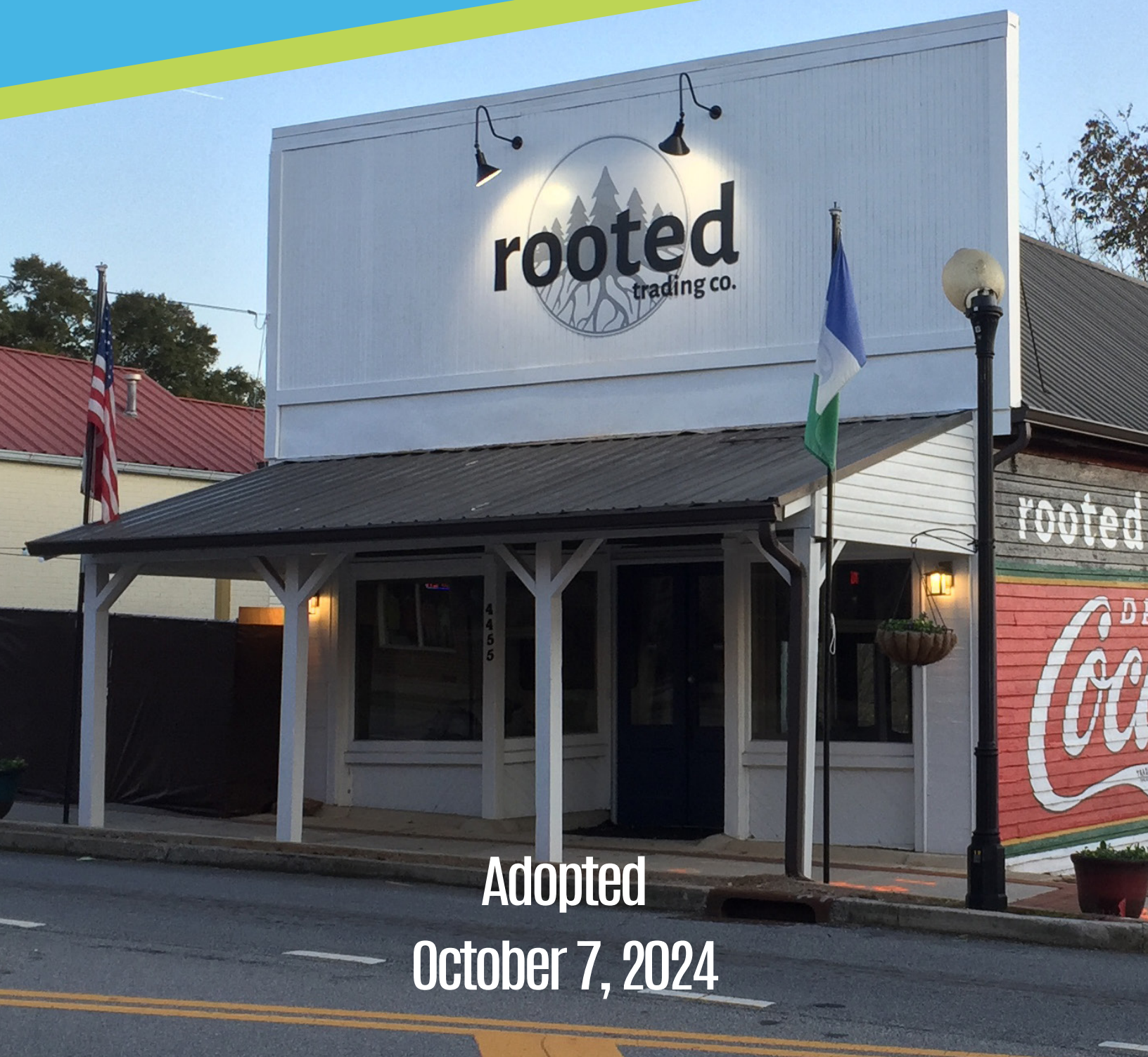# city of
powder springs
design guidelines

Adopted
October 7, 2024

Acknowledgments

City of Powder Springs Mayor & Council

Al Thurman, Mayor
Henry Lust, Mayor Pro Tem
Doris Dawkins, Council Member
Dwayne Green, Council Member
Dwight McMutry, Council Member
Patricia Wisdom, Council Member

