



# Unified Development Ordinance

## Hack the Code: Community Character

March 12, 2014

# Hack the Code Sessions

- Mar 2014 | Drilling Down in Key Areas  
Community Character, Mar. 12th  
Stormwater, Mar. 26th
- April 2014 | Drilling Down in Key Areas  
Sustainability, April 16th  
Zoning Districts, April 23rd





# Tonight's Agenda

- **What shapes the (physical) character of place?**

*Table Discussion: What are the issues in Decatur?*

- **How is character regulated today?**

*Table Discussion: How could the issues be regulated more ?*

*Table Discussion : Should the issues be regulated more?*

- **What are some possible tools?**

*Table Discussion: What tools could address the issues that should be regulated more?*



# What shapes the (physical) character of a place?

*Caleb Racicot, TSW*



- Topography & natural systems
- Streets & public spaces
- Trees & landscaping
- How the house sits on its lot
- How big the house is
- The house's design



Avery Street / Winnona Drive

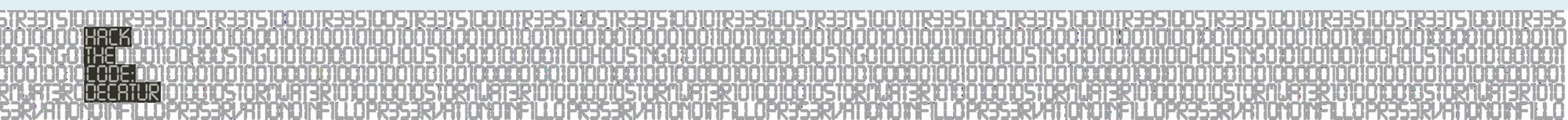
Google earth







**Urbanism + Architecture =  
Physical Place**





# How is character regulated today?

*Caleb Racicot, TSW*

*Karen Huebner*





# Zoning Ordinance

- Regulates elements of urbanism

Lot coverage

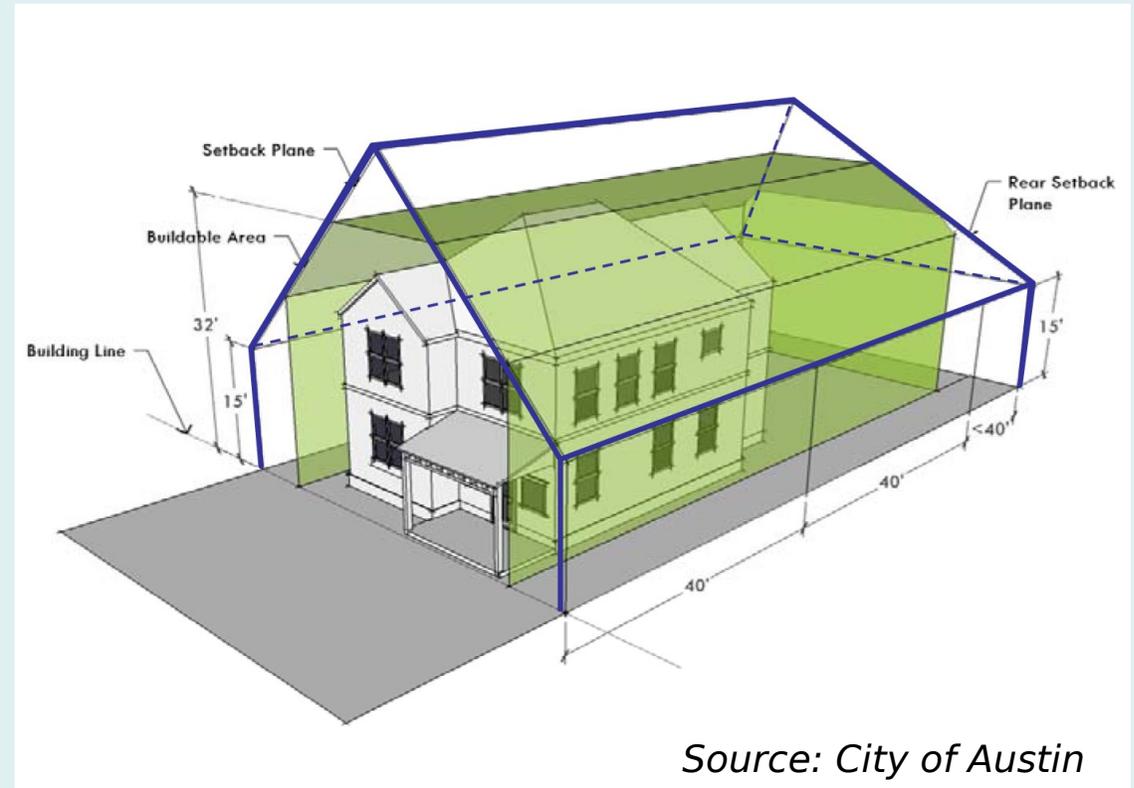
Floor area ratio (FAR)

