

AGENDA
REGULAR MEETING OF THE PERRY CITY COUNCIL
May 17, 2016
6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer.
2. Roll.
3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.
4. Community Partner(s) Update(s):
 - 4a. Update on 21st Century Partnership –Rob Brooks
5. Proclamation(s) / Presentation(s): Mayor James E. Faircloth, Jr.
 - * National Public Works Week
 - Proclamation recognizing National Public Works Week
 - Recognition of “*Why is Safe Drinking Water Important*” essay winner
6. Appointments to Boards, Authorities and Commissions. Mayor James E. Faircloth, Jr.
 - 6a. Consider appointment to WRATS Citizens Advisory Committee to replace Calvin Middlebrooks.
7. Citizens with Input.
8. Consent Agenda Items: Mayor James E. Faircloth, Jr.
 - 8a. Council’s Consideration – Minutes of the May 2, 2016 work session, May 3, 2016 pre council meeting and May 3, 2016 council meeting.
9. Old Business: Mayor James E. Faircloth, Jr.
 - 9a. Ordinances for Second Readings and Adoption:
 1. **Second Reading** of an ordinance amending the Perry Land Development Ordinance – Addition to Article VIII – Use Requirements by District -Section 86 General Courtney Hodges Boulevard.
 - 9b. Alcohol License(s) for First Reading and Introduction:
 1. **Second Reading**: Application for Alcohol License (Beer & Wine – Consumed on Premises) at new location, 100 Hampton Court. Name of business is Bran Hospitality Perry LLC d/b/a Hampton Inn; Manager’s name is Jaishree Amrit Patel.

10. Any Other Old Business Matters:

- 10a. Mayor James E. Faircloth, Jr.
- 10b. Council Members
- 10c. City Manager Lee Gilmour
- 10d. City Attorney David Walker

11. New Business: Mayor James E. Faircloth, Jr.

11a. Matters referred from May 16, 2016 work session and May 17, 2016 pre council meeting.

11b. Award of Bid(s):

- | | | |
|----|-----------------|--|
| 1. | Bid No. 2016-26 | Creekwood Park Pavilion |
| 2. | Bid No. 2016-27 | Hafley Park Restrooms and Storage Building |
| 3. | Bid No. 2016-28 | Animal Shelter Administration Building |

12. Department Head Items.

13. Council Members Items:

14. General Public Items:

15. Mayor Items:

16. Adjourn.

City of Perry



~ Proclamation ~

Recognizing National Public Works Week May 15-21, 2016

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW THEREFORE, LET IT BE KNOWN, I, James E. Faircloth, Jr., Mayor of the City of Perry, Georgia do hereby declare the week of May 15, 2016 through May 21, 2016 as NATIONAL PUBLIC WORKS WEEK in the City of Perry and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing work works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

SO PROCLAIMED this 17th day of May in the Year of our Lord, 2016.

James E. Faircloth, Jr.
Mayor, City of Perry, Georgia

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
May 2, 2016
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr. called to order the work session meeting held May 2, 2016 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth, Jr.; Mayor Pro-Tempore Randall Walker, Council Members *Phyllis Bynum-Grace, Robert Jones, Riley Hunt, Willie King and William Jackson.

* Council Member Bynum-Grace left the meeting at 6:24 p.m.

Elected Official Absent: None

Staff: City Attorney David Walker and Recording Clerk Annie Warren

Staff Absent: City Manager Lee Gilmour

City Departmental Staffing: Chief Steve Lynn – Police Department, Decius Aaron – Director of Public Works, Kevin Dye – Director of Leisure Services, Brenda King – Director of Administration, Robert Smith – Economic Development Director and Catherine Edgemon – Main Street Coordinator.

Guest(s) / Speaker(s): Sheldon Shelton and Jeff George (American Tank Maintenance); Adam Williamson (TSW), Chase Watkins (MCCA Revalocity), and Bill Camp (Raymond James)

Media: Cheri Adams - Houston Home Journal

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

3a. Introduction and presentation from American Tank Maintenance. Mr. Jeff George and Mr. Sheldon Shelton of American Tank Maintenance provided a brief overview their company services to Mayor and Council.

3b. Presentation by TSW for concept plans of Third Street Park site and Jaycees Park site. Mr. Adam Williamson presented concept plans for the Third Street Park site and the Jaycees Park site along with projected costs.

3c. Presentation by MCCA Revalocity of the new customer service features. Mr. Chase Watkins presented to Mayor and Council a demonstration of MCCA Revalocity electronic bill presentment platform. Mayor and Council had several questions relative

to compatibility with our current software. Mayor Faircloth directed Ms. King and Mr. Aaron to perform a cost comparison and implementation comparison.

- 3d. Presentation relative to bond refunding and improvement refinancing. Mr. Camp reviewed: the outstanding water and sewer system debt, water and sewer coverage, historical rates, estimated sources and uses of the fund, escrow information for series 2007, estimated series 2016 refunding and the savings estimates. Mayor Faircloth asked for a timeframe of the GEFA loan and was advised three to four months.
- 3e. Presentation of highlights of City of Perry Downtown Development Plan. Mr. Smith presented to Mayor and Council the highlights of the City of Perry Downtown Development Plan. Mayor Faircloth recommended postponing the implementation of the plan until after the budget process.
- 3f. Consider proposed City of Perry Social Media Strategy. Mr. Smith reviewed the proposed City of Perry Social Media Strategy and requested Mayor and Council's consideration of hiring a contract employee or part time employee as administrator of the City of Perry's social media accounts. Council concurred to proceed with hiring a part time employee to administer the City of Perry's social media accounts.
- 3g. Consider extension of gas services for phases 2 & 3 in Stonebridge Subdivision. Mr. Aaron advised Mayor and Council the developer came to the city requesting an extension of gas services for thirty-three lots in phase 2 and 3 in Stonebridge Subdivision. Council had several questions such as what has the city done in the past and decided to table this item until the next Council work session.
- 3h. Discuss policies and procedures for closing of streets for events, etc. Ms. Edgemon presented to Mayor and Council an event planning checklist to be considered as policy and procedures when events are planned for downtown. Mayor Faircloth directed Ms. Edgemon, Chief Lynn, Mr. Aaron and Mr. O'Neal to meet with Mr. Gilmour to establish a policy.
- 3i. Report on stormwater utilities contracting. Mr. Aaron reported to Mayor and Council that it would not be cost effective for ESG Operations, Inc. to take over the stormwater utilities contracting and recommended keeping stormwater utilities in-house.
- 3j. Utilities extension policy. Mr. Aaron reviewed the city's current policy/format for utility extensions and proposed a new policy in which extensions are available to customers only twice in a calendar year instead of a twelve month period and a customer must come to the Customer Service Office in person two business days prior to the date the service is to be disconnected to sign an extension agreement. Council concurred with the proposed utilities extension policy and it was referred as an item on Council's May 3rd agenda.
- 3k. Discussion of Park Avenue improvements. Mr. Aaron reviewed Administration's recommendation to Council to authorize the design, preparation and bidding of specifications for Park Avenue improvements. Council concurred to proceed with Administration's recommendation for Park Avenue improvements and this item was referred to Council's May 3rd agenda.

31. Discussion of code enforcement issues. Council Member Hunt reported his concerns relative to weeds in city's right-of-way and questioned how can the city enforce code violations if the city is in violation? Mayor Faircloth advised the city will review each violation on a case by case.

4. Council Member Items:

Mayor Pro Tempore Walker and Council Members Jackson, Jones and King had no reports.

Council Member Hunt stated the contractor working on the exchange of lights for LED lights were working on Sunday and inquired if we have a policy in place for not working on Sunday.

Attorney Walker had no report.

5. Department Head Items:

Chief Lynn, Mr. Dye, Mr. Aaron, and Ms. King had no reports.

Mr. Smith advised the Perry Housing Team had a good turn-out at its April 30th clean-up day.

Ms. Edgemon reported on April 23rd the Perry Lions Club, Perry Main Street and Boy Scouts Troop 96 had a clean-up day along General Courtney Hodges Boulevard.

Mayor Faircloth items:

- Reminded everyone of Central Georgia Technical College's graduation on May 6th.
- Possible budget work session dates: May 9th, May 16th, May 23rd and May 31st if necessary.
- Walk with Mayor and Council, May 31st subject to cancelation if the budget requires an additional work session

Mayor Faircloth entertained a motion to enter into an executive session for real estate acquisition.

6. Executive Session entered at 7:40 p.m.: Mayor Pro Tempore Walker moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Council Member King seconded the motion and it carried unanimously.

7. Executive Session adjourned; Council work session reconvened. Council adjourned the executive session held May 2, 2016 and reconvened into the council's work session.

8. Adopted Resolution No. 2016-20 stating purpose of executive session held May 2, 2016 was to discuss real estate acquisition. Council Member Jones moved to adopt a resolution stating the purpose of the Executive Session held on May 2, 2016 was to discuss real estate acquisition. Council Member Jackson seconded the motion and it carried unanimously. No action was taken. *(Resolution 2016-20 has been entered in the City's official book of record).*

9. Adjournment: There being no further business to come before Council in the reconvened work session held May 2, 2016 Council Member Hunt motioned to adjourn the meeting at 7:40 p.m. Council Member Jones seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
May 3, 2016
5:00 P.M.

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer called to order the pre council meeting held May 3, 2016 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Pro Tempore Randall Walker. Council Members Riley Hunt, William Jackson, Robert Jones, Phyllis Bynum-Grace and Willie King.

Elected Official(s) Absent: Mayor James E. Faircloth, Jr.

City Staff: Attorney David Walker and Recording Clerk, Annie Warren.

City Staff Absent: City Manager Lee Gilmour

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Battalion Chief Robbie Rowell – Fire and Emergency Services Department, Brenda King – Director of Administration, Decius Aaron – Director of Public Works, Kevin Dye – Director of Leisure Services and Robert Smith – Economic Development Director.

Guests: None

Media: Jake Jacobs – Houston Home Journal; Wayne Crenshaw – Macon Telegraph

3. Items of Review/Discussion: Mayor Pro Tempore Walker

3a. Discussion of May 3, 2016 council meeting agenda.

7a.(1) Second Reading of an ordinance the Perry Land Development Ordinance – Addition to Article VIII – Use Requirements by District – Section 86 General Courtney Hodges Boulevard. Mayor Pro Tempore Walker advised Council of Administration's request to table this item until the next Council meeting and Council concurred to table this item until the next Council meeting.

7b. Consider relief for COA service charge fees for Ibalz Marketing. Council discussed the request for relief of COA service charge fees for Ibalz Marketing.

9d. Selection of a voting delegate for GMA Annual Membership Business Meeting, June 26, 2016. Council concurred to select Mayor Faircloth as the City's voting delegate for GMA's Annual Membership Business Meeting.

9f. Request from Perry Downtown Merchants Association for the following street closures relative to the 4th Annual Wine Tasting event on June 3rd from 5:00 p.m. until

8:00 p.m. Jernigan Street from Main Street to Carroll Street and Carroll Street from the 700 block thru the 900 block. Chief Lynn advised this is the standard footprint for this event.

10a. Consideration of the Perry Area Chamber of Commerce request for City Services relative to the Independence Parade and Freedom Fireworks, June 26, 2016. Council reviewed the Chamber's request for City services.

3b. Discussion of the budget planning process. Mayor Pro Tempore Walker reviewed the proposed budget planning process dates: May 9th, May 16th, May 23rd and May 31st if an additional work session is required. Council concurred and directed Ms. Warren to have Administration coordinate the presentation line-up.

4. Department Head Items:

Ms. King, Battalion Chief Rowell, Mr. Aaron and Chief Lynn had no reports.

Mr. Smith reported the branding rally was a success.

Mr. Dye shared photos of the Kids Fishing Rodeo and an Eagle Scout project. Mr. Dye advised summer camp registration is May 5th.

5. Council Member Items:

Council had no reports.

Attorney Walker had no report.

6. Adjourn: There being no further business to come before Council in the pre council meeting held May 2, 2016 Council Member Hunt motioned to adjourn the meeting at 5:29 p.m.; Council Member Jackson seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
May 3, 2016
6:00 P.M.

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held May 3, 2016 at 6:00 p.m.

2. Roll.

Elected Officials Present: Mayor Pro Tempore Randall Walker. Council Members Riley Hunt, Phyllis Bynum-Grace, William Jackson, Willie King and Robert Jones.

Elected Official Absent: Mayor James E. Faircloth, Jr.

Staff: City Attorney David Walker and Recording Clerk, Annie Warren.

Staff Absent: City Manager Lee Gilmour

City Departmental Staffing: Battalion Chief Robbie Rowell – Perry Fire and Emergency Services Department, Brenda King – Director of Administration, Kevin Dye – Director of Leisure Services, Decius Aaron – Director of Public Works, Chief Steve Lynn – Perry Police Department, Robert Smith – Economic Development Director and Catherine Edgemon – Main Street Coordinator

Guests/Speakers: None

Press/Media: Jake Jacobs– Houston Home Journal, Chris Rodgers – Comsouth-100, Wayne Crenshaw – Macon Telegraph, Karli Barnett – 13WMAZ News

3. Invocation and Pledge of Allegiance to the Flag: Reverend Willie King of Bible Fellowship Church rendered the invocation and Council Member Robert Jones led the pledge of allegiance to the flag.

4. Community Partner(s) Update(s):

4a. Update on 21st Century Partnership –Rob Brooks: Mr. Brooks was not at the meeting.

5. Citizens with Input. None

6. Consent Agenda Items: Mayor Pro Tempore Randall Walker

6a. Council's Consideration – Minutes of the April 18, 2016 work session, April 19, 2016 pre council meeting and April 19, 2016 council meeting.

Council Member Jackson motioned to approve the minutes as submitted. Council Member King seconded the motion and the motion carried unanimously.

7. Old Business: Mayor Pro Tempore Randall Walker

7a. Ordinances for Second Readings and Adoption:

1. **Second Reading** of an ordinance amending the Perry Land Development Ordinance – Addition to Article VIII – Use Requirements by District -Section 86 General Courtney Hodges Boulevard.

Administration recommended Council table this item until the next Council meeting. Council Member Bynum-Grace motioned to accept Administration's recommendation and table this item until the next Council meeting; Council Member King seconded the motion and it carried unanimously.

2. **Second Reading** of an ordinance amending the Perry Land Development Ordinance - Appendix B Standards of the Downtown Development District of the City of Perry – Architectural and Signage Control Standards for Certificate of Appropriateness Permits.

Adopted Ordinance No. 2016-03 amending the Perry Land Development Ordinance - Appendix B Standards of the Downtown Development District of the City of Perry – Architectural and Signage Control Standards for Certificate of Appropriateness Permits. Council Member Bynum-Grace motioned to adopt said ordinance as submitted; Council Member King seconded the motion and it carried unanimously. *(Ordinance No. 2016-03 has been entered in the City's official book of record).*

3. **Second Reading** of an ordinance amending the Perry Land Development Ordinance - Section 83.2.3 District Boundaries to remove General Courtney Hodges Boulevard Corridor from the boundaries of the Downtown Development District.

Adopted Ordinance No. 2016-04 amending the Perry Land Development Ordinance - Section 83.2.3 District Boundaries to remove General Courtney Hodges Boulevard Corridor from the boundaries of the Downtown Development District. Council Member Jones motioned to adopt said ordinance as submitted; Council Member King seconded the motion and it carried unanimously. *(Ordinance No. 2016-04 has been entered in the City's official book of record).*

- 7b. Consider relief for COA service charge fees for Ibalz Marketing. Council Member Jones motioned to deny Ibalz Marketing's request for relief of COA service charge fees; Council Member King seconded the motion and it carried unanimously.

8. Any Other Old Business Matters:

- 8a. Mayor Pro Tempore Randall Walker - None
- 8b. Council Members – None
- 8c. City Attorney David Walker - None

9. New Business: Mayor Pro Tempore Randall Walker

9a. Matters referred from May 2, 2016 work session and May 3, 2016 pre council meeting.

1. Approval of the utilities extension policy. Council Member King motioned to approve the utilities extension policy; Council Member Hunt seconded the motion and it carried unanimously.
2. Approval of Park Avenue improvements. Council Member Jones motioned to approve Park Avenue improvements; Council Member Jackson seconded the motion and it carried unanimously.

9b. Alcohol License(s) for First Reading and Introduction:

1. **First Reading:** Application for Alcohol License (Beer & Wine – Consumed on Premises) at new location, 100 Hampton Court. Name of business is Bran Hospitality Perry LLC d/b/a Hampton Inn; Manager’s name is Jaishree Amrit Patel. *(No action required at first reading)*

9c. Resolution(s) for Consideration and Adoption.

1. Resolution amending the City of Perry Fee Schedule.

Adopted Resolution 2016-21 amending the City of Perry Fee Schedule. Council Member Jones moved to adopt a resolution amending the City of Perry Fee Schedule to remove the temporary sign permit fee. Council Member King seconded the motion and it carried unanimously. *(Resolution 2016-21 has been entered into the City’s official book of record.)*

9d. Selection of a voting delegate for GMA Annual Membership Business Meeting, June 26, 2016.

Council Member Jones motioned to select Mayor James E. Faircloth, Jr. to serve as the voting delegate at the GMA Annual Membership Business Meeting, June 26, 2016; Council Member Hunt seconded the motion and it carried unanimously.

9e. Approval of proposal for landscaping design services on General Courtney Hodges Boulevard.

Council Member King motioned to approve the proposal from Carter & Sloope for landscaping improvements along General Courtney Hodges Boulevard; Council Member Jones seconded the motion and it carried unanimously.

9f. Request for City services and for the following street closures from Perry Downtown Merchants Association for City services relative to the 4th Annual Wine Tasting event on June 3rd from 5:00 p.m. until 8:00 p.m. Jernigan Street from Main Street to Carroll Street and Carroll Street from the 700 block thru the 900 block.