City of Powder Springs Staff

Pam Conner, City Manager
Tina Garver, Community Development Director
Shaun Myers, Planning & Zoning Manager
Wayne Wright
Phyllis Calloway

Planning & Zoning Commission

Johnnie Purify
Kelly Fisk
Randall Madison
Wanda McDaniel
Taylor Rufus
Jim Taylor
Roy Wade

Downtown Development Authority

Al Thurman
Anita Booker
Mondana Elliot
Douglas Farrell
Charlie Ross
Janet Savage
Rick Standard
Doris Dawkins

Consultant

TSW

Table of Contents

01

Introduction

Overview

Applicability

How to Use This Document

Checklist

Overview

Powder Springs' design guidelines aim to elevate the quality of its residential and commercial developments. The enhancement of architectural appearance and expansion of landscaping are a critical component to implementing Powder Springs' goal of attracting quality development. This document is intended to clarify expectations, inform and provide examples of best practices for developers, and guide the City's design review.

This document guides the following:

- **Building and site design.** Specifying design components that make for high-quality development city-wide and promote contextual design.
- **Architectural patterns.** The way that doors, windows, and building details are designed and organized on a facade of a variety of building types. Architectural styles are critical to establishing quality design and establishing a strong sense of place.
- **Landscaping and public space design.** Specifying the materials, plantings, and street furniture that should be used to create an attractive public realm.

Applicability

This document is organized into five sections: site planning, commercial development (including multifamily and mixed-use), residential development, public spaces, and sustainability. Each section guides development in a way that advances quality, timeless design. The guidelines may apply to new construction or rehabilitation projects. When these design guidelines are applied, all properties must also conform to the underlying standards of the City's Unified Development Code (UDC). When a conflict exists between these design guidelines and the UDC, these design guidelines prevail.

There are several scenarios in which these requirements may be used. They include, but are not limited to, the following:

- **The City may require all applicants to use these guidelines.**
- **The City may require applicants to use all or a portion of these guidelines as a condition to approving a project.**
- **The Downtown Development Authority (DDA) or other City boards and commissions may require specific guidelines as conditional to awarding financial incentives for downtown projects.** *(For example, the DDA may require the owner of a Mercantile-style building to include and maintain Mercantile architectural features as listed in this document.)*
- **Property owners may use this document to guide their own exterior projects in the event their project doesn't require a permit.** *(For example, if someone buys a historic house and wants to modify the building's exterior, they may choose to use this document to guide their personal design decisions.)*

How to Use This Document

Property owners, developers, designers, and contractors proposing new commercial or residential development in Powder Springs should first review the UDC as it applies to their project. Then, these design guidelines should be consulted. They are applied in two ways: site planning and building design recommendations, and architectural styles. The site planning and building design guidelines are an "addition" to the City's regulations, while the architectural styles inform how different components of building design can be used to achieve a particular look..

UDC Section

Where you can find the regulations pertaining to the topic.

Site Planning & Building Design Guidelines
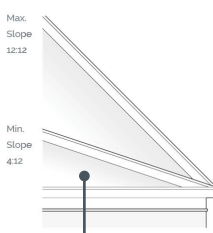
Roofs

Secs. 5-55, 5-77

Design roofs with the same intent as building facades.

In addition to providing building protection, the roof is also a basic architectural element that defines the character of the space it protects.

- Use roof slopes appropriate to the building style.
- When a sloped roof is used, provide a pitch of between 4:12 and 12:12. This does not apply to dormers, porches, and roofs not visible from a street.
- Roof pitches on new residential buildings should be consistent with any existing houses on the street.
- Paint vents and stacks to match roof materials and conceal from view along primary facades.
- Use cornice returns appropriate to the building style.
- Match downspouts with gutters in material and finish.
- Use varying roof levels and forms on large structures to decrease mass and create diversity.
- Do not use unusually steep roofs, such as "A" frames or mansard roofs unless an architectural style specifically recommends it.

Use roofing materials that reinforce sense-of-place.

