit – As specified in conditions.

M. Minimum Accessory Structure Requirements –
   - Single Family and Two Family Uses – Accessory structures may be located in the rear or side yards only, but shall not be located within a minimum yard.
   - Multi-family use – Accessory structures shall not be located in the minimum front yard.

AGENDA:

1. Bedford Square/Tottenham Court Road
2. Virginia Highland
3. Midtown / Ansley Park
4. Savannah Downtown
5. Savannah: Ardsley Park and Chatham Crescent
6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/North Fulton Existing Zoning (Density Neutral) Block Structure
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MIX ZONING ANALYSIS: FRONTAGE, SETBACKS

Single and Two Family Housing
This condition illustrates family housing with 2 parking spaces and adjacent properties.

Community Library
This condition illustrates a library facility with 36 parking spaces.

Offices
This condition illustrates an office with 300 parking spaces.

Church with Fellowship Hall
This condition illustrates a church facility with 200 parking spaces and 74 parking spaces.

Bank
This condition illustrates a financial facility with 20 parking spaces.
USE REGULATIONS

Within the O-I District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:
- Single family dwellings;
- Two family dwellings;
- Rooming House and Boarding House;
- Art Galleries;
- Assembly Halls;
- Churches, Temples, Other Places of Worship;
- Clinic;
- Community Center Buildings;
- Convalescent Centers;
- Nursing Home/ Hospice;
- Dancing Schools;
- Day Care Facilities;
- Financial Establishments;
- Funeral Homes;
- Group Residences;
- Gymnasiums;
- Health Clubs/ Spas;
- Hospitals;
- Hotels;
- Institutions of Higher Learning;
- Business Colleges, Music Conservatories, and Similar Institutions;
- Libraries;
- Motels;
- Museums;
- Offices;
- Parking Garages/ Decks;
- Parking Lots;
- Personal Care Homes;
- Recording Studios;
- Research Laboratories;
- Stadiums;
- Thrift Institutions

B. Accessory Uses. Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. No more than 25 percent of the total floor area of a building may be devoted to storage.

Accessory uses shall be located wholly within the principal buildings with no outdoor advertising except that a car wash, detail shop or service station may be located inside a parking garage as long as such uses are not visible from the exterior of the parking garage.

Retail and service uses permitted shall be limited to employee convenience, business oriented retail, and service establishments such as computer hardware and software companies, commercial art, drafting, travel agencies, office equipment and supply stores, reproduction services, stenographic services, typing services, messenger services, delivery services, telecommunications sales and teleconferencing centers, personnel services and training centers, florists, gift shops, tailor shops, radio and television repair shops, shoe repair shops and barber or beauty shops. Restaurants are accessory whenever office and institutional floor area is at least 100,000 square feet. Fast food restaurants shall be limited to no more than 10 percent of the total floor area devoted to retail and service business uses, and shall not occupy more than 10 percent of any floor in a building. A drug store is accessory, provided only drugs, prescription medicines, medicinal supplies and pharmaceutical products shall be sold.

Accessory retail and service uses shall be located within a building with a majority of the floor area designed for office uses.
I. Minimum Accessory Structure Requirements - Single Family and Two Family Uses - Accessory structures may be located in the rear and side yards only, but shall not be located within a minimum yard. Multi-Family Uses - Accessory structures may be located in the rear yard only, but shall not be located within a minimum yard.

K. Maximum Lot Coverage - The area of the footprint of all buildings and parking shall not exceed 70 percent of the total land area.

DEVELOPMENT STANDARDS

A. Height Regulations - Buildings shall be no higher than 60 feet or 4 stories, whichever is higher.

B. Minimum Front Yard - 40 feet.

C. Minimum Side Yard - 40 feet adjacent to street - 20 feet interior.

D. Minimum Rear Yard - 25 feet.

E. Minimum Land Area of Lot Size Per Unit:
   - Single Family 18,000 s.f.
   - Two Family 18,000 s.f.

F. Minimum Width - 100 feet for residential use only.

G. Minimum Lot Frontage -
   - 100 feet adjoining a street.
   - 35 feet adjoining a street for residential uses.

H. Minimum Heated Floor Area Per Unit -
   - Single family - 1,100 s.f.
   - Two family - 800 s.f.
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O - I ZONING ANALYSIS: FRONTAGE, SETBACKS

This condition illustrates an office facility with 300 parking spaces.
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USE REGULATIONS

The C-1 district is intended to provide locations in which [C-1: neighborhood and community-oriented] or [C-2: community and regionally oriented] retail and service activities conclude a transition, or land areas which complement a transition into a more intense activity area. Complementary non-commercial uses are also permitted.