Chief Lynn advised this is the standard footprint for this event. Council Member Bynum-Grace motioned to approve the request for City services and for the following street closures from Perry Downtown Merchants Association relative to the 4th Annual

Wine Tasting event on June 3rd from 5:00 p.m. until 8:00 p.m. Jernigan Street from Main Street to Carroll Street and Carroll Street from the 700 block thru the 900 block. Council Member Jones seconded the motion and it carried unanimously.

10. Other Business / Supplemental Agenda:

- 10a. Consideration of the Perry Area Chamber of Commerce request for City services relative to the Independence Parade and Freedom Fireworks, June 26, 2016.

Chief Lynn advised this is the standard template for this event. Battalion Chief Rowell advised there are no concerns from the fire department. Council Member King motioned to approve the Chamber's request for City services relative to the Independence Parade and Freedom Fireworks, June 26, 2016. Council Member Jones seconded the motion and it carried unanimously.

11. Department Head Items.

Battalion Chief Rowell, Ms. King and Mr. Dye had no reports.

Mr. Smith reported the City hosted the Perry Brand Community Rally today at Houston Lake Country Club.

Mr. Aaron advised everyone of National Public Works Week, May 15th - 21st

Chief Lynn reminded everyone of two upcoming events on May 14th at Walmart: Stuff the Cruiser and Child Safety Seat Check

12. Council Members Items:

Council Members Bynum-Grace, Hunt, King and Jackson had no reports.

Council Member Jones asked that thoughts and prayers be with Mayor Faircloth and his family.

Attorney Walker had no report

13. General Public Items: None

14. Mayor Pro Tempore Walker Items:

Mayor Pro Tempore Walker announced the FY 17 budget process will begin on May 9th at 5 pm.

15. Adjournment: There being no further business to come before Council in the council meeting held May 3, 2016, Council Member King motioned to adjourn the meeting at 6:25 p.m. Council Member Hunt seconded the motion and it carried unanimously.

PUBLIC HEARING
April 19, 2016
TUESDAY @ 6:00 PM

City of Perry

Community Development Department

1211 Washington Street
P.O. Box 2030
Perry, Georgia 31069



478-988-2720
Telephone

www.perry-ga.gov

478-988-2725
Facsimile

March 31, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069


Re: Amendment to Perry Land Development Ordinance
Addition to Article VIII – Use Requirements by District
Section 86 General Courtney Hodges Blvd. Corridor District

Dear Mayor and Council:

On March 28, 2016 the Perry Planning Commission reviewed the above referenced amendment to the Perry Land Development Ordinance.

The Perry Planning Commission respectfully submits this letter as our formal and favorable recommendation to Mayor and Council for the approval of the changes as provided for the referenced section of the Perry Land Development Ordinance.

Sincerely,


Martin Beeland, Chairman
Perry Planning Commission

MB/cs

Table of Contents

Article 1. General Provisions.....1-1

Sec. 1.1. Title and Purpose 1-1
 1.1.1. Title 1-1
 1.1.2. General Purpose 1-1
 Sec. 1.2. Applicability 1-2
 1.2.1. Territorial Application 1-2
 1.2.2. Conformance Requirements 1-2
 1.2.3. Conflicting Provisions 1-2
 1.2.4. Regulating Plan 1-2
 1.2.5. Use of Words and Phrases 1-3
 1.2.6. Text and Graphics 1-3
 Sec. 1.3. Form Based Zoning Districts 1-3
 1.3.1. Form Based Zoning Districts Established 1-3
 1.3.2. Zoning Changes 1-3

Article 2. General Requirements2-1

Sec. 2.1. Applicability 2-1
 2.1.1. Applicability..... 2-1
 Sec. 2.2. Block and Access 2-1
 2.2.1. Intent 2-1
 2.2.2. Blocks 2-1
 2.2.3. Access 2-2
 2.2.4. Vehicle Cross-Access 2-2
 Sec. 2.3. Streets 2-4
 2.3.1. Intent 2-4
 2.3.2. Applicability..... 2-4
 2.3.3. Street Types 2-4
 2.3.4. Existing Streets, Streetscapes 2-12
 2.3.5. Multi-Use Trails 2-13
 2.3.6. Improvements along State Roadways 2-13
 2.3.7. Planter..... 2-14
 Sec. 2.4. Parking and Loading 2-14
 2.4.1. Vehicle Parking..... 2-14
 2.4.2. Bicycle Parking 2-15
 2.4.3. Driveways..... 2-15
 2.4.4. Design of Parking Structures 2-16
 2.4.5. Loading..... 2-16
 2.4.6. Vehicle Access and Parking Locations 2-16
 Sec. 2.5. Landscaping and Screening 2-17
 2.5.1. Applicability..... 2-17
 2.5.2. Yard Landscaping 2-17
 2.5.3. Parking Lot Landscape Strips..... 2-17

2.5.4. Screening	2-18
2.5.5. Design and Installation.....	2-19
2.5.6. Maintenance of Landscaping	2-19
Sec. 2.6. Neighborhood Compatibility	2-20
2.6.1. Applicability.....	2-20
2.6.2. Buffers.....	2-20
2.6.3. Building Setbacks	2-21
2.6.4. Transitional Height Plane	2-21
Sec. 2.7. Building Types.....	2-22
2.7.1. Descriptions	2-22
2.7.2. Rules Specific to Building Types	2-25
Sec. 2.8. Building Design	2-31
2.8.1. Applicable	2-31
2.8.2. Fenestration.....	2-31
2.8.3. Pedestrian Access	2-31
2.8.4. Building Elements	2-32
2.8.5. General Architectural Standards.....	2-37
2.8.6. Small Residential Building Standards	2-38
Sec. 2.9. Tree Protection.....	2-39
2.9.1. Applicability.....	2-39
2.9.2. Minimum Site Density Requirements	2-39
Article 3. Form Based Code Zoning Districts.....	3-1
Sec. 3.1. Applicability	3-1
Sec. 3.2. Rules of Interpretation.....	3-1
3.2.1. Site	3-1
3.2.2. Lot.....	3-1
3.2.3. Open Space.....	3-1
Sec. 3.3. Building Types Allowed	3-4
Sec. 3.4. Uses Allowed by District	3-5
3.4.1. Allowed Use Table.....	3-5
3.4.2. Use Table Key.....	3-5
3.4.3. Specific Use Standards	3-9
Sec. 3.5. IMU: Interstate Mixed Use	3-10
3.5.1. Purpose.....	3-10
3.5.2. Building Types Allowed	3-10
3.5.3. Dimensional Standards	3-10
3.5.4. Building Placement	3-11
3.5.5. Bulk and Mass.....	3-11
Sec. 3.6. MUC: Mixed-Use Center	3-12
3.6.1. Purpose.....	3-12
3.6.2. Building Types Allowed	3-12
3.6.3. Dimensional Standards	3-12
3.6.4. Building Placement	3-13

3.6.5. Bulk and Mass	3-13
Sec. 3.7. NMU: Neighborhood Mixed-Use.....	3-14
3.7.1. Purpose	3-14
3.7.2. Building Types Allowed	3-14
3.7.3. Dimensional Standards	3-14
3.7.4. Building Placement	3-15
3.7.5. Bulk and Mass	3-15
Sec. 3.8. FBR: Form Based Residential	3-16
3.8.1. Purpose	3-16
3.8.2. Building Types Allowed	3-16
3.8.3. Dimensional Standards	3-16
3.8.4. Building Placement	3-17
3.8.5. Bulk and Mass	3-17
Article 4. Site Definitions	4-1
Sec. 4.1. Defined Terms	4-1

Article 1. General Provisions

Sec. 1.1. Title and Purpose

1.1.1. Title

This ordinance shall be known as the “Perry Form Based Code” or may be internally cited as “this code.”

1.1.2. General Purpose

The intent and purpose of this code is to enable and support the implementation of the following policies:

- A. That within the boundaries of the Perry Form Based Code, ordinary activities of daily life should be able to occur within walking or bicycling distance of most dwellings.
- B. That Perry should serve people of all ages and allow residents to remain in the community as they age.
- C. That interconnected networks of streets should be designed to disperse traffic and reduce the length and number of automobile trips.
- D. That a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.
- E. That the quality-of-life in existing neighborhoods should be preserved and protected.
- F. That development patterns should make walking and bicycling safer and more pleasant.
- G. That a range of useable open spaces including parks, squares, playgrounds, and preserved environmentally sensitive areas should be distributed throughout Perry.
- H. That buildings and landscaping should be coordinated in order to contribute to Perry’s physical design and sense of place.
- I. That development should adequately accommodate automobiles while respecting the pedestrian and the design of public areas.
- J. That public buildings, gathering places, and areas for community events should be provided as locations that reinforce community identity.
- K. That public buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
- L. That the harmonious and orderly development and redevelopment of Perry should be secured through these regulations.

Sec. 1.2. Applicability

1.2.1. Territorial Application

This code applies within the applicable area, shown on the Official Zoning Map and labeled “Perry Form Based Code.”

1.2.2. Conformance Requirements

- A. All buildings, structures or land, in whole or in part, must be used or occupied, in conformance with this code. All buildings or structures, in whole or in part, must be erected, constructed, moved, enlarged or structurally altered in conformance with this code.
- B. Nothing in this code shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this code, provided that the construction under the terms of such permit is diligently followed until its completion.

1.2.3. Conflicting Provisions

- A. It is not the intent of this code to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this code imposes a greater restriction upon the use of property or premises or upon the height of buildings, or requires greater space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this code shall govern.
- B. Nothing herein shall be construed as repealing or modifying the conditions of operation or conditions of site development accompanying those zoning approvals, variances or use permits issued prior to the existence of this code; however, modification or repeal of these past conditions of approval may be accomplished through a zoning change in accordance Section 171 of the Perry Land Development Ordinance.

1.2.4. Regulating Plan

- A. The Official Regulating Plan shows the designation of property within the Perry Form Based Code. Alterations to the Official Regulating Plan shall be consistent with the requirements for zoning map amendment as described in Section 171 of Perry Land Development Code, or as may be amended from time to time.
- B. Regulating Plans shall consist of one or more maps showing the following:
 - 1. Form Based Zoning Districts and Civic Spaces;
 - 2. Street network, existing and planned;
 - 3. Mandatory Private Frontages;
 - 4. Any special requirements; and
 - 5. A record of any Variances.
- C. The City of Perry or the owner of a parcel or abutting parcels in the Official Regulating Plan may adjust the locations of proposed streets from those shown by up to a total of 300 horizontal feet by variance, provided that the interconnected network shown in the Official Regulating Plan is maintained.

1.2.5. Use of Words and Phrases

Terms used throughout this code may be defined in Article 4 Definitions of Terms. Article 4 contains regulatory language that is integral to this code. Those terms not defined in Article 4 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Section 31 of the Perry Land Development Ordinance, those of this code shall take precedence.

1.2.6. Text and Graphics

Illustrations, photos, and graphics are included in this code to illustrate the intent and requirements of the text. In the case of a conflict between the text of this code and any illustrations, photos, or graphics, the text governs.

Sec. 1.3. Form Based Zoning Districts

1.3.1. Form Based Zoning Districts Established

A. The following Zoning Districts are established within the area regulated by this code:

1. Interstate Mixed Use (IMU)
2. Mixed-Use Center (MUC)
3. Neighborhood Mixed Use (NMU)
4. Form Based Residential (FBR)

1.3.2. Zoning Changes

Zoning changes to a parcel within the Form Based Codes shall only occur in accordance with Section 171 of the Perry Land Development Ordinance.

Article 2. General Requirements

Sec. 2.1. Applicability

2.1.1. Applicability

- A. The requirements of this Article apply to all parcels in the Perry Form Based Code unless expressly stated otherwise in this Article.
- B. The requirements of the Perry Land Development Ordinance still apply unless expressly stated otherwise in this Article. In addition, State and Federal laws may also apply.
- C. When the word “street” is used in this Article it means both public and private streets unless stated otherwise.

Sec. 2.2. Block and Access

2.2.1. Intent

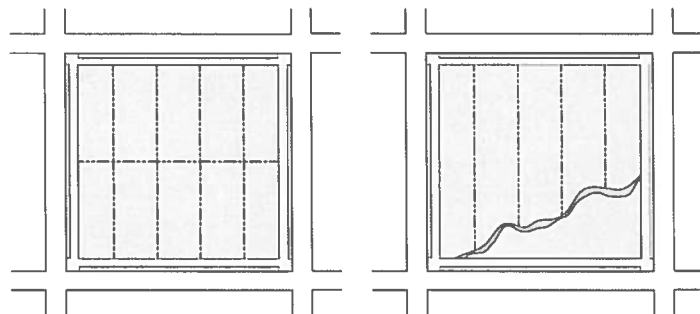
- A. The intent of the block and access standards is to provide a well-connected street network. Large blocks with limited connectivity discourage walking, contribute to street congestion, and add driving distance that can negatively impact emergency services. New streets should also be designed to consider the future development identified in the Perry Future Land Use Plan.
- B. The intent of the access standards is to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments and to lessen traffic congestion and increase connectivity. Pedestrian, bike, and vehicular access should be safe, direct and convenient.

2.2.2. Blocks

- A. Sites greater than 4 acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with the maximum block perimeter lengths that follow:

Form Based Zoning Districts	Block Perimeter (Max.)
MUC	1,600 feet
NMU	2,000 feet
IMU, FBR	2,400 feet

- B. In addition to the block standards above, blocks containing exclusively detached dwellings must be wide enough to provide two tiers of lots, except where fronting on arterial streets prevented by topographical conditions or size of the property, in which case the Community Developer Director or their designee may require and/or approve a single tier of lots.



- C. Other than stub-out streets, dead-end streets are not allowed unless a variance is granted for topographic hardship.
- D. Block Measurement
 - 1. A block is bounded by a public or private right-of-way (not including an alley). All public or private rights-of-way proposed as part of a development must be improved with a street.
 - 2. Block perimeter is measured along the edge of the property abutting the public or private right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.
 - 3. The City Transportation Engineer may modify the block perimeter requirements when steep slopes in excess of 25%, preexisting development, tree protection areas, stream buffers, cemeteries, open space, or easements would make the provision of a complete block infeasible.
 - 4. Where the block pattern is interrupted by public parkland, including greenways, that is open and accessible to the public, pedestrian access points must be provided with a minimum spacing equal to half of the maximum block perimeter.
- E. No public or private street within the Form Based Code area, including alleys, may be gated.

2.2.3. Access

- A. General. When land is subdivided or otherwise developed, parcels and buildings must be arranged and designed so as to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels without current street access.
- B. Stub-Out Streets
 - 1. Stub-Out Required
 - a. Where a development abuts unsubdivided land, stub-out streets within the new development must be installed to meet the block standards of Section 2.2.2.
 - b. The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel to the point where the connection to the anticipated street is expected.
 - c. Where a stub-out street is provided, a sign noting the future street extension must be posted at the applicant's expense.
 - 2. Connecting to an Existing Stub-Out Street. If a stub-out street exists on an abutting parcel, the street system of any new development must connect to the stub-out street to form a through street.
 - 3. Exception. The City Transportation Engineer may eliminate the requirement for a stub-out street or require pedestrian and bicycle only access when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a stub-out street infeasible.

2.2.4. Vehicle Cross-Access

All lots in districts allowing commercial uses, attached dwellings, and all lots where the adopted comprehensive plan land use classification would allow for rezoning to such district, that abut another lot

in a district or land use classification allowing either commercial uses, or attached dwellings must comply with the following standards.

- A. Internal vehicular circulation areas must be designed and installed to allow for cross-access between abutting lots.
- B. Vehicle cross-access may not be gated.
- C. When an abutting lot is vacant or already developed, a stub for a future cross-access connection must be provided at the point where the connection to the abutting parcel is expected to occur in the future.
- D. If a cross-access driveway stub exists on an abutting parcel, the internal vehicular circulation area must connect to the stub to form a cross-access connection.
- E. When cross-access for vehicles is deemed impractical by the City Transportation Engineer on the basis of topography, the presence of natural features, or vehicular safety factors, the requirement for cross access may be waived. Bicycle and pedestrian connections must be provided between abutting properties when cross-access is waived.
- F. Property owners who establish cross-access easements must:
 - 1. Allow pedestrian and vehicular access to all properties on the same block face as the property owner establishing the cross-access. Pedestrian and vehicular access is contingent upon the granting of reciprocal vehicular, bicycle, and pedestrian access rights to the granting property;
 - 2. Record an easement allowing cross-access to and from properties served by the cross-access easement;
 - 3. Record a joint maintenance agreement requiring each property owner to maintain the vehicular, bicycle, and pedestrian access areas on their lot;
 - 4. Contain a provision prohibiting the erection of fences, walls and other obstructions that prevent the use of vehicular, bicycle, and pedestrian access ways;
 - 5. Include a statement that the cross-access agreement is conveyed with the land, is binding on all successors, heirs and assigns and that the easement rights are perpetual; and
 - 6. The cross access agreement must be signed by all of owners of the granting property.
- G. Exception. The Community Developer Director or their designee may eliminate the requirement for a cross-access easement when steep slopes in excess of 25%, freeways, waterways, tree conservation areas, stream buffers, cemeteries, open space or easements would make the provision of a cross-access easement infeasible.

Sec. 2.3. Streets

2.3.1. Intent

- A. The intent of this Section is to provide a palette of street types and design elements that reflect the character of different areas within the Form Based Code area.
- B. The regulations provide adequate accommodations for vehicles, cyclists, and pedestrians.
- C. The street types defined in this Section provide a guide to balancing the needs of all modes of travel. Modifications to these types may be made by the Community Developer Director or their designee.
- D. The appropriate street type will be selected by the Community Developer Director or their designee based on the Perry Regulating Plan and engineering and land use context factors, including anticipated vehicle volumes.