- Finish roofs in asphalt composition shingles, tile, or standing seam metal. Wood shingles should not be used unless permitted by the Community Development
- Allow additional materials on flat roofs that are not visible from the street.
- Require roofing materials to have a minimum usable life of 30 years according to the manufacturer's warranty.

Max. Slope 12:12

Min. Slope 4:12

Windows & Doors

Windows and doors are key elements of building design. They not only provide access, ventilation and light, their placement, design, size, shape, and orientation add to the appearance of a building. They even contribute to lively and safe streets.

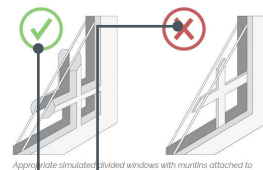**Emphasize window and door design on primary facades.**

- Use rectangular windows arranged vertically. These are not required for top story windows when appropriate to the architectural style.
- Use window designs that create depth and shadow as follows:
  - For divided lights, use muntins that project from the glass on both sides (interior and exterior)
  - Enhance shadow lines around openings by recessing window frames 2 inch minimum from the face of the building.
- Encourage painted wood or aluminum wood clad windows for residential application.

Use transparent glass on required windows and doors.

- Use glass with a transparency higher than 80% and external reflectance of less than 15%.
- Do not paint glass, apply films to glass, or use other physical means to alter transparency.

Do not use the following on window and door.

- Grids-between-glass.
- Vinyl, snap-in muntins.

This window is recessed into the facade, demonstrating depth and shadow.

Appropriate simulated divided windows with muntins attached to both sides v. inappropriate grid-between-glass windows.

This window is placed flat against the facade, has muntins within the glass, and has poorly designed muntin placement.

Diagrams

These illustrations are intended to provide additional understanding of how these guidelines may be applied..

Yes or no

A green checkmark next to a diagram or photo indicates a best practice, a red "x" indicates the opposite.

Examples

Each topic shows real-world examples, both appropriate and inappropriate.

Overview

This text provides a quick introduction and context to that architectural style.

Architectural Elements

This section dives into the details that make up that style. Some of the things included are massing, facade composition, windows and doors, roofs, decorative details, etc.

Mercantile

Overview

Mercantile is not a true "style" as much as a way of designing commercial, mixed-use, mill, and railroad buildings across many decades and design trends. It incorporates a combination of Italianate and Victorian architectural details. As a result, the style can range from highly detailed and traditional, to simplified and modern.
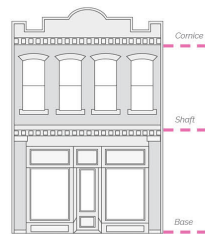
Elements of the Mercantile style include:

- Front facades are symmetrical, except for asymmetrical doors historically used to access upper story uses.
- Brick/masonry that vary in color and texture as the primary material.
- Roofs are flat or slightly sloped.
- Large windows with minimal ornamentation.
- The base is delineated by entrance detailing that may include large storefront style windows at street level.
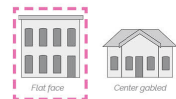
Architectural Elements

Massing & Composition

Buildings in the Mercantile style shall consist of a simple composition that is organized into three parts: base zone, shaft zone, and a cornice. The base zone is at the street level and typically includes shopfront detailing, such as large windows and entry ways with ornamentation. The middle section of the structure is referred to as the shaft zone and typically includes minimum ornamentation. The top zone is the cornice, which provides a termination at the top of building. The cornice may include minimal ornamentation and detailing.
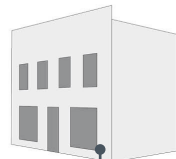
Cornice

Shaft

Base

Walls & Facade

The most common facade for buildings of this style feature a flat face with an inset base, however, other facades, like center gabled ones, are occasionally acceptable. Aluminum shopfront systems are permitted in the base zone. However, painted wood trim (with painted wood doors and window surrounds) are preferred where possible.

Flat face   *Center gabled*

Roofing

Mercantile roofs are flat or slightly sloped, and often hidden behind a parapet wall. Other roof types are not acceptable.

Porches & Patios

Exterior features such as porches and patios shall be composed of metal. The metal shall be a similar color tone that complements the colors on the building. Wood, plastic, and vinyl shall not be permitted.