A. Permitted Uses. Structures and land may be used for only the following purposes:
(See actual zoning documents for extensive list)

B. Accessory Uses. Structures and land may be used for uses customarily incidental to any permitted use and dwellings may be used for a home occupation.
- C-1: Automobile and/or moving truck rental may be used in accessory to a permitted use. Not more than 45 percent of the floor area of a building or land may be devoted to storage incidental to primary uses.

DEVELOPMENT STANDARDS

A. Height Regulations. No building shall exceed the higher of four stories or sixty (60) feet in height.

B. Minimum Front Yard - 40 feet.

C. Minimum Side Yard
- 25 feet for dwellings adjacent to interior line
- None for all other buildings
- 40 feet adjacent to street.

D. Minimum Rear Yard
- 25 feet for dwellings adjacent to interior line
- None for all other buildings

E. Minimum Lot Area
- single family: 18,000sf
- C-1 two family: 800sf
- C-2 two family: 18,000sf
- multi family: 2,500
- All others: 0sf

G. Minimum Lot Frontage - 35 feet adjoining a street.

H. Minimum Heated Floor Area
- single family: 1,100 s.f.
- two family: 800sf
- multi family: 700sf
- efficiency: 450sf

I. Minimum Accessory Structure Requirements:
- single family and two family: Accessory structures may be located in the rear yards only, but shall not be located within a minimum yard.
- other use: Accessory structures shall not be located in the minimum front yard.
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C-1, C-2 PARKING REQUIREMENTS

- 6000 s.f. Taco Mac Restaurant
  Assumed to be in corner outlot
  60 parking spaces required

- 50,000 s.f. Grocery Store
  300 parking spaces required
EXISTING CONDITIONS

Existing Conditions:
Crabapple/North Fulton:

2001

Existing Zoning AG-1
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EXISTING AG-1 ZONING: TRACTS A-B
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PROPOSED R-1 ZONING: TRACTS A-B
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Fulton County Subdivision Regulations: Section 7.3 Blocks

7.3 BLOCKS

7.3.1 The lengths, widths, and shapes of blocks shall be determined with due regard to:

   a. Provisions of adequate building sites suitable to the special needs of the type of use contemplated.

   b. Zoning requirements as to lot sizes and dimensions unless a planned unit development is contemplated.

   c. Needs for convenient access, circulation, control and safety of street traffic.

   d. Limitations and opportunities of topography.

7.3.2 In general, residential blocks—shall not be greater than eighteen hundred (1,800) feet in length, or less than six hundred (600) feet in length. In blocks over one thousand (1,000) feet long, the Director may, when existing or proposed public gathering places so justify, require public cross-walks across the block.

7.3.3 Residential blocks shall be wide enough to provide two tiers of lots, except where fronting on Major Streets or prevented by topographical conditions or size of the property, in which case the Director may require and/or approve a single tier of lots of minimum depth.
STREET CONFIGURATION: Block Segments and Lengths

Existing Conditions:
Windward Subdivision
North Fulton County
1989

Existing Subdivision
Regulations
Fulton County Subdivision Regulations: Section 7.3 Blocks

8.1.4 Sidewalks

a. When sidewalks are required, the subdivider shall furnish all required paving materials without cost to the Department for placing.

b. Sidewalks shall have a minimum width of four (4) feet and shall be provided under the following conditions:

1. Sidewalks shall be required in subdivisions located within a mile from an existing or proposed school on one side of any subdivision street provided access to such school, when the Director determines sidewalks are necessary to provide for pedestrian movement.

2. The Director may require additional sidewalks and wider sidewalks within a distance of up to one (1) mile on streets leading to or going through commercial areas, school sites, places of public assembly and other congested areas.