Setbacks

Building height

First floor elevation

Buildable envelope



Source: City of Austin









# Historic Preservation

- Use of the State's model ordinance
- Two historic sites
  - Old DeKalb County Courthouse
  - Scottish Rite Hospital
- Four districts
  - McDonough-Adams-Kings-Highway
  - Clairemont Avenue
  - Ponce de Leon Court
  - Old Decatur











# What are some potential tools?

*Lee Einsweiler, Code Studio*



# R-50 District

- What is it?  
A district that reflects the existing patterns of many neighborhoods  
Metrics best created by measuring existing neighborhoods
- How is development approved?  
Administratively by staff  
Variances by ZBA

## Potential R-50 Standards

Min. Lot Width: 50 ft

Min. Lot Depth: ???

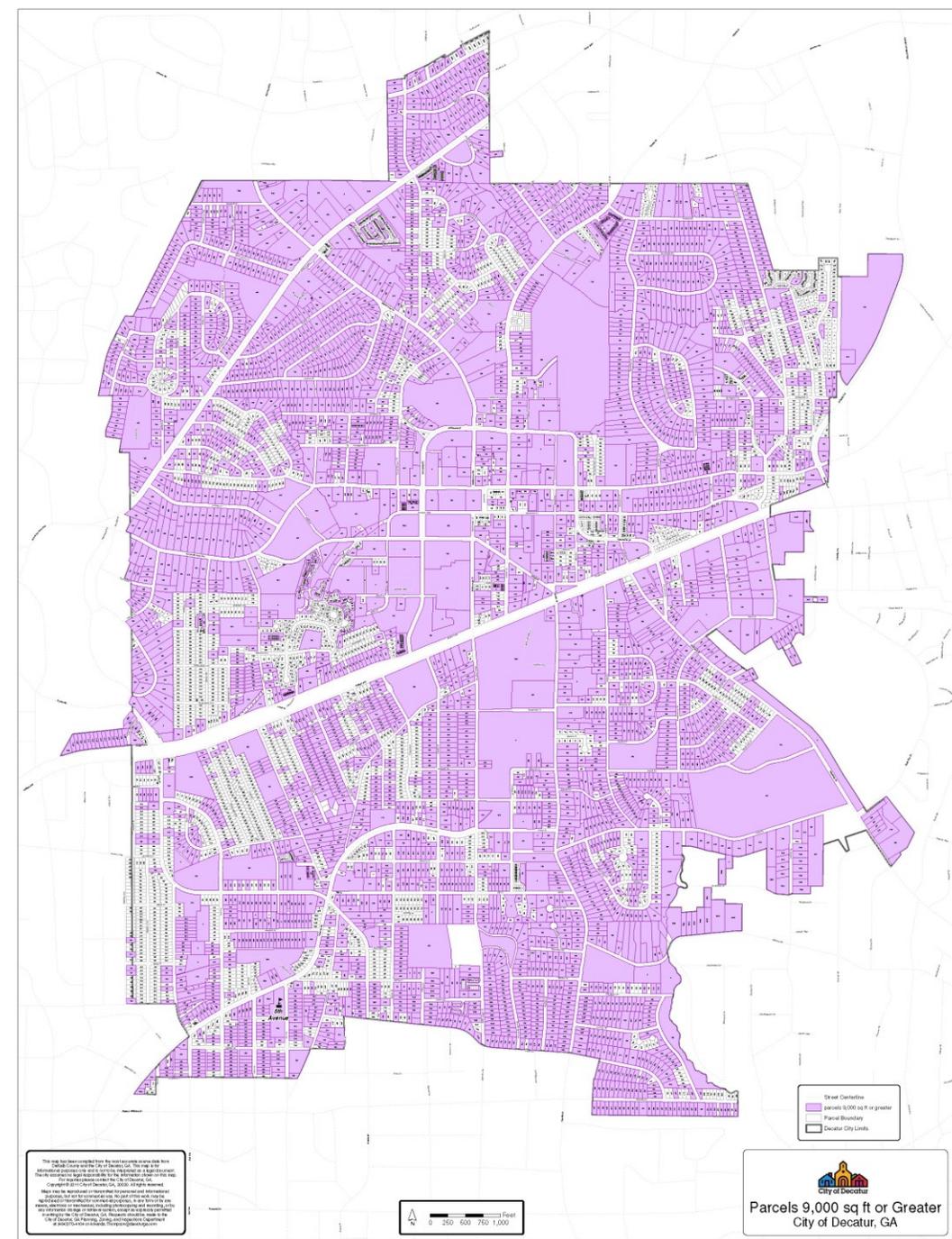
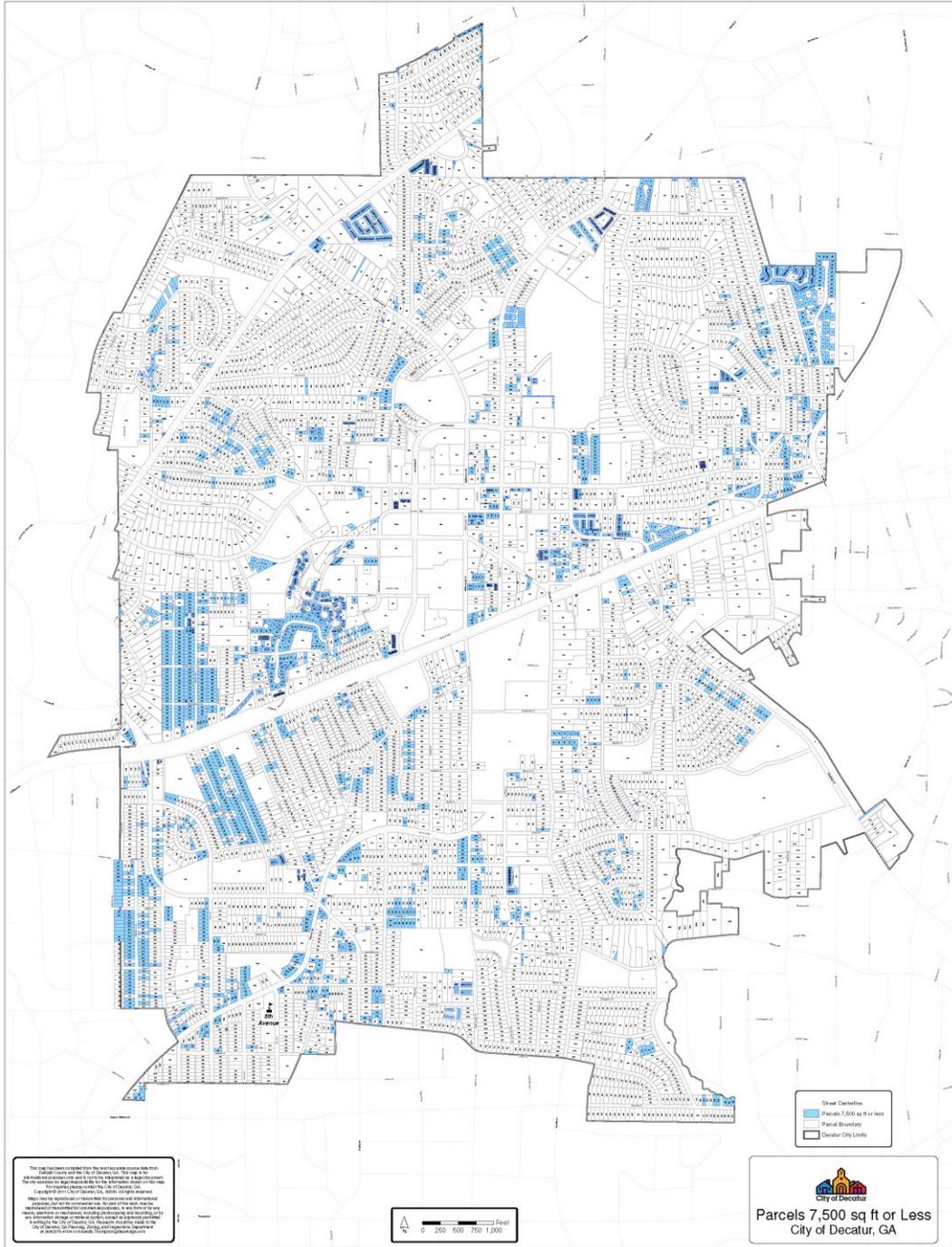
Min. Lot Area: ???

Max. Lot Coverage: ???

Min. Front Yard: ???

Min. Side Yard: ????

Max. Building Height: ????



# Demolition Delay

- What is it?

  - A period before a demolition permit can be issued by the City

  - Requirement to notify affected neighbors

- What isn't it?

  - Prohibition of demolition (prohibition is what historic districts are for)



# Minimal Architectural Standards

- What is it?  
Minimum standards that new houses must comply with
- What isn't it?  
Regulation of style or restrictive architectural control
- How is development approved?  
Administratively, ZBA

## Potential Standards

Limiting certain materials;  
Requiring front windows, doors;  
Defining porch or stoop design;  
Other?





# Buildable Envelope: Compatibility Incentives

- What is it?

Incentives for 1 or 1.5 story buildings, potentially including reduced side and rear setbacks, greater lot coverage, etc.