Architectural Styles

"The Stripe"

This colored stripe helps the user be able to quickly flip to this section of the document. (Hint: blue is for commercial, orange is for residential.)

Examples

Each style has a set of photos that provide good, real-world examples.

Diagrams

These illustrations are intended to provide additional understanding of how these elements are to be applied to a building.

Checklist

This checklist is intended to help developers ensure that their site plans and building designs meet these guidelines.

What type of project?

- ☐ General commercial building *(Go to Section 2)*
- ☐ Mixed-use *(Go to Section 2)*
- ☐ Flats *(Go to Section 2)*
- ☐ Commercial House *(Go to Section 3)*
- ☐ Single-family *(Go to Section 3)*
- ☐ Townhouse *(Go to Sections 3 and 4)*

Section 1 - Site Planning (all projects)

Does the site plan:

- ☐ Have interconnected blocks?
- ☐ Support city trail and path plans?
- ☐ Incorporate shared driveways?
- ☐ Provide interparcel access within the site and between adjacent sites?
- ☐ Incorporate open spaces and amenity spaces?
- ☐ Design developments around amenity spaces?
- ☐ Have a plan to implement and maintain open spaces and amenity spaces?
- ☐ Locate new buildings close to the street?
- ☐ Anticipate future phases of development and has an incremental plan for improvements?
- ☐ Have a plan to locate enhancements to the pedestrian environment?
- ☐ Vary building heights?
- ☐ Provide active frontages along primary facades?
- ☐ Provide a pedestrian entrance and/or walkway access?
- ☐ Include quality streetscapes?
- ☐ Provide bicycle facilities that are in line with city, state, and regional plans?
- ☐ Arrange parking facilities to support walkability?
- ☐ Provide active frontages in parking decks along primary streets?
- ☐ Place on-street parking on existing and new streets?

Section 2 - Commercial & Multifamily Buildings

Does the building design:

- ☐ Harmonize relationships between buildings, streets, and open spaces?
- ☐ Break up primary facades into smaller modules?
- ☐ Emphasize primary facade corners?
- ☐ Have simpler secondary facades?
- ☐ Provide walls with visual depth?
- ☐ Have a well-designed roof?
- ☐ Use roofing materials that reinforce sense of place?
- ☐ Emphasize window and door designs on primary facades?
- ☐ Use transparent glass on windows and doors?
- ☐ Omit the prohibited window types and designs?
- ☐ Use traditional materials and combinations?
- ☐ Use colors that reinforce a sense of place?
- ☐ Incorporate storefront elements on the ground floor?
- ☐ Meet the guidelines for awnings and canopies?
- ☐ Meet the guidelines for stoops?
- ☐ Incorporate the elements of an architectural style? *(Select which one)*
  - ____ Mercantile
  - ____ Folk Victorian
  - ____ Contemporary

Checklist

Section 3 - Residential Buildings

Does the building design:

- ☐ Harmonize relationships between buildings, streets, and open spaces?
- ☐ Provide variations in facades?
- ☐ Have a well-designed roof?
- ☐ Use roofing materials that reinforce sense of place?
- ☐ Emphasize window and door designs on primary facades?
- ☐ Use transparent glass on windows and doors?
- ☐ Omit the prohibited window types and designs?
- ☐ Use traditional materials and combinations?
- ☐ Use colors that reinforce a sense of place?
- ☐ Meet the guidelines for porches?
- ☐ Meet the guidelines for stoops?
- ☐ Meet the guidelines for garages?
- ☐ Incorporate the elements of an architectural style? *(Select which one)*
  - ____ Folk Victorian
  - ____ Queen Victorian
  - ____ Colonial Revival
  - ____ Tudor
  - ____ Craftsman
  - ____ Ranch
  - ____ American Vernacular
  - ____ New Traditional
  - ____ Contemporary

Section 4 - Townhouses

Does the site plan:

- ☐ Locate all entrances facing the street?
- ☐ Have at least 50% of the units as rear-loaded?