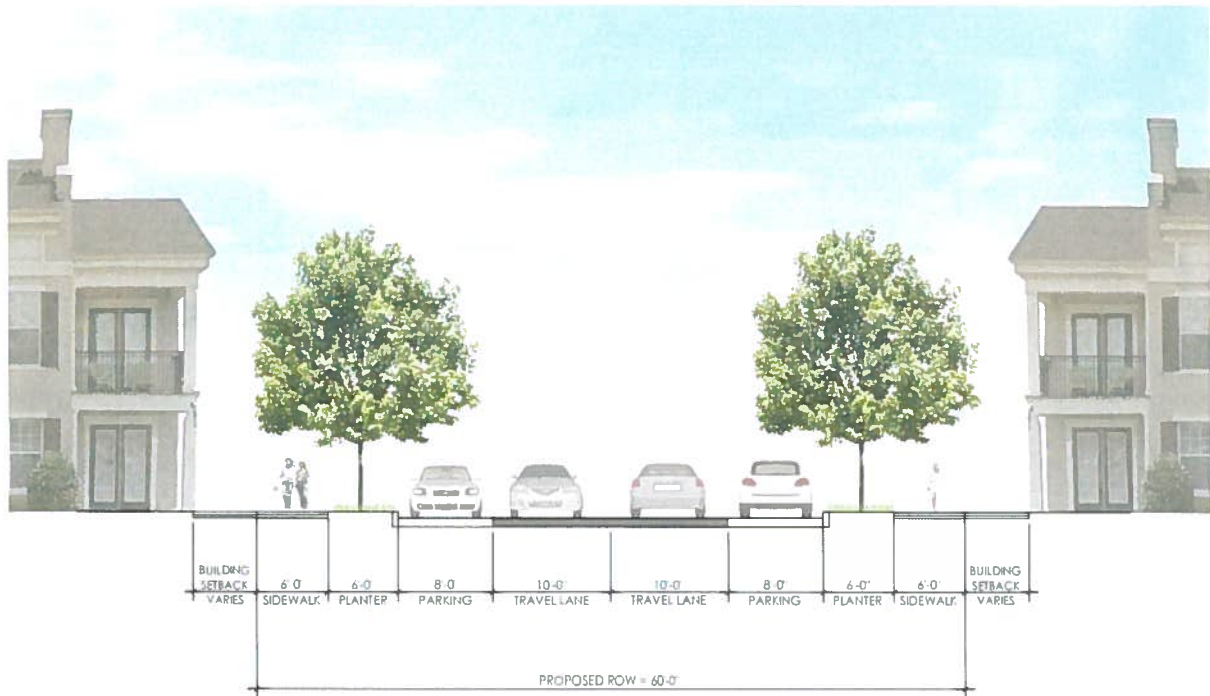
2.3.2. Applicability

- A. When a development proposes the construction of a new public or private street, the requirements of this Section apply.
- B. When constructing a new street or reconstructing an existing street, sidewalks, bike lanes, curb and gutter, and street trees must be installed and constructed in accordance with this Section and the City of Perry Community Development Department/Public Works Design Standards.
- C. Existing streets may continue serving existing development in their current configuration; however, they must not be extended or substantially rebuilt except in conformance with this Section.

2.3.3. Street Types

- A. All new or extended public or private streets must meet the following standards unless modified by the Community Developer Director or their designee for the following public purposes:
 - 1. To provide on- or off-street bicycle facilities;
 - 2. To provide wider sidewalks or planters;
 - 3. To provide a median, left turn lane, or combination therefore;
 - 4. To provide bulb-outs;
 - 5. To provide hardscape surface in otherwise landscaped planters in order to provide pedestrian access to adjacent on-street parking;
 - 6. To increase or decrease the travel lane width; and
 - 7. To provide traffic calming or pedestrian safety measures.

B. Arterial Street Residential



Width	
Right-of-way Width	60 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

C. Arterial Street Commercial/Mixed-Use



Width	
Right-of-way Width	100 feet
Face of curb to face of curb width	68 feet
Streetscape	
Sidewalk	10 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10.5 feet

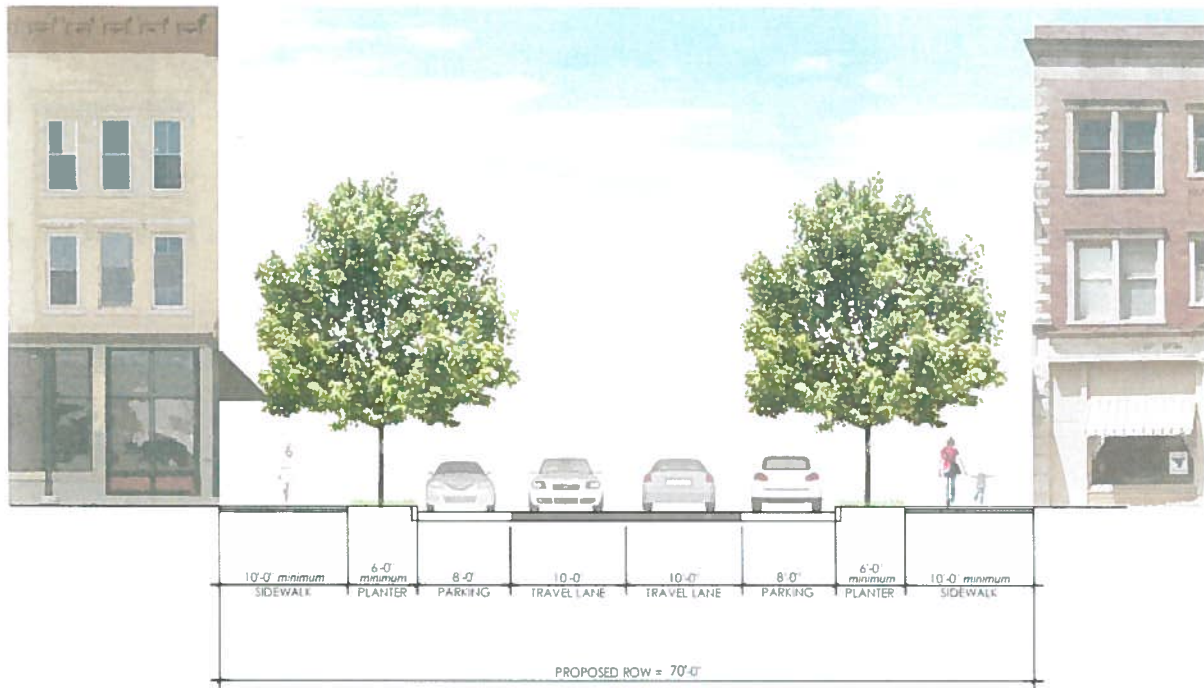
*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

D. Collector Street Residential



Width	
Right-of-way Width	50 feet
Face of curb to face of curb width	26 feet
Streetscape	
Sidewalk	6 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped
Travelway	
Parallel Parking	8 feet
Travel Lane	9 feet

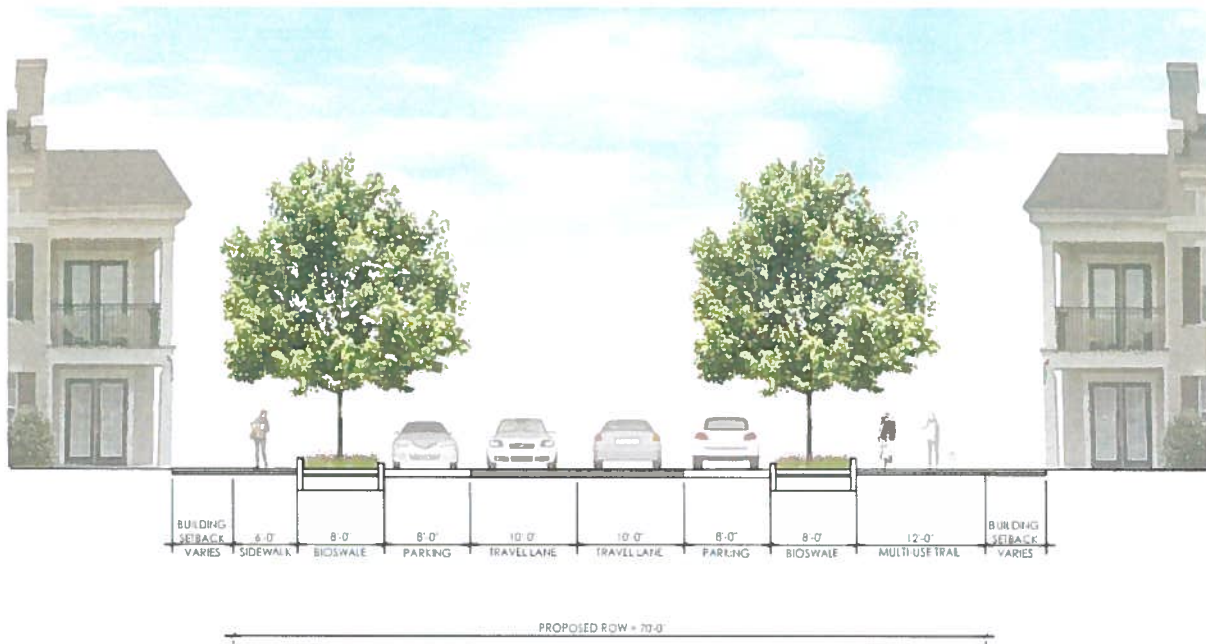
E. Collector Street Commercial/Mixed-Use



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	Min. 10 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

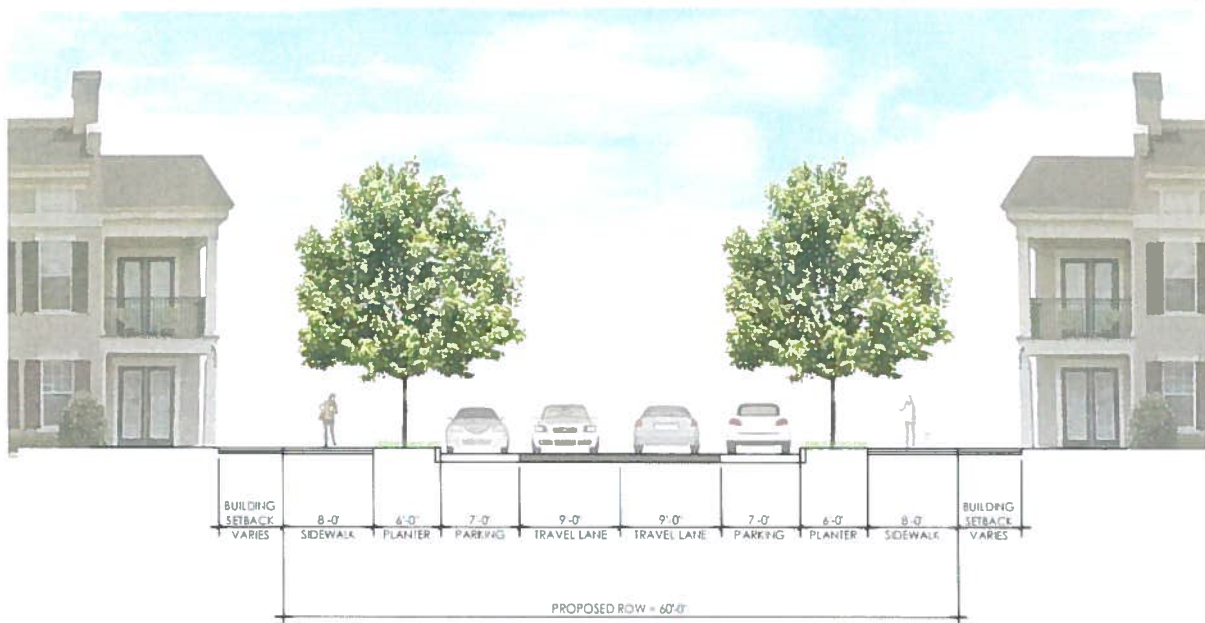
F. Green Street



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	36 feet
Streetscape	
Sidewalk	6 feet (one side)*
Multi-use trail	12 feet (one side)*
Planter	8 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Bio-swale
Travelway	
Parallel Parking	8 feet
Travel Lane	10 feet

*The side of the street containing sidewalks and multi-use trails shall be as established by the Community Developer Director or their designee.

G. Local Street Residential



Width

Right-of-way Width	60 feet
Face of curb to face of curb width	32 feet

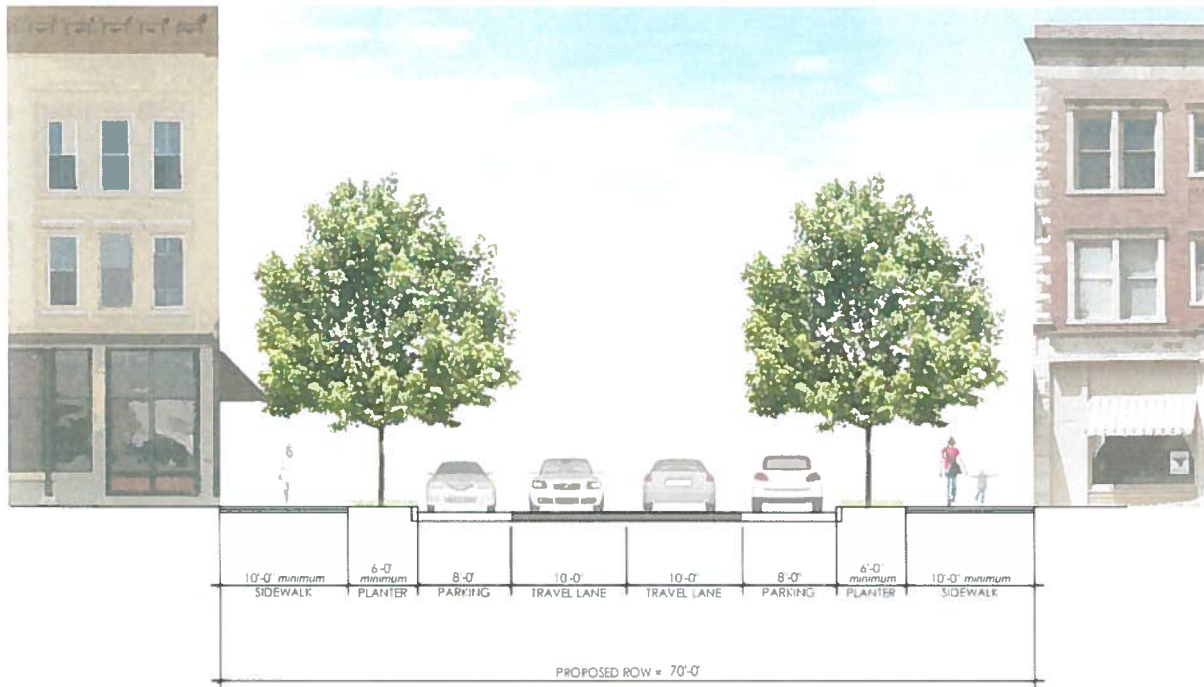
Streetscape

Sidewalk	8 feet
Planter	6 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped

Travelway

Parallel Parking	7 feet
Travel Lane	9 feet

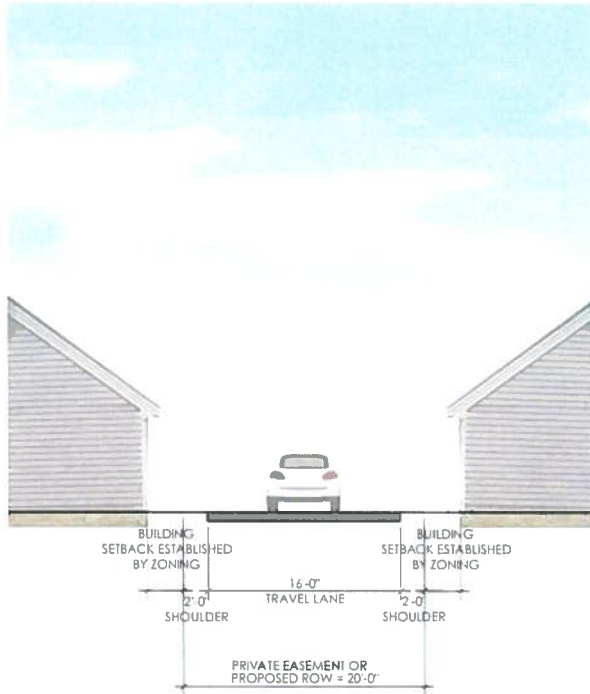
H. Local Street Commercial/Mixed-Use



Width	
Right-of-way Width	70 feet
Face of curb to face of curb width	34 feet
Streetscape	
Sidewalk	Min. 10 feet
Planter	7 feet
Planter Tree Spacing (max.)	40 feet on-center
Planter Type	Landscaped/Hardscaped*
Travelway	
Parallel Parking	7 feet
Travel Lane	10 feet

*Planter may be landscaped or hardscaped, but all trees shall be planted in a landscape area with a minimum size of 6 feet by 10 feet.

I. Residential Alley



Width	
Right-of-way or Easement Width	20 feet
Paved Width	16 feet
Shoulder	2 feet
Travelway	
Parallel Parking	Not allowed
Travel Lane	16 feet

J. Commercial/Mixed-Use Alley



Width	
Right-of-way or Easement Width	20 feet
Paved Width	20 feet
Shoulder	0 feet
Travelway	
Parallel Parking	Not allowed
Travel Lanes	10 feet

2.3.4. Existing Streets, Streetscapes

A. Applicability. A building or site may be renovated or repaired without meeting the requirements of this Section, provided any increase in gross floor area or improved site area does not exceed 25%.

B. Exceptions. This does not apply as follows:

1. On a parcel located within a recorded subdivision that existed on the date of adoption of this ordinance and when no sidewalks currently exist adjacent to the parcel.
2. On a parcel for which a Land Disturbance Permit or Building Permit is issued but where the Director of Community Development determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.

C. Streetscapes Required

1. Existing streets, planters, and sidewalk that do not meet the width and planting standards of the Perry Form Based Code Streetscape Table must be brought into compliance with the current

standards prior to the issuance of Certificate of Occupancy.