3. Sidewalks in residential areas shall not be adjacent to street curbs.

4. All driveway aprons over sidewalk areas shall be paved with concrete by the Department and/or its agents at the expense of the property owner or developer. A charge of $90.00 will be made for each subdivision driveway turnout having not more than 150 sq. ft. in the area. For driveways exceeding 150 sq. ft. in area a charge of $90.00 will be made, plus $.60 per sq. ft. for each additional sq. ft. exceeding 150 sq. ft. The builder of a residential subdivision may be permitted to perform this work upon the written, approval of the Department.
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6. Crabapple/North Fulton Existing Zoning, Existing Conditions
7. Crabapple/North Fulton Proposed Zoning
8. Crabapple North Fulton Existing Zoning with New 372
9. Crabapple/ North Fulton Existing Zoning (Density Neutral) Block Structure
10. Plan for Crabapple
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   Conditions
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   Proposed Zoning
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   Existing Zoning with
   New 372
9. Crabapple/ North
   Fulton Existing Zoning
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   Structure
10. Plan for Crabapple
11. Street Sections
CRABAPPLE
FULTON COUNTY, GEORGIA

AGENDA:

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3. Midtown / Ansley Park

4. Savannah Downtown

5. Savannah: Ardsley Park
   and Chatham Crescent

6. Crabapple/North Fulton
   Existing Zoning, Existing
   Conditions

7. Crabapple/North Fulton
   Proposed Zoning

8. Crabapple North Fulton
   Existing Zoning with
   New 372

9. Crabapple/North
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**CRABAPPLE**
FULTON COUNTY, GEORGIA

**SYNTAX ANALYSIS:**
INTEGRATION OF STREET NETWORK

---

**STREET CONFIGURATION WITH REVISED SUBDIVISION REGULATIONS**

**RED:**
HIGH INTEGRATION

**BLUE:**
LOW INTEGRATION

---

**CRABAPPLE**
Linear map of existing condition

- # of lines: 328
- Mean Integration: 0.430 (very low value)
- Correlation between connectivity and integration (Intelligibility index) 0.370 (very low)

Comment: A sharp polarization between the global and local structure, with clear pockets of spatial segregation, segmented system; poor interface between local configuration and the overall spatial structure.
Crabapple - linear map of development simulation subject to modified rules

- # of lines: 475
- New integration: 0.566 (improved, but still low value)
- Correlation between Connectivity and Integrate (Integrability index): 0.168 (substantially improved but still low)
- Comment: A continuous but quite deformed pattern has been created. There is a more clearly defined integration zone; integrability has been improved substantially, problems of segmentation and segregation are limited to the proscribing developments.
**CRABAPPLE**
FULTON COUNTY, GEORGIA

**SYNTAX ANALYSIS:**
INTEGRATION OF STREET NETWORK

**STREET CONFIGURATION WITH REVISED SUBDIVISION REGULATIONS**

**RED:**
HIGH INTEGRATION

**BLUE:**
LOW INTEGRATION

---

**Comment:** A continuous but auto deformed sector has been created. There is a narrow, less dense integration core, intelligibility has been improved, substantially in pockets of segmentation and segregation are limited to the pre-existing developments.
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# Recommended Street Standards

<table>
<thead>
<tr>
<th>STREET TYPES/USE</th>
<th>PARKWAY</th>
<th>TOWN FAMILY</th>
<th>COMMERCIAL</th>
<th>MIXED-USE</th>
<th>PARKWAY DIVIDER</th>
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<tr>
<td>TERTIARY</td>
<td>9'(2)</td>
<td>5'</td>
<td>5'</td>
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<tr>
<td>PRIMARY</td>
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<tr>
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<td>TOWN HOUSES</td>
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<tr>
<td>COMMERCIAL</td>
<td>11'</td>
<td>11'</td>
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<td>11'</td>
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<tr>
<td>MIXED-USE</td>
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<td>11'</td>
<td>11'</td>
<td>11'</td>
<td>11'</td>
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<tr>
<td>SINGLE FAMILY</td>
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<td>11'</td>
<td>11'</td>
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<td>ROW</td>
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<td>ROW</td>
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<tr>
<td>COMPONENTS</td>
<td>SIDE-WALK</td>
<td>7'</td>
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<td>18'</td>
<td>12'</td>
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<td>BIKE-LANE</td>
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<tr>
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<td>PLANTING</td>
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<td>PARALLEL PARKING</td>
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<td>9'</td>
<td>9'</td>
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<tr>
<td></td>
<td>SINGLE (DOT) LANE</td>
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<tr>
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<td>NUMBER OF LANES</td>
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<tr>
<td></td>
<td>PAVEMENT WIDTH *</td>
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<td>31'</td>
<td>31'</td>
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<tr>
<td></td>
<td>PARKWAY DIVIDER</td>
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<td>56'</td>
<td>22'</td>
<td>22'</td>
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<tr>
<td></td>
<td>ROW (RIGHT OF WAY)</td>
<td>120'</td>
<td>90'</td>
<td>72'</td>
<td>64'</td>
</tr>
</tbody>
</table>

* FACE OF CURB TO FACE OF CURB