Does the building design:

- ☐ Limit facade materials and colors to two?
- ☐ Have variation in facades?
- ☐ Meet the guidelines for stoops?
- ☐ Meet fenestration guidelines?
- ☐ Meet all guidelines for garages and parking?
- ☐ Incorporate the elements of an architectural style? (Select which one)
  - ____ Queen Victorian
  - ____ American Vernacular
  - ____ New Traditional
  - ____ Contemporary

Section 5 - Public Space Standards (all projects)

Does the public space design:

- ☐ Apply the appropriate materials to site walls, sidewalks/walkways, and plazas/patios?
- ☐ Use screening that is compatible with the principal building?
- ☐ Reduce the visual impact of utilities, refuse and service areas, outdoor storage, mechanical equipment, and/or outdoor storage?
- ☐ Meets all guidelines for fences and walls?
- ☐ Incorporate the standard options for street furniture?
- ☐ Meets all guidelines for trees, shrubs, grasses, ground covers, and mulches?
- ☐ Meet the guidelines for public art if required?

02

Site Planning

Connectivity

Access Management

Open Space

Building Placement

Building Access

Streetscapes

Parking

Connectivity

Site Planning

Site planning guidelines control the general layout of redevelopment sites. They seek to establish a framework of streets and open space that support the creation of an increasingly walkable, mixed-use community. In addition, they ensure that the redevelopment of each site conforms to applicable City plans.

Provide interconnected blocks.

- Blocks should be designed with perimeters of no more than 2,400 feet.
- Define blocks with streets built to public standards, including all applicable streetscapes, except as specified for parking lots.
- Locate new streets in accordance with any official City plans.
- Provide stub-streets to connect to adjacent sites.
- Connect to any adjacent stub streets.
- Place drives in parking lots to satisfy block standards if streetscapes are provided on at least one side.

Support city trail and path plans.

- Locate non-vehicular trails and paths in accordance with any official City plans.
- Provide stub-trails to connect to adjacent sites and connect to any adjacent stub trails.

Drives in parking lots may define blocks when sidewalks are provided on at least one side.

Access Management

Incorporate shared driveways

- Minimize curb cuts by incorporating shared driveways to serve adjacent development sites.

Provide interparcel access within development sites and between adjacent sites.

- Provide vehicular and pedestrian access between adjacent buildings and lots within developments, and between adjacent sites.
- Provide shared vehicular ingress and egress between adjacent lots and within developments.
- Design vehicular ingress and egress to provide a safe flow of traffic and to consider the safety and convenience of the pedestrian.

In some cases, the City may ease other requirements of these design guidelines where shared access is utilized.

This commercial development provides both vehicular and pedestrian access within the site.

These adjacent commercial developments provide interparcel access to cut down on curb cuts.

Open Space

Incorporate open spaces and amenity spaces.

The creation of open space, whether public or private, must be a focus of redevelopment in Powder Springs. Open space will enhance the public realm and better the quality of life of residents and visitors.

There are two types of open space as defined by these guidelines:

- **Open space** is defined by any property designated, dedicated, or developed for use for conservation and/or passive and active parks and greenspace.

- **Amenity space** is defined by these guidelines as any open space plus publicly accessed areas improved for enjoyment, including plazas, recreational fields, rooftop decks, outdoor dining, and at-grade common areas.

Amenity space excludes:

- Balconies, yards, pools, and spaces exclusively used by one dwelling unit.
- Parking lots tree islands.
- Required setbacks, yards, or buffers, unless with a conforming civic space.
- Utility easements
- Stormwater facilities, unless they are naturalistic in design and designed by a licensed landscape architect.

A square can serve as a focal point for local residents.

Design developments around amenity space.

- Locate amenity spaces to provide focal points for developments.
- Avoid locating amenity spaces at the edge of sites, except when they buffer from residential areas or preserve existing features, such as creeks, ponds, wetlands, woods, or historic/archaeological sites.

Have a maintenance plan for open spaces and amenity spaces.

- Finish amenity spaces before a certificate of occupancy is issued for immediately adjacent buildings. When a development contains multiple amenity spaces, this provision applies separately to each space to allow for a phased build-out.
- Require property owners or homeowners associations to maintain privately-owned open spaces and amenity spaces.