2. On existing streets where there is insufficient right-of-way for the required streetscape improvements, the right-of-way needed for such improvements may be expanded by mutual agreement between the property owner and the entity holding the right-of-way, or a public access easement may be provided to the City to meet the required improvements.
3. Where an easement is provided to the City and a parcel is zoned part of the Form Based Code, the back of the minimum required sidewalk (adjacent to the lot) may be considered the lot line for the purpose of establishing yards, may not be included in lot coverage calculations, and may not be counted in minimum lot size requirements for new lots.

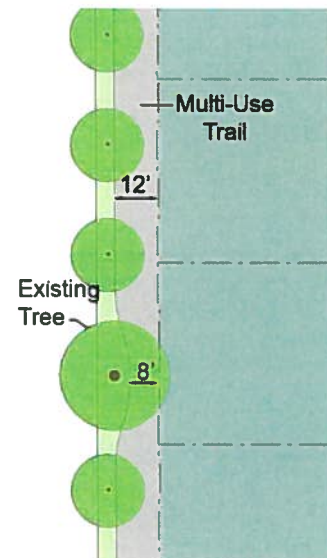
Perry Form Based Code Streetscape Table

Street Type and Parcel Zoning District (both must be met)		Planter	Sidewalk
Arterial (existing)	IMU, MUC, NMU, FBR	6 feet	10 feet
Arterial (existing)	All other Districts	6 feet	6 feet
Collector (existing or proposed)	IMU, MUC, NMU, FBR	6 feet	10 feet
Collector (existing or proposed)	All other Districts	6 feet	6 feet
Green (existing or proposed)	IMU, MUC, NMU, FBR	8 feet	10 feet
Green (existing or proposed)	All other Districts	8 feet	8 feet
Local (existing or proposed)	IMU, MUC, NMU, FBR	6 feet	10 feet
Local (existing or proposed)	All other Districts	6 feet	8 feet

4. Where a publically funded streetscape project using alternative planter standards was installed adjacent to a parcel after the date of adoption, the planter standards of Perry Form Based Code Streetscape Table do not apply.

2.3.5. Multi-Use Trails

- A. Multi-use trails shall have an average width of 12 feet, but their width may be periodically reduced to 8 feet where topography, wetlands, stream buffers, existing buildings, existing trees, or other existing conditions render this requirement infeasible. The maximum length of this reduced width is 400 feet.
- B. A multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the Official Regulating Plan or other plan that has been adopted by the City of Perry.
- C. Where a City of Perry park or access easement held by the City of Perry abuts a street subject to Section 2.3.5.A above, the multi-use trail may also be located in such park or easement.
- D. In approving a multi-use trail in lieu of a sidewalk, the Community Developer Director or their designee may reduce the planter width to a minimum width of 5 feet.



2.3.6. Improvements along State Roadways

- A. For any development that abuts a State highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway

providing access from the State highway must comply with the standards and requirements of the Georgia Department of Transportation.

- B. An approved permit for proposed access or improvements is required by Georgia Department of Transportation and must be incorporated into the construction drawings for the project prior to the issuance of a Land Disturbance Permit.

2.3.7. Planter

- A. **Defined.** A zone adjacent to the curb intended for planting street trees and the placement of street furniture including light poles, litter receptacles and similar items.
- B. Street trees shall be planted in the planter as follows:
 - 1. Where no overhead utilities exist, shade trees must be planted a maximum of 40 feet on center in the planter. Newly planted trees shall be a minimum of 3½ inches in caliper, and shall be limbed up to a minimum of 7 feet.
 - 2. Where overhead utilities exist, one understory tree must be planted a maximum of 25 feet on center in the planter, subject to approval of the overhead utility provider and the City Arborist.
 - 3. Trees shall have a minimum 6 feet by 10 feet pervious landscape planting area. Tree grates are not allowed unless the City Arborist determines that they will not negatively impact tree health.

Sec. 2.4. Parking and Loading

2.4.1. Vehicle Parking

- A. Every use must provide and maintain vehicular parking in accordance with the vehicular parking requirements of Section 71.3 of the Perry Land Development Ordinance.
- B. Parking in the following locations may be used to satisfy the minimum parking requirements:
 - 1. Off-street parking located on the same site or lot as the use it serves;
 - 2. On-street parking located adjacent to and on the same side of the street as the site or lot contain the use it serves; and
 - 3. Off-site parking within 500 feet of the use it serves (as measured along a pedestrian walkway from the door of the use the parking serves).
- C. Shared Parking. A reduction of the parking requirements of 2.4.1.A may be permitted subject to the following:
 - 1. Applicants for shared parking shall submit the following to the Director of Community Development:
 - a. A shared parking analysis using the Urban Land Institute (ULI) Shared Parking Model (latest edition);
 - b. A to-scale map indicating location of proposed shared parking spaces; and
 - c. Written consent of property owners and businesses agreeing to the shared parking arrangement, including copies of executed and court recorded agreements for off-site parking, as applicable.
 - 2. Uses providing shared parking must have either mutually exclusive or compatibly overlapping

normal hours of operations.

3. Reductions in the total number of required spaces for shared parking are not permitted unless the Planning and Zoning Administrator determines a reduction is appropriate on a case-by-case basis through use of the ULI Shared Parking Model.
 4. Renewed parking agreements shall be filed with the Director of Community Development. Lapse of a required lease agreement shall terminate the shared parking reduction.
 5. All shared parking spaces shall be clearly marked and signed as reserved during specified hours.
- D. When a use provides more than 100% of the minimum number of spaces required by the Vehicular Parking Requirements Table, any additional spaces in a surface parking lot must be constructed of pervious paving materials. For the purpose of conforming to this requirement, any on-street spaces or off-street spaces in parking structures must be counted towards satisfying the minimum requirement.

2.4.2. Bicycle Parking

- A. Facilities that provide or require 10 or more vehicle parking spaces must provide a minimum of 2 bicycle parking space, plus 1 space for each additional 25 provided vehicle parking spaces, provided that no site may have fewer than 2 spaces nor be required to exceed bicycle 30 spaces.
- B. Bicycle parking facilities must comply with the following provisions.
 1. Each required bicycle parking space must be at least 2 feet by 6 feet. Where a bike can be locked on both sides of a bicycle rack without conflict, each side can be counted as a required space.
 2. Bicycle racks must be securely anchored, be easily usable with both U-locks and cable locks, and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
 3. Bicycle parking must be provided in a well-lit area.
 4. Spacing of the bicycle racks must provide clear and maneuverable access.
 5. Bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the Community Developer Director or their designee.
 6. Bicycle parking spaces must be as close as or closer than the nearest vehicle parking space (as measured along a pedestrian walkway from the door of the use the parking serves).

2.4.3. Driveways

- A. Applicability. This following applies to driveways, including those serving alleys, but not to new streets in conformance with Section 2.3.3.
- B. Width. Unless approved by the Community Developer Director or their designee or required by the Georgia Department of Transportation along a State roadway, the maximum width of curb cuts, not including flares or returns at the throat of the facility, for entrances, exits, service drives and similar facilities shall be 24 feet for two-way entrances and 12 feet for one-way entrances.
- C. Number. The maximum number of driveways allowed on a site shall not exceed an amount equal to one driveway for every 300 feet of total street frontage or fraction thereof. All parcels are permitted at least one driveway.
- D. Location. Driveways may not be located on an arterial street when access is available from a collector or local street.

2.4.4. Design of Parking Structures

- A. When a parking structure fronts an arterial or collector street its ground story must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the closest adjacent street (not including an alley). Such active use shall have a minimum depth of 20 feet.
- B. Where upper stories of structured parking are adjacent to or visible from any street, they must be screened so that cars and ramps are not clearly visible from ground level view from the adjacent parcel or the adjacent street (not including an alley).
- C. Structured parking facades adjacent to or visible from any street must have the appearance of a horizontal storied building.

2.4.5. Loading

- A. On-site loading space is not required.
- B. Loading areas must be located to the rear of buildings. Loading areas must not be placed between a building and the closest adjacent street.
- C. Screening. If a loading area is provided, it must meet the following.
 - 1. Where a loading dock designed for tractor-trailers is placed between a shared lot line or building and the closest adjacent street (not including an alley), the entire length of the loading area must be screened.
 - 2. Screening must consist of either:
 - a. An 8-foot high wall compatible with the principal building in terms of texture, quality, material and color; or
 - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within 3 years of planting.

2.4.6. Vehicle Access and Parking Locations

- A. No driveway or off-street parking lots may be located between a building and the closest street unless an intervening approved building type exists.
- B. Off-street parking for the following must be accessed from alleys:
 - 1. Townhouses on lots of any width.
 - 2. All other building types on lots less than 50 feet in width.
- C. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.

Sec. 2.5. Landscaping and Screening

2.5.1. Applicability

- A. New Construction. Any new building or site improvement must comply with the landscaping and screening requirements of this Section.
- B. Maintenance and Repair. An existing building or site may be repaired, maintained or modernized without providing additional landscaping or screening, provided there is no increase in gross floor area or improved site area.
- C. Additions
 - 1. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively, landscaping and screening is required for the additional floor or site area only.
 - 2. When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively, both the existing building, use or site and the additional floor or site area must conform to the landscaping and screening requirements of this Section.
- D. Change in Use. A change in use does not trigger the application of these requirements except when there is a specific use standard requiring landscaping or screening for the new use.

2.5.2. Yard Landscaping

- A. Yards between a parking lots and a street must comply with Section 2.5.3.
- B. Yards greater than 5 feet in depth and located between a building and the closest adjacent sidewalk along a street must be landscaped with grass, trees, shrubs, hedges and other landscaping materials for their entire width, with the exception of areas used for:
 - 1. Front porches and stoops;
 - 2. Outdoor dining or display;
 - 3. Pedestrian walkways used to access a street-facing pedestrian entrance;
 - 4. Driveways used to access off-street parking; and
 - 5. Amenity space, where required by Article 3.

- C. Yards greater than 10 feet in depth must be planted with one tree for each 30 feet of street frontage or portion thereof.

2.5.3. Parking Lot Landscape Strips

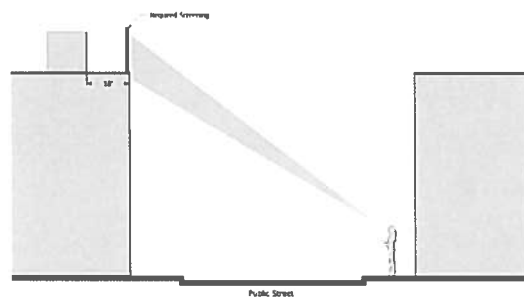
- A. Applicability. All surface parking areas (of any size) abutting a street (not including an alley) must be screened using one of the following options.
- B. Landscape Strip with Shrubs. A minimum 10 feet wide landscape strip planted with a minimum of 10 shrubs per 35 linear feet of street frontage, excluding driveway openings. Shrubs shall be provided to screen paved areas and parking lots from the right-of-way. Shrubs shall be at least 2 feet tall at time of planting. They must be planted 2 rows deep, and provide a screen within 3 years of planting.
- C. Landscape Strip with Wall
 - 1. A 2.5 feet high wall in a minimum 4-foot planting strip.
 - 2. Walls must be close to the parking lot in order to provide a minimum 2-foot landscaped area facing the street.
 - 3. Walls must be closed and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

- D. Landscape Strip with Berm
 1. An earth berm a minimum of 2.5 feet higher than the finished elevation of the parking area, planted with 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.
 2. The berm must contain a rounded crown suitable for planting, and a stabilized side slope of no greater than 3:1.
- E. Landscape Strip with Grade Change. A 6-foot landscaped strip with a minimum 3-foot grade drop from the street to the parking area, planted with a minimum of 5 shrubs for every 35 linear feet of street frontage, excluding driveway openings.
- F. Location. A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.
- G. Plant Material. Required shrubs must be a minimum of 2.5 feet in height at time of planting. 70% of the required amount of shrubs must be evergreen.

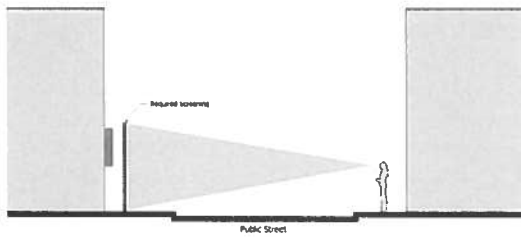
2.5.4. Screening

- A. Service Areas
 1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings and may not be between a building and the street.
 2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the 4th side by a solid gate at a minimum of 6 feet in height.
 3. The wall must be opaque and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or stucco over standard concrete masonry blocks.

- 4. The gate must be self-locking and maintained in good working order.
- B. Roof-Mounted Equipment
 1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting parcel or abutting street (not including an alley).
 2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.



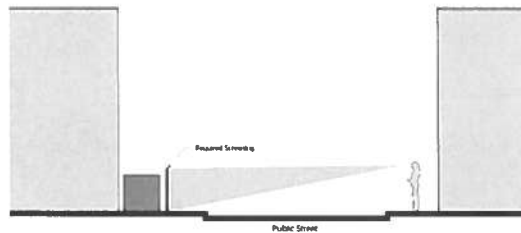
- 3. For buildings with no or low parapet walls, roof mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.
- C. Wall-Mounted Equipment
 1. Wall-mounted equipment located on any surface that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material, and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

D. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.



2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

2.5.5. Design and Installation

A. Plant Material

1. Plant materials must be hardy to zone 8 in accordance with the U.S. Department of Agriculture’s Plant Hardiness Zone Map.
2. Plant materials must be able to survive on natural rainfall once established with no loss of health.
3. Tree height is measured from the top of the root ball to the tip of the main stem.
4. No artificial plants, trees, or other vegetation may be installed as required

landscaping and screening

2.5.6. Maintenance of Landscaping

- A. Responsibility. The property owner is responsible for maintaining all required landscaping and screening in good health and condition. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Section within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials) as approved by the City Arborist.
- B. Soil Erosion
 1. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.
 2. Grass areas must be sodded prior to the issuance of a Certificate of Occupancy. If grass seed must be used, it must be a variety that may be reasonably expected to produce full coverage of the area.
- C. Pruning and Trimming
 1. All required landscaping must be allowed to reach its required size and must be maintained at no less than required size.
 2. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Arboriculture Standards entitled “ANSI A300 Standards.”
 3. “Topping,” defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except where necessary to maintain public overhead utilities.

Sec. 2.6. Neighborhood Compatibility

2.6.1. Applicability

- A. Neighborhood compatibility measures are required when a lot zoned or used for a multifamily dwelling, office, institutional, commercial, industrial uses, or occupied by a non-detached residential use adjoins a protected district
- B. Protected district as used in this Section means any property zoned for or used exclusively for detached residential purposes.

2.6.2. Buffers

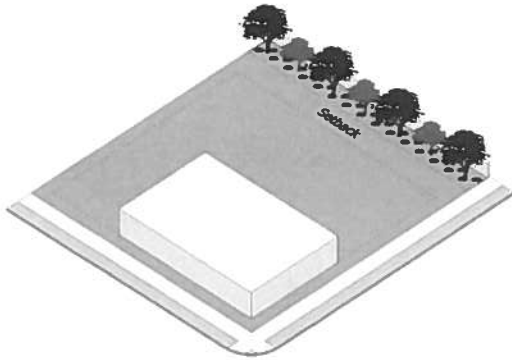
- A. A 25 feet wide undisturbed buffer is required as shown in the Form Based Buffer Table.

Depth (min.)	25 ft.	
Fence/wall height (min.)	Not required	
Shade trees (min. per 100 feet and evenly spaced)	5	
Understory trees (min. per 100 feet in length and evenly spaced)	4	
Shrubs (min. per 100 feet in length and evenly spaced)	40	

- B. Except as otherwise provided, herein, the buffer shall be preserved in its natural undisturbed state, except that sparsely planted buffers shall be enhanced with additional plant material. Enhancement plants must provide an opaque screen within two years of planting and must meet the following standards:
 1. Plants must be a minimum of 5 feet in height at time of installation;
 2. At least 75% of the total number of plants installed must be evergreen species; and
 3. Plants will be planted and spaced as shown in the Form Based Buffer Table.
- C. Buffers may not contain any surface parking or storm water, detention facilities, or any structures except that the Director of Community Development may approve underground facilities within the buffer or the crossing of the buffer for the purpose of extending utilities.
- D. Stream buffers must be replanted where disturbed for approved access, detention and utility crossings. Replacement plants must be approved by the City Arborist.
- E. All buffer plantings are subject to the approval of the Director of Community Development.

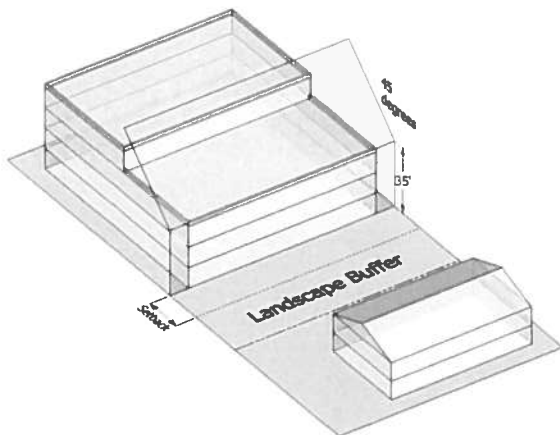
2.6.3. Building Setbacks

All building setbacks are measured from the inside edge of the required buffer.



2.6.4. Transitional Height Plane

- A. A building must not extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line.



- B. The transitional height plane ends at any public street (not including an alley) or 60 feet from the protected district lot line, whichever is less.

Sec. 2.7. Building Types

The following rules apply to all buildings in the Perry Form Based Code.