Outdoor dining may be counted towards amenity space requirements.

Open spaces should not be located at the edge of the development unless they preserve existing environmental features or serve as a buffer between residential and non-residential areas."

Types of Open Spaces

The following are options for open spaces to be included in developments where open space is required. *(Images courtesy of the Smart Code.)*


Park. An open space, available for unstructured recreation. A park's edges may be defined by landscaping rather than buildings. Its landscape should consist of paths and trails, meadows, woodlands, and trees, organically dispersed. The minimum size is 1 acre.


Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than buildings. Its landscape should consist of lawn and trees, organically dispersed. The minimum size is 8,000 square feet.
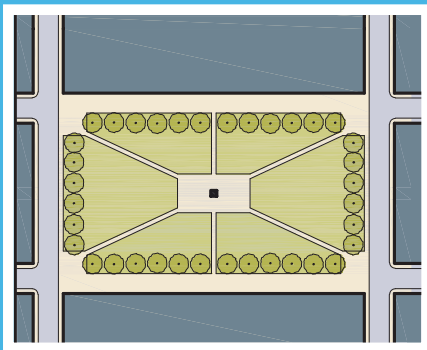
Square. An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape should consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important streets. The minimum size is 8,000 square feet.
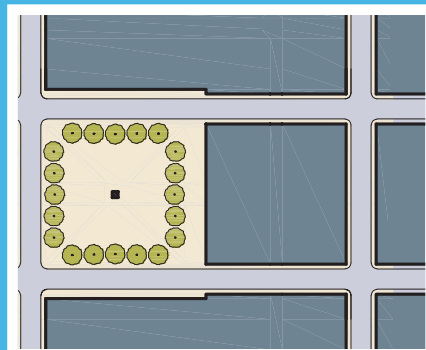
Plaza. An open space, available for civic purposes and commercial activities. A plaza should be spatially defined by buildings. Its landscape should consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size is 8,000 square feet.
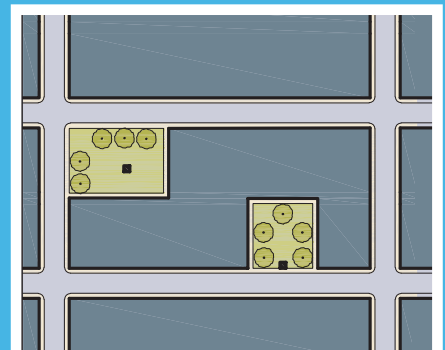
Playground. An open space designed and equipped for the recreation of children. A playground may include an open shelter.

Pocket Park. An open space available for passive recreation and relaxation. Pocket parks must include seating, trees, and other landscaping.

There is no minimum size for either type.

Building Placement

Commercial Building Placement

The following guidelines will help ensure that commercial buildings properly address the street to enhance the public realm and provide convenient and safe access for pedestrians.

Locate new buildings close to the street.

- Locate buildings close to the sidewalk, with parking to the side or rear. Facades should be placed no more than 10 feet from the back of the required sidewalk.
- Locate buildings adjacent to the street intersection on corner lots.
- Design large stores, such as supermarkets, so that small buildings are located close to the street to screen parking and provide a pedestrian-friendly presence and scale.
- Place fuel stations so that fuel dispensing and service canopies are to the rear of the building and away from the street. These facilities and their queuing must not be visible from any public right-of-way.

Locate incremental improvements to anticipate future phases of development.

- Locate small-scale improvements to increase compliance with zoning standards and these guidelines. For example, an addition to an existing building should be located to enhance the street frontage.
- Incorporate stub connections at the edges of the development site in locations that allow for future connectivity at the maximum allowed block scale"

EXISTING CONDITION

INTERMEDIATE STEP

LONG-TERM REDEVELOPMENT
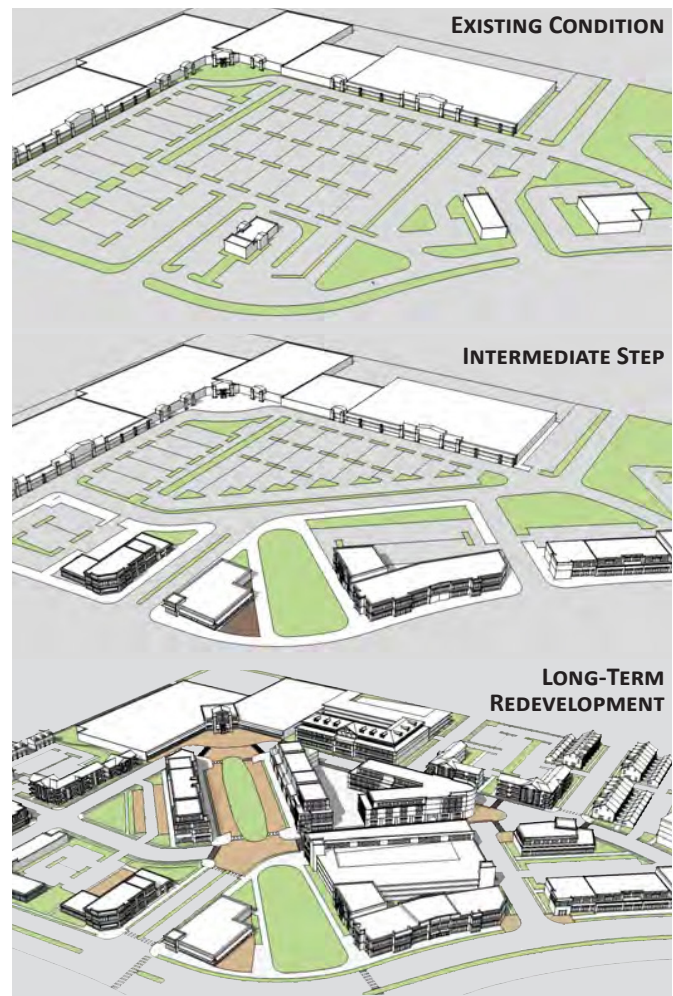
Redevelopment of existing sites, with short-term improvements anticipating later phases of development.

In the example above, new "pad site" buildings (middle) improve the edges of an existing shopping center site (top) as an intermediate step towards long-term redevelopment into a mixed-use center that incorporates some existing buildings (bottom).

Where an incremental improvement is consistent with the intent of the Unified Development Code and design guidelines, flexibility in the application of these guidelines is appropriate.

Image courtesy City of Roswell, Georgia.