2.7.1. Descriptions

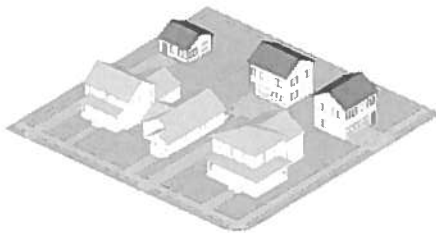
Within the Perry Form Based Code building types are used to regulate the design of buildings. Each building type is described below. A building's building type is determined by the Director of Community Development. All graphic depictions of building types are for illustrative purposes only. Note that these building types are for zoning purposes only, and not linked to the Building Code. Freestanding parking structures are not considered to be a building type.



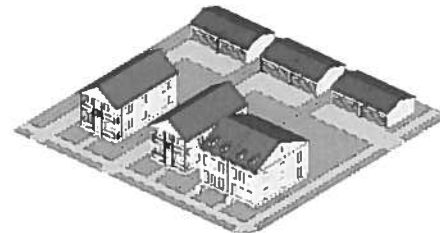
- A. **Detached House.** A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



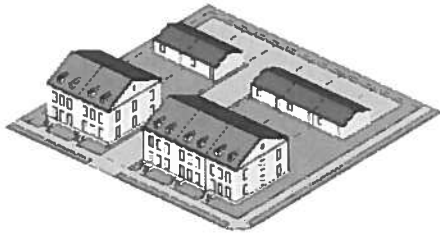
- C. **Cottage Court.** A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



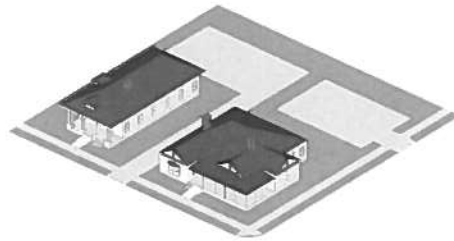
- B. **Carriage House.** A small self-contained accessory dwelling unit located on the same lot as a detached house, duplex, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



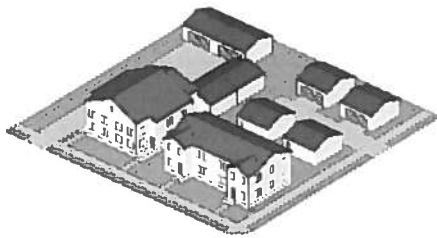
- D. **Duplex.** A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



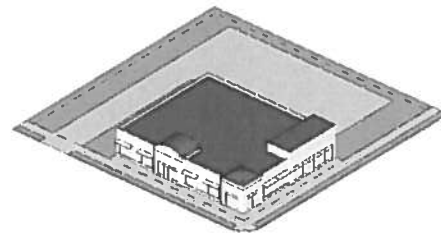
E. **Townhouse.** A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed.



H. **Commercial House.** A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



F. **Walk-up Flat.** A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



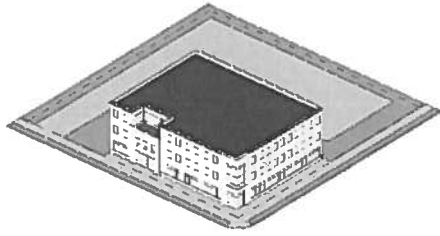
I. **Shopfront.** A single-story building type that typically accommodates single-use retail or commercial activity.



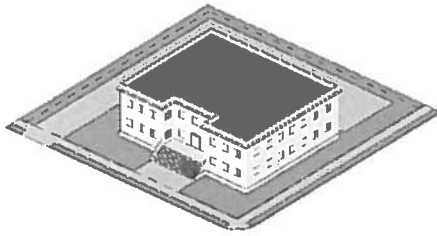
G. **Stacked Flat.** A building type that accommodates 9 or more dwelling units vertically and horizontally integrated.



J. **Mixed Use Building.** A multi-story building type that typically accommodates ground story retail, office, or commercial uses with upper-story residential or office uses. Not for ground story street-facing residential uses along arterial or collector streets.



- K. **General Building.** A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.



- L. **Civic Building.** A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.

2.7.2. Rules Specific to Building Types

A. Detached House

A building type that accommodates one dwelling unit on an individual lot with yards on all sides. Not intended for nonresidential uses.



Lot	
Detached house units per lot:	1 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.

B. Carriage House

A small self-contained accessory dwelling unit located on the same lot as a detached house, duplex, or townhouse but physically separated, for use as a complete, independent living facility, with provisions for cooking, sanitation and sleeping.



Lot	
Carriage house units per lot:	1 max.
Size	
Dwelling Floor Area:	700 sf max. (excluding garage)
Bedrooms:	1 max.
Pedestrian Access	
Entrance facing street:	Not Required
Walkway width:	n/a

C. Cottage Court

A building type designed to accommodate 5 to 10 detached dwelling units organized around a shared internal courtyard. Units cannot be vertically mixed.



Site	
Site width/depth:	150 ft min.
Cottage court units per site:	5 min./ 10 max.
Courtyard	
Area:	3,000 sf min.
Width:	40 ft min.
Courtyard may not be parked or driven upon, except for emergency access and permitted temporary events.	
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min. /5 ft max.

D. Duplex

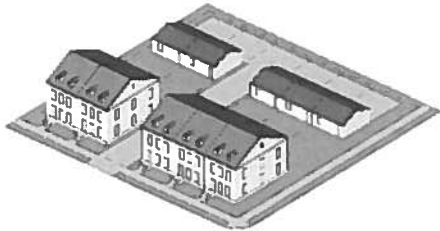
Duplex. A building type that accommodates two dwelling units arranged either horizontally or vertically. Not intended for nonresidential uses.



Lot	
Duplex units per lot:	2 max.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	3 ft min. /5 ft max.

E. Townhouse

A building type that accommodates 3 or more dwelling units where each unit is separated by a common side wall. Units cannot be vertically mixed. Not intended for nonresidential uses.



Site	
Townhouse units per site:	3 min.
Townhouse units in a row:	8 max.
Fenestration	
Ground floor:	15% min.
Upper story:	15% min. / 35% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for units along street
Walkway width:	3 ft min. /5 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	
Design	
No more than three adjacent units may have identical facade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, roof form, or setbacks.	

F. Walk-up Flat

A building type that accommodates 3 to 8 dwelling units vertically and horizontally integrated.



Site	
Walk-up flat units per building:	3 min. /8 max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby (if provided) or ground floor units along street (if no lobby)
Walkway width:	3 ft min. /6 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

G. Stacked Flat

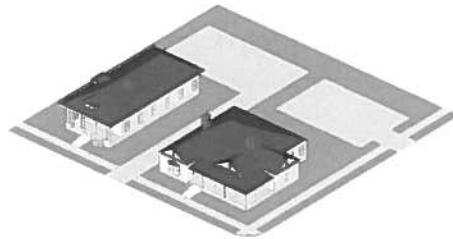
A building type that accommodates 9 or more dwelling units vertically and horizontally integrated. Intended for primarily residential uses, but may include limited ground story commercial.



Site	
Stacked flat units per building:	9 min.
Street facing façade length:	200 ft max.
Fenestration	
Ground floor:	20% min.
Upper story:	20% min. / 40% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for lobby and ground floor units along street
Walkway width:	3 ft min. / 8 ft max.
Parking Location	
No on-site parking is allowed between the building and the street.	

H. Commercial House

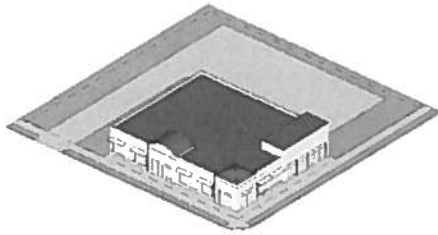
A building type that accommodates nonresidential uses in a building type that resembles a detached house. Not intended for residential uses.



Site	
Street facing façade length:	50 ft max.
Fenestration	
Ground floor:	15% min. / 30% max.
Upper story:	15% min. / 30% max.
Blank wall area:	20 ft max. (per story)
Pedestrian Access	
Entrance facing street:	Required for businesses facing street
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

I. Shopfront

A single-story building type that typically accommodates single-use retail or commercial activity.



Site

Street facing façade length: 200 ft max.

Height

Ground floor height (floor to ceiling) : 14 ft min.

Fenestration

Ground floor: arterial or collector/local street: 70% min./30% min.

Blank wall area: arterial or collector/local street: 30 ft max. / 50 ft max.

Pedestrian Access

Entrance facing street: Required every 75 ft of frontage

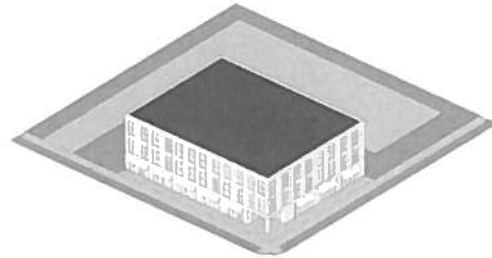
Walkway width: 6 ft min.

Parking Location

No on-site parking is allowed between the building and the street.

J. Mixed Use Building

A multi-story building type that typically accommodates ground story retail, office or commercial uses with upper-story residential or office uses. Not intended for ground story, street-facing residential uses along arterial or collector streets.



Site

Street facing façade length: 200 ft max.

Height

Ground floor height (floor to ceiling) : 14 ft min.

Fenestration

Ground floor: arterial or collector/local street: 70% min./30% min.

Blank wall area: arterial or collector/local street: 30 ft max. / 50 ft max.

Upper story: 20% min. / 40% max.

Pedestrian Access

Entrance facing street: Required every 75 ft of frontage

Walkway width: 6 ft min.

Parking Location

No on-site parking is allowed between the building and the street:

K. General Building

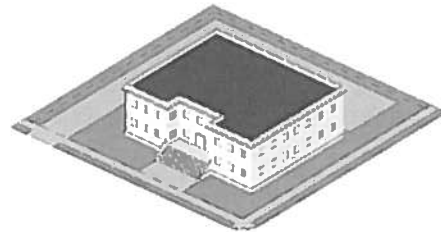
A multi-story building type that typically accommodates nonresidential uses such as industrial, hotel, or office uses on all stories.



Site	
Street facing façade length:	200 ft max.
Height	
Ground floor height (floor to ceiling) :	11 ft min.
Fenestration	
Ground floor: arterial or collector/local street:	50% min./20% min.
Blank wall area: arterial or collector/local street:	40 ft max. / 60 ft max.
Upper story	20% min.
Pedestrian Access	
Entrance facing street:	Required every 150 ft of frontage
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

L. Civic Building

A building type that accommodates civic uses. Not intended for commercial, retail, office, or residential uses.



Fenestration	
Ground floor:	15% min.
Blank wall area:	60 ft max.
Upper story:	15% min.
Pedestrian Access	
Entrance facing street:	Required
Walkway width:	6 ft min.
Parking Location	
No on-site parking is allowed between the building and the street.	

Sec. 2.8. Building Design

2.8.1. Applicable

This Section applies to the Building Types identified in Section Sec. 2.7.

2.8.2. Fenestration

- A. Fenestration is the minimum percentage of window and door glass that must cover a facade.
- B. Glass used to satisfy fenestration requirements must be unpainted, must have a transparency (visible light transmission) higher than 70%, and must have an external reflectance of less than 15%. Transparency and external light reflectance must be established using the manufacturer's specifications.
- C. Fenestration is measured from the top of the finished floor to the top of the finished floor above.
- D. When there is no floor above, fenestration is measured from the top of the finished floor to the top of the wall plate.

2.8.3. Pedestrian Access

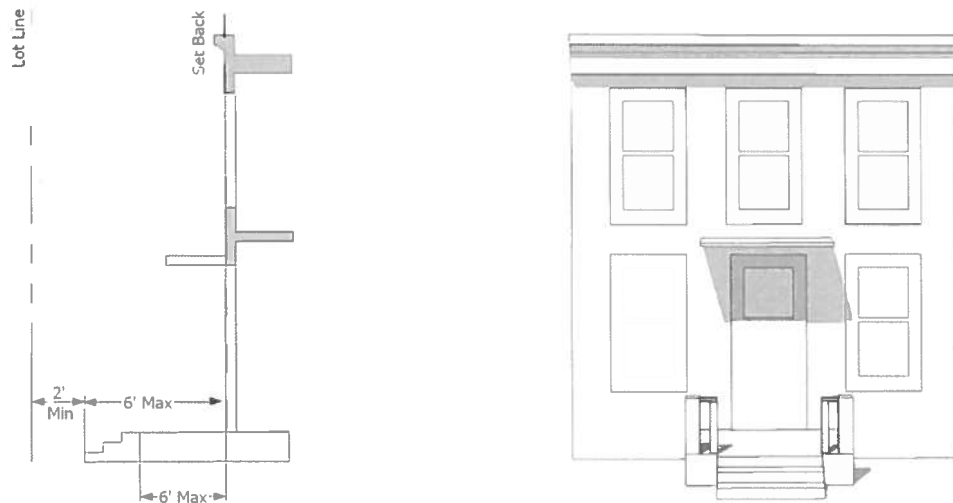
- A. A pedestrian entrance and walkway providing both ingress and egress, operable to residents at all times and operable to customer, visitors, and employees during business hours, is required to meet the street-facing pedestrian entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted, but must have the same or shorter hours of operability as the street-facing entrance.
- B. An angled pedestrian entrance may be provided at either corner of a building along the street to meet the street-facing pedestrian entrance requirements.
- C. Where a lot has frontage on a civic space instead of a street, these requirement apply to and from the civic space.

2.8.4. Building Elements

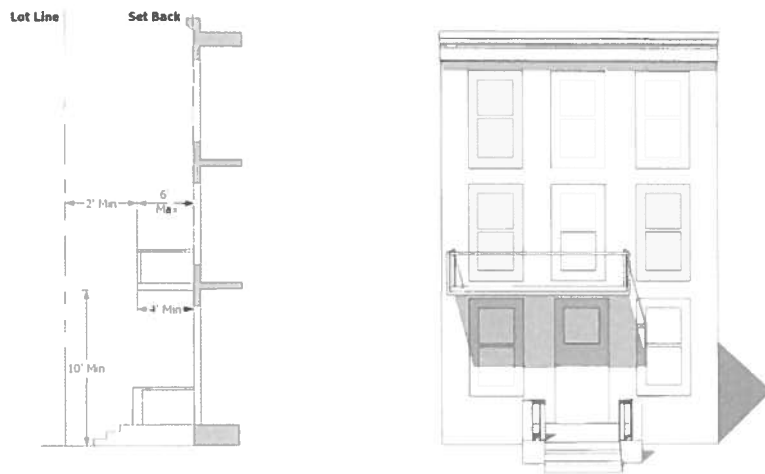
- A. **Intent.** The following standards are intended to ensure that certain building elements that when added to a street-facing facade are of sufficient size to be both usable and functional and be architecturally compatible with the building they are attached to.



- B. **Front Porch.** A raised structure attached to a building, forming a covered pedestrian entrance to a doorway.
1. A front porch must be at least 6 feet deep (not including the steps).
 2. A front porch must be contiguous, with a width not less than 33% of the building facade from which it projects.
 3. A front porch must be roofed and may be screened, but cannot be fully enclosed.
 4. A front porch may extend up to 9 feet, including the steps, into a required front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 5. A front porch must not encroach into the public right-of-way or required sidewalk.
 6. Steps leading to front porches must have enclosed risers.
 7. Front porch columns must be a minimum width of 8 inches.

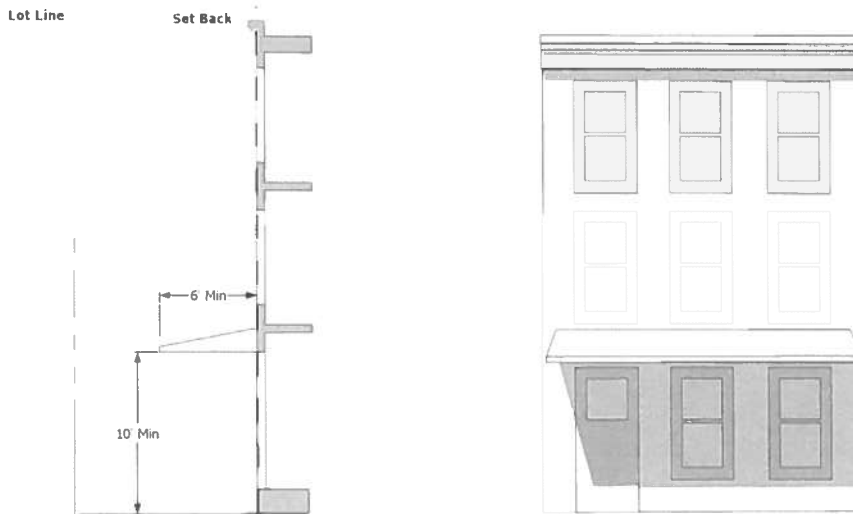


- C. **Stoop.** A small raised platform that serves as a pedestrian entrance to a building.
1. A stoop must be no more than 6 feet deep (not including the steps).
 2. A stoop may be covered but cannot be fully enclosed.
 3. A stoop may extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
 4. A stoop must not encroach into the public right-of-way or required sidewalk.
 5. Steps leading to stoops must have enclosed risers.
 6. Stoop columns, where provided, must be a minimum width of 8 inches.

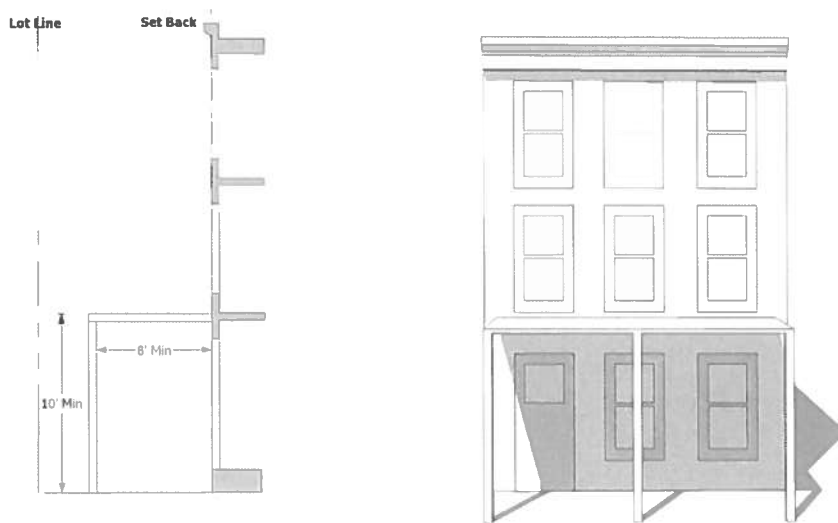


D. **Balcony.** A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

1. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
2. A balcony must have a clear height above the sidewalk of at least 10 feet.
3. A balcony may be covered and screened, but cannot be fully enclosed.
4. A balcony may encroach up to 6 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



- E. **Awning/Canopy.** A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.
1. An awning must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
 2. An awning may extend into a required setback.
 3. An awning may encroach up to 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.
 4. Awning must be made of canvas and may not be reflective or shiny.
 5. Awnings must have open ends called “shed awnings” to allow views into buildings.
 6. Awnings may not be internally lit.
 7. Awnings must be as wide as, or up to two feet wider than, the door or window opening that they serve. Where multiple doors and windows are less than two feet apart, multiple awnings may be combined into a single awning.



- F. **Gallery.** A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.
1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
 2. A gallery must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
 3. A gallery may extend into a required setback.
 4. A gallery may encroach up 9 feet into the public right-of-way or required sidewalk but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

2.8.5. General Architectural Standards

A. Applicability

1. The following applies to all buildings, except as specifically stated otherwise.
2. Detached houses, carriage houses, cottage courts, duplexes, townhouses, walk-up flats, and stacked flats must comply with either the following or Section 2.8.6, at the discretion of the applicant.

B. Building Materials

1. Exterior finish materials on walls visible from a street or civic space must be limited to brick, manufactured stone, architectural block, natural stone, wood siding, cement-based siding, cement-based panels, and/or hard coat stucco.
2. Hard coat stucco, when used as an exterior wall finish material on any individual building, is subject to the following additional standards:

- a. Hard coat stucco may not exceed 30% of the total wall area (excluding foundations) visible from a street or civic space. For the purpose of calculating conformance with this requirement, windows and doors are not included in the total wall area.

- b. The maximum wall length (excluding foundations) visible from a street or civic space that is finished in any continuous or discontinuous hard coat stucco is 60 feet. Authorized wall lengths finished in hard coat stucco must be separated by a minimum wall length of 60 feet that contains no hard coat stucco.



3. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the General Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
4. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, front porches, balconies, foundations, awnings, or architectural details.
5. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall. Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

General Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	Hard Coat Stucco
↑	Wood/Cement-Based Siding or Panels
↓	Brick
↓	Architectural Block
Visually Heavier	Natural /Manufactured Stone

C. Building Facade

1. The following applies to all street-facing facades.
2. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
3. Facades must provide visual divisions between the ground story and second story through architectural means such as courses, awnings, or a change in materials.
4. Windows above the ground story must be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
5. Window must be recessed a minimum of 3 inches and a maximum of 8 inches from the adjacent façade.

D. Building Massing

1. Facades over 50 feet in length must incorporate wall projections or recesses a minimum of 12 inches in depth. The combined length of said recesses and projections must constitute at least 20% of the total facade length.
2. Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentals, brick soldier courses, or similar details.

2.8.6. Small Residential Building Standards

A. Applicability. The following applies to detached houses, carriage houses, cottage courts, duplexes, townhouses, walk-up flats, stacked flats, and commercial houses.

B. Building Materials

1. The exterior finish material on all walls is limited to brick, manufactured stone, natural stone, wood siding, cement-based siding and/or hard coat stucco.
2. Exterior finish materials must be combined only horizontally, with the visually heavier below the lighter as shown in the Small Residential Building Visual Weight Table. This does not apply to architectural details such as cornices, window sills, and beltlines.
3. No more than three different exterior finish materials, textures, colors, or combinations thereof may be used on a single building, excluding materials used on windows, doors, porches, balconies, foundations, or architectural details.
4. Foundations must be constructed as a distinct building element that is finished in a different material or color than the exterior wall.

Small Residential Building Visual Weight Table

This table shows the visual weight of permitted materials. Those at the top are lighter than those at the bottom and must be combined accordingly.

Visually Lighter	Hard Coat Stucco
↑	Wood/Cement-Based Siding or Panels
↓	Brick
↓	Architectural Block
Visually Heavier	Natural /Manufactured Stone

Exposed above-ground foundations must be coated or faced in cement, hard coat stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

C. Building Facades

1. The following apply to all street-facing facades.
 2. Windows and Doors
 - a. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
 - b. Doors and windows that operate as sliders are prohibited
 - c. All windows must be vertically shaped with a height greater than width. The top of said windows must generally be in alignment with the top of the adjacent door frame.
 - d. Windows must have true or simulated divided lights or be one-over-one lights.
 - e. Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
 - f. Window frames must be recessed a minimum of 1.5 inches from the exterior façade.
 3. A stoop or front porch is required.
 4. Awnings are not allowed.
- D. Building Massing
1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be no less than 2:12.
 2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Section 2.5.4.
 3. All roofs must have a minimum 25-year roof life and no visible roll roofing.
 4. Chimneys, where provided, must extend to the ground and must be faced in brick or stacked stone.

Sec. 2.9. Tree Protection

2.9.1. Applicability

- A. This Section applies to all sites in the Perry Form Based Code except detached residential lots.
- B. Detached residential lots must comply with the full requirements of Section 217 of the Perry Land Development Ordinance.
- C. Sites subject to this Section and with a building coverage under 70% must comply with the full requirements of Section 217 of the Perry Land Development Ordinance.
- D. Site subject to this Section and with a building coverage of 70% or more must comply with one of the following:
 1. The full requirements of Section 217 of the Perry Land Development Ordinance; or
 2. All requirements of Section 217 of the Perry Land Development Ordinance except Section 217.f.5, which are replaced with the requirements of Section 2.9.2 below.

2.9.2. Minimum Site Density Requirements

- A. A minimum of one Overstory tree must be provided on-site for every 400 square feet of a site not covered by buildings.

- B. The required Overstory tree must have a minimum 4-inch caliper.
- C. The required number of Overstory trees may be achieved by counting existing trees to be preserved, planting new trees according to the standards of this Section, or some combination of the two.
- D. All sites shall comply with the applicable street tree requirements in the adjacent street.

Article 3. Form Based Code Zoning Districts

Sec. 3.1. Applicability

- A. This requirements of this Article apply to all Form Based Zoning Districts.
- B. The requirements of the Perry Land Development Ordinance also apply in all Downtown Districts unless expressly stated otherwise in this Article.

Sec. 3.2. Rules of Interpretation

3.2.1. Site

Defined. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. Lots within a site may be separated by an existing public right-of-way.

3.2.2. Lot

A. Lot Frontage.

1. Every lot (except cottage court lots) and every cottage court site must have frontage upon:
 - a. An existing public street, or
 - b. A new public street or private street built to standards of Section 2.3.3, or
 - c. A civic space meeting the standards of Section 3.2.3.B or an existing City of Perry park. No more than 20% of the total lots in a site (except cottage court lots) may front on a civic space or existing City park.
2. Alleys may not be used to satisfy the lot frontage requirements of Section 3.2.2.A.1 above.
3. The minimum lot frontage is 20 feet or the minimum lot width identified in district regulations, whichever is greater.
4. Lots having frontage on a civic space or existing City park must still comply with fire lane access requirements, as applicable.

3.2.3. Open Space








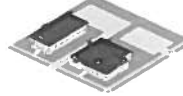




- A. **Defined.** Open space is the horizontal outdoor area of a site reserved to provide separation, resource protection, scenic enjoyment, recreation, or amenity. It includes two types: civic space and amenity space.
- B. **Civic space.** Civic space is the portion of open space for public use defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and their adjacent buildings. Civic spaces are limited to the following types:
 1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.

2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees, and may also include lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
 3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees. The minimum size for a plaza is one-quarter acre.
 4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees. There is no minimum size for pockets parks.
 5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds.
- C. **Amenity space.** Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:
1. Rooftop decks;
 2. Balconies;
 3. Patios and porches;
 4. Outdoor dining areas;
 5. Pool areas;
 6. Tennis courts, basketball courts, and similar uses;
 7. Yards, lawns, and gardens;
 8. Hardscape areas improved for pedestrian enjoyment; and
 9. Wooded areas.
- D. Open space may be privately or publically owned. Private open space is open space that is owned by a corporation, individual, or homeowners association. Public open space is open space owned by a governmental agency.
- E. Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the five types of civic spaces identified in Section 3.2.4.B.
- F. No required buffer, except for stream buffers, may be used to satisfy open space requirements.
- G. Stormwater management facilities may not be used to satisfy open space requirements.
- H. No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.
- I. A site's Open space requirements shall be considered completely satisfied when a development incorporates a historic building that complies with all of the following:

1. The building is deemed fit for human habitation in accordance with the adopted Perry City Municipal Codes concerning buildings and structures; and
 2. A binding legal agreement that established a program for guaranteeing maintenance of said building through a condominium association, a homeowner association, bonding, or other protective maintenance guarantees is signed by all property owners and/or their prospective successors in title and is submitted to the City of Perry.
- J. When a historic building used to satisfy open space requirements in accordance with Section 3.2.3.1 is subsequently completely destroyed, the applicable open space requirements of the zoning district must be satisfied within one year unless a variance is granted by the City Council.

Sec. 3.3. Building Types Allowed

Building types are allowed by Form Based Zoning District as shown below.

Building Type	IMU	MUC	NMU	FBR
 Detached House			■	■
 Carriage House			■	■
 Cottage Court			■	■
 Duplex			■	■
 Townhouse	■	■	■	■
 Walk-Up Flat	■	■	■	
 Stacked Flat	■	■		
 Commercial House			■	
 Shopfront	■	■	■	
 Mixed-Use Building	■	■	■	
 General Building	■	■	■	
 Civic Building	■	■	■	■

Sec. 3.4. Uses Allowed by District

3.4.1. Allowed Use Table

- A. In order to regulate a variety of similar uses, use categorizes have been established for principal uses. Use standards for both principal and accessory uses are specified in Article 10 of the Perry Land Development Ordinance. Uses not listed may be interpreted by the Director of Community Development. When the Director of Community Development cannot determine placement, an application shall be made to the Planning Commission for interpretation.
- B. Principal and accessory uses allowed by district are shown in the table below.

3.4.2. Use Table Key

- A. Permitted Use (P). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Perry Land Development Ordinance.
- B. Special Exception (SE). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 172 of the Perry Land Development Ordinance. Special exceptions are subject to all other applicable requirements of the Perry Land Development Ordinance, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special exception permit approval.
- C. Use Not Permitted (blank). An empty cell indicates that a use is not permitted in the respective district.

Key: P = Permitted Use	SE = Special Exception Required	Blank Cell = Use Not Permitted			
Use Category	Form Based Zoning Districts				
Specific Use	IMU	MUC	NMU	FBR	
Accessory Uses					
Accessory building	P	P	P	P	
Additional dwellings on a single lot			SE	SE	
Dogs and cats	P	P	P	P	
Drive-in uses, any	P				
Dwellings in an existing commercial building	P				
Fall-out shelters	P	P	P	P	
Home Offices	P	P	P	P	
Home swimming pools	P	P	P	P	
Horses, ponies and fowl		SE	SE	SE	
Live-Work	P	P	P	P	
Residential businesses	P	P	SE	SE	
Satellite dish antennas	P	P	P	P	
Commercial Uses					
Adult entertainment establishments					
Amusement enterprises including the provision of stage entertainment excluding arcade games.	P				
Amusement enterprises, such as miniature and Par-3 golf, golf driving ranges, skating rinks, excluding go-karts	P	P	P	P	

Sec. 3.4 Uses Allowed by District

April 6, 2016

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Appliance stores including radio and television service	P	P	P	
Art and antique shops	P	P	P	
Auto auctions	P	P	P	
Automobile repair garages, mechanical and body	P	P	P	
Automobile service stations	P			
Automobiles, recreational vehicles, horse trailer sales and mobile homes sales	P			
Bakeries employing more than ten (10) persons	P	P	P	
Bakeries employing not more than ten (10) persons	P	P	P	
Banks	P	P	P	
Barber and beauty shops	P	P	P	
Bed and Breakfast Inns	SE	SE	SE	SE
Bicycle stores	P	P	P	
Boat sales, indoor and outdoor	P			
Book, stationary, camera or photographic supply stores	P	P	P	
Bowling alleys	P	P	P	
Building and lumber supply, retail	P	P	P	
Billiard rooms	P	P		
Café, grill, and lunch counters	P	P	P	
Car washes	P	SE	SE	
Clothing, shoe, millinery, dry goods, and notion stores	P	P	P	
Coin-operated amusement machines which provides the opportunity for rewards including, but not limited to, free games, free replays, any merchandise, prizes, toys, gift certificates, points, tokens, vouchers, tickets or novelties.	P			
Confectionery stores	P	P	P	
Dress making and tailoring shops	P	P	P	
Drug stores	P	P	P	
Dry cleaning and laundry establishments including pick-up stations	P	P	P	
Electrical supplies	P	P	P	
Farm and garden supplies	P	P	P	
Finance, insurance, and real estate offices	P	P	P	
Florist, nursery and gift shops	P	P	P	
Furniture, home furnishing, including office furniture and equipment stores	P	P	P	
Grocery, fruit, vegetable, meat markets, delicatessen, catering, and supermarkets	P	P	P	
Hardware and paint stores	P	P	P	
Heating and plumbing equipment	P	P	P	
Hotels	P	P		
Ice cream stores	P	P	P	
Jewelry stores	P	P	P	
Massage Parlors as part of a salon/spa facility	P	P	P	
Motels	P			
Motorcycle stores	P			
Nightclubs, bars and taverns	P	P	SE	

Sec. 3.4 Uses Allowed by District

April 6, 2016

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category Specific Use	Form Based Zoning Districts			
	IMU	MUC	NMU	FBR
Office use	P	P	P	
Parking garages, Commercial	P	SE		
Parking Lot, Commercial				
Printing, blue printing, book binding, Photostatting, lithography and publishing establishments	P	P	P	
Restaurants	P	P	P	
Retail or commercial use where there is no processing or treatment of material goods	P	P	P	
Sale of souvenirs, gifts, novelties, pottery and sundries tailored to the tourist business.	P	P	P	
Self-service laundry	P	P	P	
Self-storage warehouse or facility	P			
Shoe repair shops	P	P	P	
Shopping centers > 50,000 sf	SE	SE	SE	
Single tenant retail buildings >35,000 sf	SE	SE	SE	
Sporting goods	P	P	P	
Tattoo Parlor				
Theaters	P	P		
Tire sales	P			
Batteries, and other automotive accessories excluding tires	P	P	P	
Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, Venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting	P			
Undertaking or mortuary establishments	P			
Veterinary hospitals or clinics	P	P		
Industrial Uses				
Bottling works for soft drinks				
Building and lumber supply establishments, wholesale				
Clothing and garment manufacturing				
Contractors storage and equipment yards				
Dairy products, processing				
Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto				
Establishments for the manufacture, repair, assembly, or processing of materials similar in nature to those listed in Section 82.1.(6) which are not objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations, or which will not contribute to the congestion of traffic.	P			
Frozen dessert and milk processing plants				
Ice plant				
Laboratories for testing materials, chemical analysis and photography processing				
Manufacture and assembly of scientific, optical and electronic equipment				
Manufacture of musical instruments and parts				

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Manufacture of souvenirs and novelties				
Manufacture of toys, sporting and athletic goods				
Wholesale warehouses				
Open Use				
Agriculture, forestry, livestock and poultry production				
Farm Winery	SE	SE	SE	
Produce and farmers markets	P	P	P	
Recreational vehicle parks	SE			
Temporary tents for revivals	SE	SE	SE	
Temporary use including the sale of Christmas trees, carnivals, church bazaars, sale of seasonal fruit and vegetables from roadside stands	P	P	P	
Public/Institutional Uses				
Ambulance service	P	P		
Business and trade schools	P	P	SE	
Clubs and lodges, provided that food service facilities are limited to their members and guests	SE	SE	SE	
Family personal care homes	SE	SE	SE	
Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas	P	P	P	
Group personal care homes	SE	SE	SE	
Halfway houses and drug rehabilitation centers	SE	SE		
Hospitals, sanitariums, clinics, convalescent or nursing homes	SE	SE		
Kindergartens, play schools and day care centers and homes	P	P	P	
Places of assembly including auditoriums, stadiums, coliseums and dance halls.	P	P	SE	
Places of worship and related accessory buildings	SE	SE	SE	SE
Places of worship with attendant education and recreational buildings	P	P		
Private clubs, fraternal orders or lodges.	P	P	P	
Public and private schools, libraries, excluding business and trade schools	P	P	P	
Public utilities such as electrical substations, telephone exchanges, and similar uses.	P	P		
Public utility structures and buildings			P	P
Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 76.	P	P	P	
Residential Uses				
Multi-family dwelling	P	P	P	P
Single-family dwellings				P
Townhouses	P	P	P	P
Two-family dwelling (duplex)		P	P	P

Key: P = Permitted Use SE = Special Exception Required Blank Cell = Use Not Permitted				
Use Category	Form Based Zoning Districts			
Specific Use	IMU	MUC	NMU	FBR
Transportation Uses				
Bus and railroad terminal facilities	P			
Bus Stations	P	P	P	P
Truck terminals	P			

3.4.3. Specific Use Standards

The following principal and accessory uses must confirm with the indicated use standards.

- A. **Accessory Dwelling.** Where an Accessory Dwelling, is allowed, it is subject to the following:
 1. The dwelling shall be accessory to a permitted residential use and shall be located above or to the rear of such use to which it is accessory.
 2. The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the primary structure to which it is accessory.
 3. The square footage of the dwelling shall not exceed 40% of the combined square footage of the primary structure and the dwelling.
 4. The dwelling and the primary structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other codes of the City.

- B. **Live-Work.** Where Live-Work is allowed, it is subject to the following:
 1. Live-work is only permitted on the first floor of a dwelling unit.
 2. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
 3. The live-work use may employ no more than two persons not living on the premises at any one time.
 4. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
 5. The nonresidential use of the live-work use is limited to a permitted or conditional use in the zoning district.
 6. No equipment or process may be used in connection with the live-work use that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
 7. No more than 5 customers are permitted on the premises at any one time.

Sec. 3.5. IMU: Interstate Mixed Use

3.5.1. Purpose



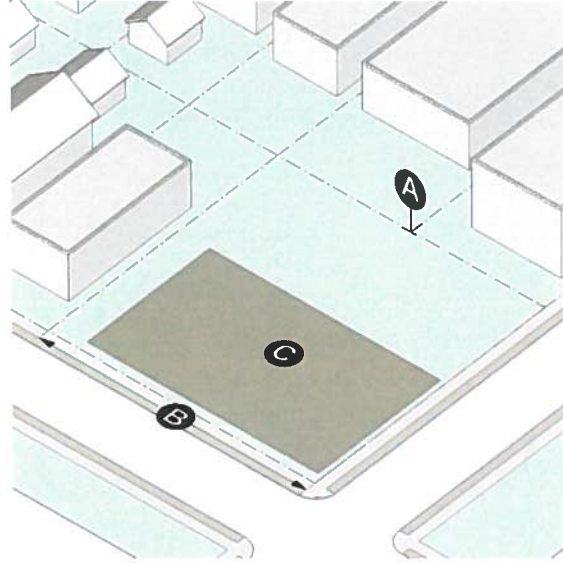
The purpose of this district is to provide for mixed-use development compatible with adjacent highway area and includes a variety of commercial uses serving the entire city, civic uses, and residential uses.

3.5.2. Building Types Allowed

The following building types are allowed:

- A. Townhouse
- B. Walk-Up Flat
- C. Stacked Flat
- D. Shopfront
- E. Flex Building
- F. Mixed-Use Building
- G. General Building
- H. Civic Building

3.5.3. Dimensional Standards



Site Standards

Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards

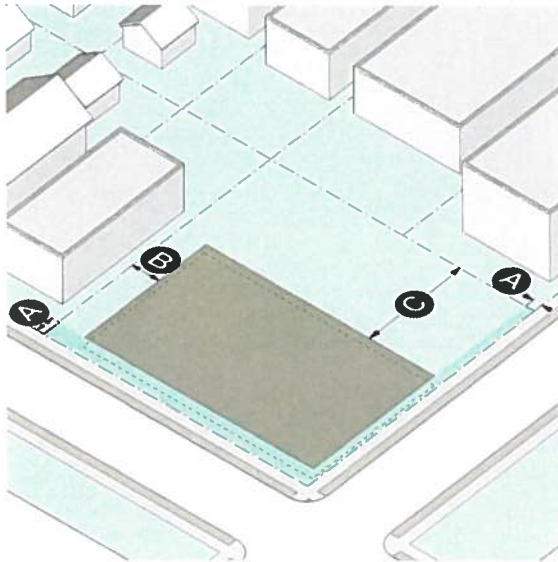
	Ⓐ Area	Ⓑ Width
--	--------	---------

Townhouse:	900 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.

Lot Coverage

Ⓒ All Building Types:	70% max.
-----------------------	----------

3.5.4. Building Placement

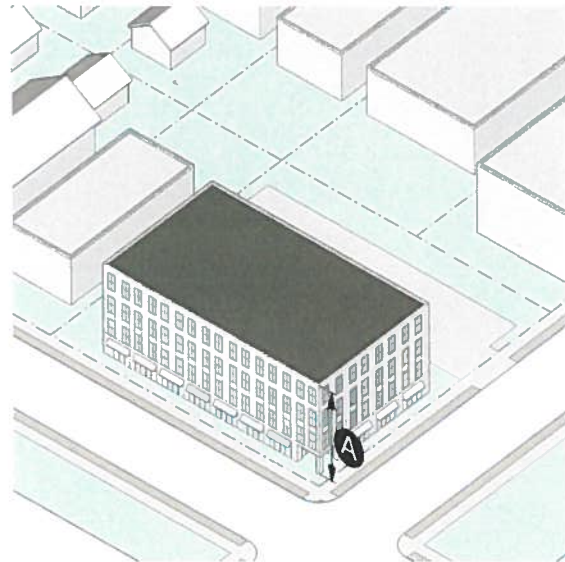


Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	10 ft. min., 40 ft max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley):	10 ft. min.
Ⓒ Rear Yard (alley):	8 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

3.5.5. Bulk and Mass



Building Height

Ⓐ Min. Street-Facing Façade Height in Feet:	18 ft
Ⓐ Max. Height in Stories:	5 stories
Ⓐ Max. Height in Feet:	60 ft

The minimum permitted building height is whichever of the above is more.

The maximum permitted building height is whichever of the above is less.

Sec. 3.6. MUC: Mixed-Use Center

3.6.1. Purpose



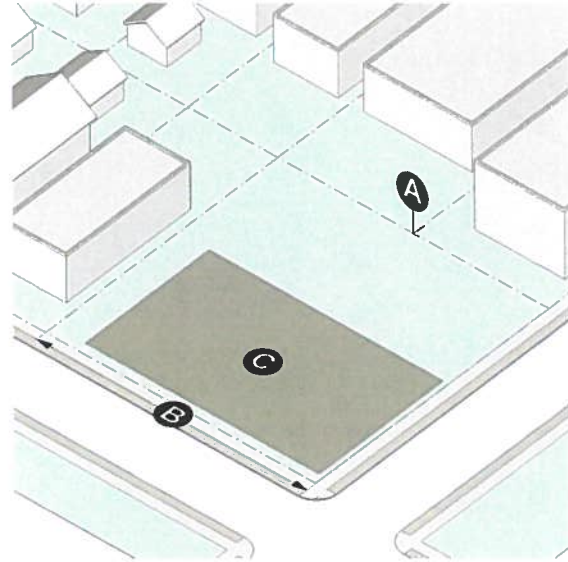
The purpose of this district is to provide for a variety of residential housing, commercial, and civic options along major nodes leading to Downtown Perry.

3.6.2. Building Types Allowed

The following building types are allowed:

- A. Townhouse
- B. Walk-Up Flat
- C. Stacked Flat
- D. Shopfront
- E. Mixed-Use Building
- F. General Building
- G. Civic Building

3.6.3. Dimensional Standards



Site Standards for All Sites

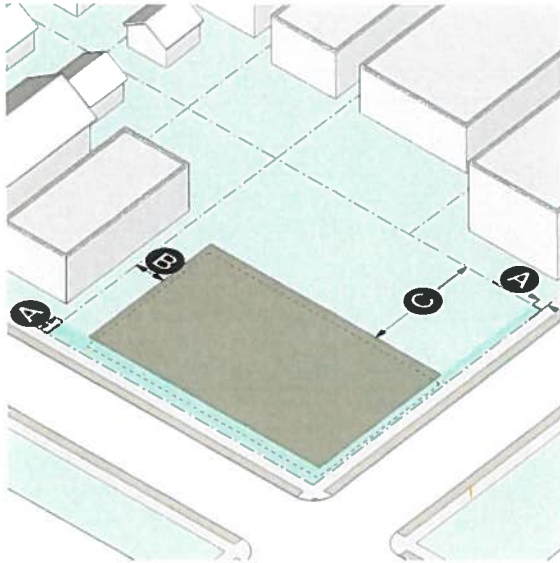
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Townhouse:	900 sf min.	20 ft min.
All other Building Types:	No min.	20 ft min.

Lot Coverage

Ⓒ All Building Types:	80% max.
-----------------------	----------

3.6.4. Building Placement

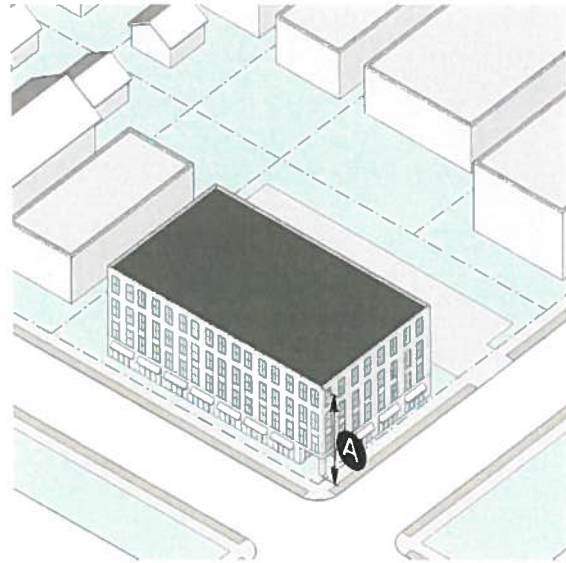


Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	5 ft. min., 10 ft max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley)	6 ft. min.
Ⓒ Rear Yard (alley):	3 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

3.6.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	4 stories
Ⓐ Max. Height in Feet:	56 ft

The maximum permitted building height is whichever of the above is less.

Sec. 3.7. NMU: Neighborhood Mixed-Use

3.7.1. Purpose



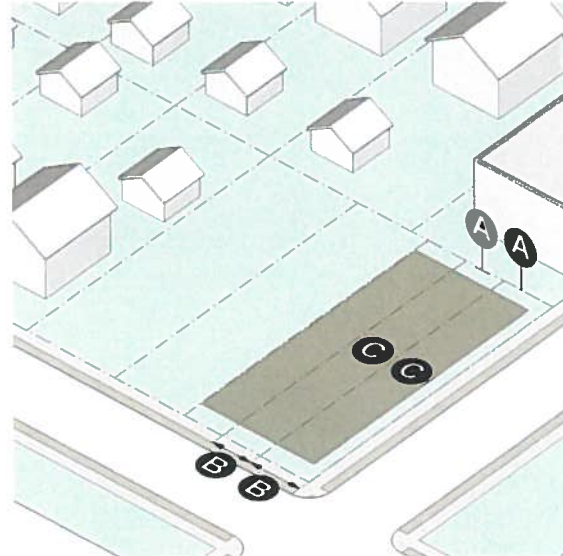
The purpose of this district is to provide for a variety of residential housing options, civic uses, and limited commercial uses and developments that are compatible with residential surroundings.

3.7.2. Building Types Allowed

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Duplex
- D. Townhouse
- E. Cottage Court
- F. Walk-Up Flat
- G. Commercial House
- H. Shopfront
- I. Flex Building
- J. Mixed-Use Building
- K. General Building
- L. Civic Building

3.7.3. Dimensional Standards



Site Standards

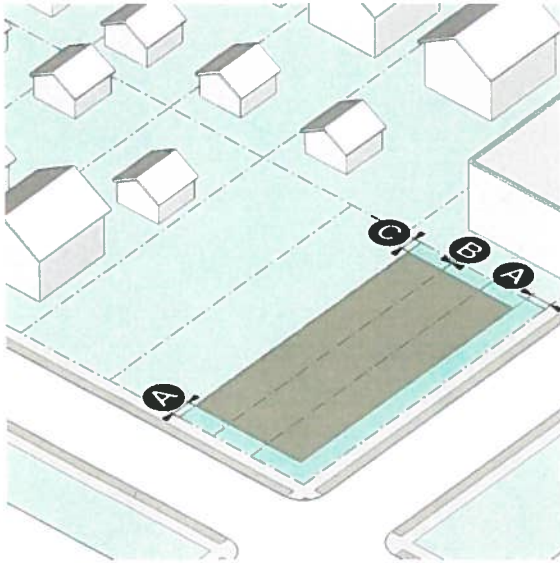
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Duplex:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
All other Building Types:	2,500 sf	20 ft

Lot Coverage

© All Building Types:	70% max.
-----------------------	----------

3.7.4. Building Placement

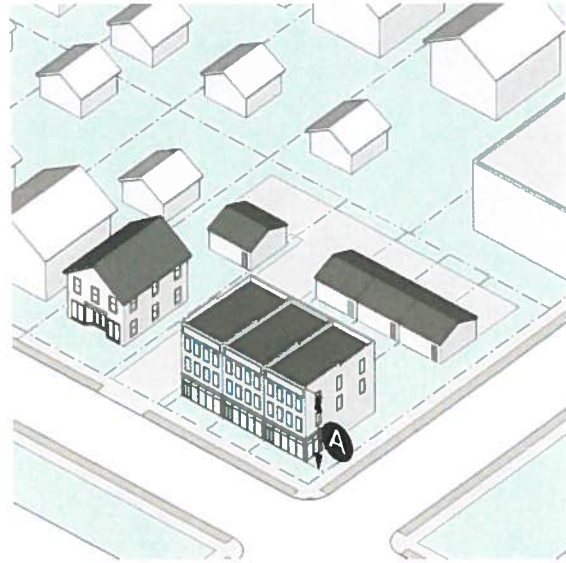


Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	10 ft. min., 20 ft. max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley)	3 ft. min.
Ⓒ Rear Yard (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

3.7.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	3 stories
Ⓐ Max. Height in Feet:	40 ft

The maximum permitted building height is whichever of the above is less.

Building Size

Max. Building Footprint:	10,000 sf
--------------------------	-----------

Sec. 3.8. FBR: Form Based Residential

3.8.1. Purpose



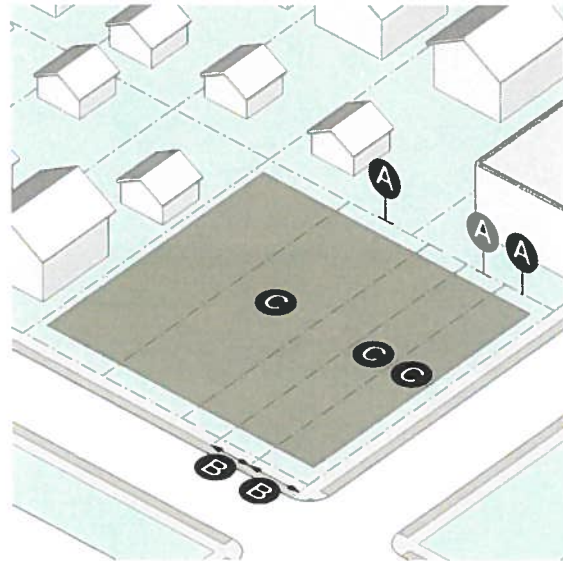
The purpose of this district is to provide for a variety of housing options in a residential setting.

3.8.2. Building Types Allowed

The following building types are allowed:

- A. Detached House
- B. Carriage House
- C. Duplex
- D. Townhouse
- E. Cottage Court
- F. Civic Building

3.8.3. Dimensional Standards



Site Standards

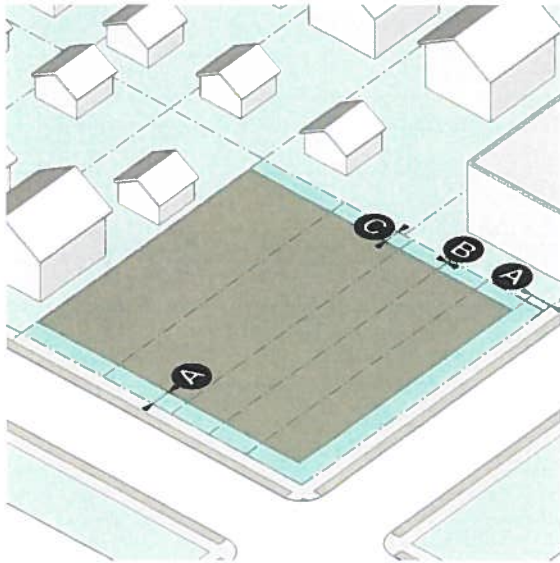
Min. Amenity Space Requirement:	10% of site (all sites)
Min. Civic Space Requirements:	10% of site (only sites over 5 acres)

Lot Standards	Ⓐ Area	Ⓑ Width
Detached House:	2,500 sf	25 ft
Carriage House:	Same as principal structure	
Duplex:	2,500 sf	25 ft
Townhouse:	900 sf	20 ft
Cottage Court:	1,200 sf	20 ft
Civic Building:	5,000 sf	50 ft

Lot Coverage

Ⓒ All Building Types:	70% max.
-----------------------	----------

3.8.4. Building Placement



Principal and Accessory Structure Setbacks

Ⓐ Front Yard:	10 ft. min., 20 ft. max.
Ⓑ Side Yard:	0 ft. min.
Ⓒ Rear Yard (no alley):	3 ft. min.
Ⓒ Rear Yard (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

3.8.5. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	3 stories
Ⓐ Max. Height in Feet:	36 ft

The maximum permitted building height is whichever of the above is less.

Article 4. Site Definitions

Sec. 4.1. Defined Terms

Live-Work. Nonresidential activity conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

Stub-out. A shortened thoroughfare which is intended to provide connectivity at some point in the future.

Wall Plate. A horizontal load-bearing member in a wall assembly. The top of the wall plate is the top most structural piece of the wall.

**City Of Perry
1211 Washington St
P O Box 2030
Perry, GA 31069**

Memo

To: Mayor & Council

From: Anna Elizabeth Nelson 

Date: 04/28/2016

Application for Alcohol License (Beer & Wine - Consumed on Premises):

**Bran Hospitality Perry LLC
D/B/A Hampton Inn
102 Hampton Court
Perry, GA 31069**

Manager: Jaishree Amrit Patel

1st reading _____

2nd reading _____

**Cc: Lee Gilmour
Brenda King
Steve Lynn**



**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
CITY OF PERRY, GEORGIA
PO Box 2030 – 1211 Washington Street
Perry, Georgia 31069
www.perry-ga.gov**

Telephone
478-988-2740

Email
tax.license@perry-ga.gov

Telefax
478-988-2748

1. Full legal name of applicant Jai sheee Amit Patel
 2. Applicant's date of birth 02/08/59 Social Security Number [REDACTED]

3. Applicant Contact Information:
 Residence Address 903 Evergreen St Perry, GA 31069
 Cell Phone Number 478.390.9548 Home Phone Number 478.989.0820
 Work Phone Number 478.487.7681 Email jai.amit@evergreen.com

* Must provide copy of current valid driver's license (Must be within 30 miles of Perry City limits)

4. Business location 102 Hampton Ct. Perry, GA 31069
 5. a. Full legal name of entity operating business Bran Hospitality Perry
 How will business be listed on State application: Bran Hospitality Perry
 b. Full legal name of persons/entities having 20% or more interest in above entity,
Shrad Amit

- c. Name and address of Corporate Officers _____

- d. Name, address, and phone number of registered agent _____



CITY OF PERRY, GEORGIA
APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE
 Post Office Box 2030 - 1211 Washington Street - Perry, Georgia 31069
 Office 478-988-2740 Fax 478-988-2748
tax.license@perry-ga.gov

New
 Renewal
 Change

Business Name Hampton Inn Phone Number 478.987.7681

Type of Business: Hotel

Business physical location 102 Hampton Ct Perry GA 31069

Business mailing address 102 Hampton Ct Perry GA 31069
Street or P O Box City State Zip

Number of employees (including manager) 25 NAICS Code _____

Full legal name of applicant Saishree Amit Patel
(Applicant must provide current legal driver's license)

Applicant date of birth 02/08/1959 Social Security Number [REDACTED]

Applicant Contact Information:

Residence Address 903 Evergreen St Perry GA 31069
Street City State Zip

Cell Phone Number 478.396.9548 Home Phone Number 478.987.0870

Work Phone Number 478.987.7681 Email jai.amit@532man.com

Full legal name of Owner/Manager/Agent Shrad Amit

Full legal name of entity operating business Bean Hospitality Perry

Full legal name of persons/entities having 20% or more interest in operating entity.
Shrad Amit

Business federal employer identification number 30-0103863

Business state employer identification number _____

State sales and use tax identification number 20015185139

Please list any other associated trade names for the business Bean Hospitality Perry

I, the applicant hereinabove set forth, after being duly sworn, under oath states the foregoing information is true and correct to my best knowledge and belief. So help me God.

This 25 day of January, 20 16.

[Signature]
 Applicant Signature

01/25/16
 Date

FOR OFFICE USE ONLY
 The above is a "new business" or a "change of location" and is hereby given clearance to occupy the above location and conduct business in the City of Perry. NOTE: Clearance is not required if application is a renewal of occupational tax certificate for same location.
[Signature]
 Community Development Department
4/28/16
 Date

6. License applied for (INITIAL ONE)

- (a) Malt Beverage (Beer) Retail
 - (1) Packaged to go _____
 - (2) To be consumed on the premises JA
- (b) Wine - Retail
 - (1) Packaged to go _____
 - (2) To be consumed on the premises JA
- (c) Intoxicating Liquor (Packaged) _____
- (d) Intoxicating Liquor (By The Drink) _____

7. I am a legal resident of Houston County, Georgia and have been since 1988

8. If my application is approved, I certify: (PLEASE INITIAL EACH ONE)

- (a) That I will abide by all the requirements of the Perry code, laws of the State of Georgia, and regulations of the State Department of Revenue. JA
- (b) That I will abide by the opening and closing hours and the days on which sales are prohibited as set forth in the Perry Code. JA
- (c) That I have never been convicted of any felony involving moral turpitude, any felony not involving moral turpitude (within the last ten years next preceding the filing of this application for such license) or the violation of any law involving alcoholic beverages, gambling, or tax law violations. JA
- (d) That I will not attempt to transfer any license granted except under the terms and conditions as is set forth in the Perry Code. JA
- (e) That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 100 yards of a church, school ground, or college campus (unless applicant previously held the type alcoholic beverage license applied for prior to July 23, 1974). JA
- (f) That if a license as applied for is granted, I will allow my business premises to be open to inspection at any time by City officials authorized to conduct inspection of business premises. JA
- (g) That should I fail to comply with the City Code, laws of the State of Georgia, or regulations of the Department of Revenue, I understand that my license can be suspended and that no license fees paid shall be refundable. JA
- (h) That if a license is granted to me, I will sell in the original unbroken package only and shall sell no package containing less than one-half pint and will not allow alcoholic beverages to be consumed on the premises (complete this on all applicants except liquor by the drink application and malt beverage and wine to be consumed on the premises applications). JA
- (i) That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership of said building or a copy of the lease to said premises is attached hereto. JA
- (j) That I am the holder of the following alcoholic beverage licenses in the State of Georgia (list the type license and the governmental identity issuing such license and if none, so state): NONE JA

9. List last three places employed:

Company Melnat Inc
 Business Subway
 Position Manager
 Supervisor _____
 Telephone (478) 825 3009

Address (include zip code) 207 Commerce Highway Fort Valley 31030
 Employed from 1989 to 2008
 Monthly Earnings \$4000
 Reason for leaving another job.

Company Bran Hospitality/Vidalia
 Business Hampton Inn
 Position G.M
 Supervisor _____
 Telephone (412) 526-0235

Address (include zip code) 3303 US Hwy 280 E Yoderin Wt 30474
 Employed from 2008 to 2009
 Monthly Earnings \$4500
 Reason for leaving more Acc to Perry

Company Bran hughely Perry
 Business Hampton Inn
 Position G.M
 Supervisor _____
 Telephone (478) 982-7681

Address (include zip code) 102 Hampton Court Perry GA 31066
 Employed from 2009 to Now
 Monthly Earnings \$5000
 Reason for leaving _____

10. List three references: Name, Address (include zip code) and Phone Number

- (1) Rahul Kaushik 1609 E Lamar St Americus GA 31701 (229) 942-5521
- (2) Kala King 106 Souls Branch Hwy Ste 106 (478) 972-5941
- (3) Melissa Ramanlal 1857 Sterling ock Cir Atlanta GA (478) 356-8782

11. List last three residential addresses:

- (1) 903 Evergreen St Perry, GA 31069
- (2) 901 Evergreen St Perry, GA 31069
- (3) 1025 Lawson Dr Perry, GA 31069

12. Do you have any kind of record other than traffic violation? No If so, state _____

13. The required annual license fee or fees is attached hereto in the amount of \$ 1190

I, the applicant hereinabove set forth, after being duly sworn, under oath states the foregoing information is true and correct to my best knowledge and belief. So help me God.

This 25 day of January, 2016.

APPLICANT (Signature Must be notarized)



Sworn to and subscribed before me the day and year first above written.

Tamar Davidson
 NOTARY PUBLIC

(To be completed by City Manager)

- 1. Date of first reading by Council _____
- 2. Recommended by Director of Community Development 4/28/16
- 3. Not recommended by Director of Community Development 4/28/16
- 4. Recommended by Chief of Police 4/26/16
- 5. Not recommended by Chief of Police _____
- 6. Action required by Council prior to approval _____
- 7. Date of second reading by Council _____
- 8. Date approved by Council _____
- 9. Date disapproved by Council _____

 CITY MANAGER, City of Perry

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, as an applicant for a(n) occupational tax certificate [business license, occupational tax certificate, or other document required to operate a business] as referenced in O.C.G.A. § 36-60-6(d), from City of Perry, Georgia [name of county or municipal corporation], the undersigned applicant representing the private employer known as Bran Hospitality Perry Inc [printed name of private employer] verifies one of the following with respect to my application for the above mentioned document:

- 1. Only fill out this section if the current date is on or before June 30, 2013. Select Only One.
 - (a) _____ On January 1st of the below signed year the individual, firm, or corporation employed one hundred (100) or more employees. *If the employer selected 1(a) please fill out Section 3 below.*
 - (b) _____ On January 1st of the below signed year the individual, firm, or corporation employed less than one hundred (100) employees.
- 2. Only fill out this section if the current date is on or after July 1, 2013. Select Only One.
 - (a) X On January 1st of the below signed year the individual, firm, or corporation employed more than ten (10) employees. *If the employer selected 2(a) please fill out Section 3 below.*
 - (b) _____ On January 1st of the below signed year the individual, firm, or corporation employed ten (10) or fewer employees.
- 3. The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6(a). The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as listed below:

30-0103863 2004
 Federal Work Authorization User Identification Number Date of Authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties allowed by such statute.

Executed on the 28th date of April, 2016 in Perry (city), GA (state)

X [Signature]
Signature of Authorized Officer or Agent

X Jayshree A. Patel
Printed Name of and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 28th DAY OF April, 2016.

[Signature]
NOTARY PUBLIC

My Commission Expires:
3/29/2020

ELIZABETH NELSON
NOTARY PUBLIC
HOUSTON COUNTY, STATE OF GEORGIA
MY COMMISSION EXPIRES 03/29/2020



LIMITED-TERM
DRIVER'S LICENSE



DL NO.
CLASS C
JAISHREE A
PATEL

DOB 0
EXP 02/26/2021

803 EVERGREEN ST.
PERRY, GA 31069-3401
HOUSTON

Restrictions A End NONE
Iss 02/26/2018

Sex F Eyes BRO
Hgt 5'-05" Wgt 190 lb

DD1263802374410048995



Handwritten signature

City of Perry
Verifying Status for Public Benefit Application
O.C.G.A. § 50-36-1(e)(2) Affidavit

By executing this affidavit under oath, as an applicant for a(n) occupational tax license [type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of Perry [name of government entity], the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) _____ I am a United States citizen.
- 2) X I am a legal permanent resident of the United States.
- 3) X I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

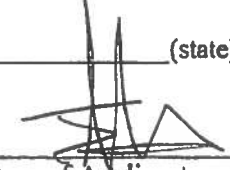
• My alien number issued by the Department of Homeland Security or other federal immigration agency is: A-038-713-055.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

- The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Perry (city), GA (state).



Signature of Applicant

Jaishree Patel

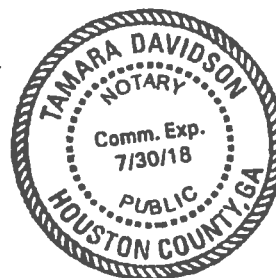
Printed Name of Applicant

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
2ND DAY OF January, 2016

Tamara David

NOTARY PUBLIC

My Commission Expires: 7/30/2018




Certificate of Occupancy

Department of Building Inspections City of Perry, Georgia

This Certificate issued to Hampton Inn [Phase II], pursuant to the requirements of Section 103.9.1.2 of the 1994 Standard Building Code, certifies that at the time of issuance this structure, located at 102 Hampton Court (Map # 15-79) was in compliance with the Codes and Ordinances of the City of Perry which regulate building construction for the use classification as an Residential (Group R-1) Occupancy as described under Section 311 of the aforementioned code.

So certified this 17th day of June, 1996.


Inspections Department
City of Perry, Georgia

OUNT #: 208

CITY OF PERRY

P.O. BOX 2030
PERRY, GEORGIA 31069
PHONE (478) 988-2740
FAX (478) 988-2748

PAID
FEB 12 2013
CITY OF PERRY

Occupational Tax Certificate

HAMPTON INN OF PERRY

Certificate No.: 2013 001061

% BRAN HOSPITALITY PERRY LLC
732 MAIN ST
PERRY GA 31069

Date of Issue: 1/01/2013

SHRAD K AMRIT

Manage

consideration of which City of Perry, has granted a Certificate for carrying
the business of

HOTEL OR MOTEL

is Certificate Expires On March 1, 2014

MRS VICKIE N GRAHAM



MEMORANDUM

TO: Lee Gilmour, City Manager
FROM: Brenda King, Director of Administration
DATE: May 12, 2016
REF: Bid #2016-26

Description: Construct a 40' x 60' open air pavilion at Creekwood Park.
Funding: 12 SPLOST Fund

Vendor Name	Bid Amount	Alternate Bid Amount 24 Guage Roofing
J W Shuttlesworth LLC Perry GA	\$39,750.00	\$40,750.00
Renfro Construction Macon GA	\$84,213.00	\$84,873.00
RR&B Associates Inc. Riverdale GA	\$74,396.00	\$76,396.00
Rite-Way Quality Homes Warner Robins GA	\$77,400.00	No Bid

Department recommends awarding bid to RR&B Associates in the amount of \$76,396.00.



Where Georgia comes together.

Department of Community Development

TO: Brenda King

FROM: Steve Howard



DATE: May 12, 2016

RE: Creekwood Park Pavilion, Bid #2016-26

The City received four bids for this project. The project is for a 40' x 60' pavilion constructed in the same fashion as the pavilion at Rozar Park.

The bids are;	Base Bid	24 Gauge Metal Roof
1. Shuttleworths LLC, Perry, GA	\$39,750.00	40,750.00
2. RR&B Associates, Riverdale, GA	74,396.00	76,396.00
3. Rite-Way Quality Homes, Warner Robins, GA	77,400.00	No bid
4. Renfroe Construction, Macon, GA	84,213.00	84,873.00

I contacted Shuttleworth and discovered they had left off a concrete item on their bid. I have disqualified them based on they did not bid the project as was requested. They simply forgot to add one of their line items in for concrete. I did not feel it was appropriate to allow them to add to their bids after the bids were open. I am recommending the bid be awarded to RR&B in the amount of 74,396.00. I would further recommend the roof metal be increased to the 24 gauge verses the 26 gauge due to the durability. This would increase the awarded amount to \$76,396.00 dollars.



MEMORANDUM

TO: Lee Gilmour, City Manager

FROM: Brenda King, Director of Administration

DATE: May 12, 2016

REF: Bid #2016-27

Description: Construct restroom and storage building at Hafley Park.

Funding: General Capital Projects Fund

Vendor Name	Base Bid A	Option 1	Option 2
	14' x 16'	30 Year Metal Roof Split face block	Split face block painted
J W Shuttlesworth LLC Perry GA	\$33,075.00	\$35,575.00	\$34,575.00
Renfro Construction Macon GA	\$80,589.00	\$82,589.00	\$77,979.00
RR&B Associates, Inc. Riverdale, GA	\$60,788.00	\$64,088.00	\$64,388.00
Rite-Way Quality Holmes Warner Robins GA	\$33,700.00	No Bid	No Bid
	Alternate Bid B 14' x 24'		
J W Shuttlesworth LLC Perry GA	\$42,075.00	\$44,575.00	\$43,575.00
Renfro Construction Macon GA	\$88,232.00	\$90,232.00	\$85,622.00
RR&B Associates, Inc. Riverdale, GA	\$72,988.00	\$76,288.00	\$76,588.00
Rite-Way Quality Holmes Warner Robins GA	No Bid	No Bid	No Bid

Department recommends awarding bid for 14' x 16' architectural split face block with metal roof to J W Shuttlesworth, LLC, in the amount of \$35,575.



Where Georgia comes together.

Department of Community Development

TO: Brenda King

FROM: Steve Howard

DATE: May 12, 2016

RE: Hafley Park Restrooms and Storage, Bid #2016-27.

The City received four bids for this project. The specification requested two bids. One bid is for a 14' x 16' building. This is exactly like the restrooms at Barbara Calhoun Park and Creekwood Park. The difference being there will be only one restroom the other will be for storage. The second bid is for a 14' x 24' building with two restrooms and a storage room. The building is to be an architectural split face block with a metal roof. These were chosen to cut down on maintenance; a longer life span on metal and eliminating the need to paint the exterior. There were four bids received.

14' x 16' with architectural split face block with metal roof, one restroom and storage.

- | | |
|---|----------------------------------|
| 1. Shuttlesworth LLC, Perry, GA | \$35,575.00 |
| 2. Rite- Way Quality Homes, Warner Robins, GA | 33,700.00 (no bid on metal roof) |
| 3. RR&B Associates, Riverdale, GA | 64,088.00 |
| 4. Renfroe Construction, Macon, GA | 82,589.00 |


14' x 24' with architectural split face block with metal roof, two restrooms and storage.

- | | |
|--|-------------|
| 1. Shuttlesworth LLC, Perry, GA | \$44,575.00 |
| 2. Rite-Way Quality Homes, Warner Robins, GA | no bid |
| 3. RR&B Associates, Riverdale, GA | 76,288.00 |
| 4. Renfroe Construction, Macon, GA | 90,232.00 |

I am recommending the City award the bid for the 14' x 16' building to Shuttlesworth LLC in the amount of \$35,075.00 dollars.



MEMORANDUM

TO: Lee Gilmour, City Manager
FROM: Brenda King,  Director of Administration
DATE: May 12, 2016
REF: Bid #2016-28

Description: Remodeling of existing manufactured office building to be used as the administrative building for animal control and construct a 12 x 10 porch with ADA compliant ramp system on the front and a 5 x 5 porch with steps on the side entry.

Funding: 12 SPLOST Fund

Vendor Name	Bid Amount
J W Shuttlesworth LLC Perry GA	\$31,600.00
RR&B Associates Inc. Riverdale GA	\$38,454.00

Department recommends awarding bid to J W Shuttlesworth, LLC in the amount of \$31,600.



Where Georgia comes together.

Department of Community Development

TO: Brenda King

FROM: Steve Howard

DATE: May 12, 2016

RE: Animal Shelter Administration Building, Bid #2016-28



This bid required a mandatory pre-bid meeting to be able to submit a bid. There were three contractors at the pre-bid. They were; Shuttlesworth LLC, Perry, GA; Clay Rucker Construction, Perry, GA; and RR&B Associates, Riverdale, GA.

There were two bids received;

Shuttlesworth LLC, Perry, GA	\$31,600.00
RR&B Associates, Riverdale, GA	38,454.00

I am recommending the bid be awarded to Shuttlesworth LLC, Perry, GA in the amount of \$31,600.00 dollars.