Building Placement

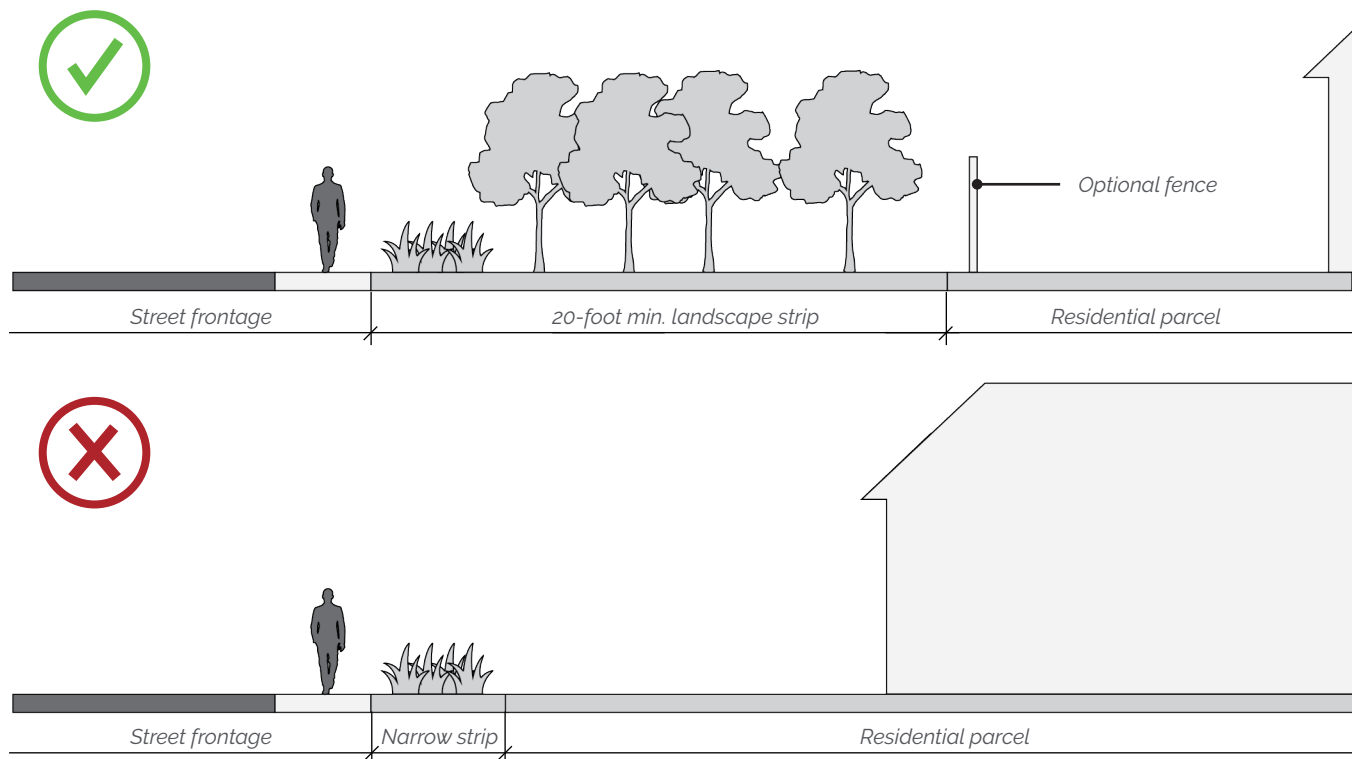**Locate and design incremental improvements to enhance the pedestrian environment of an existing development.**

· Place improvements to enhance the pedestrian environment. For example, new buildings and open space areas shall be placed to create a pedestrian gateway into the site.

· Plan for later pedestrian improvements, such as connections between the street and interior buildings, or to an adjacent site, when locating a new building or addition.

Provide active frontages along primary facades.

· Do not use the first 15 feet in building depth along a primary facade for storage areas, parking, or mechanical rooms.

Residential Subdivision Placement

· When the rear yards of houses in a subdivision faces a street, a 20-foot landscape buffer is required. The use of an opaque, decorative fence is optional. See page 127 for guidelines on fencing for rear yards.

Optional fence

Street frontage   20-foot min. landscape strip   Residential parcel

Street frontage   Narrow strip   Residential parcel

Building Access

Provide a pedestrian entrance.

Provide a pedestrian entrance as follows:

- Ground floor commercial uses adjacent to a street must have a primary pedestrian entrance which faces, is visible from, and is directly accessible from the adjacent sidewalk.
- Residential buildings should have a concrete walkway from their primary entrance to the fronting street, connecting to the sidewalk where it exists.
- All ground floor uses must have address numbers at least 6 inches above the primary pedestrian entrance and clearly visible from the street.

Provide walkway access.

- Provide a walkway connecting from each primary pedestrian entrance (as required above) to the closest sidewalk. The walkway must be at least 5 feet wide.
- Construct walkways through parking lots of surface pavers, such as brick, stone blocks, interlocking brick pavers, stamp concrete or other materials as may be approved by the City. Materials must form a smooth surface but contrast visually and texturally with asphalt. For parking lots with fewer than 50 cars, the City may accept paint or similar markings.
- Line walkway with a landscape strip at least 5 feet wide on at least one side. The landscape strip must be planted with shade trees.

An appropriate example of a ground floor entrance with visible numbers.

Streetscapes

The following standards apply to all existing, City-controlled public streets and to new public and private streets that satisfy the maximum block size requirements of these guidelines.

Enhance streetscapes.

- Provide landscaping between ground floor dwellings and the adjacent sidewalk, except for porches, stoops, or walkways.
- Install streetscapes along local, public and private streets, as follows:
  - Minimum 10-foot and maximum 11-foot travel lanes.
  - Minimum 10-foot wide sidewalk for commercial, civic, mixed-use, and multifamily uses, plus additional space where outdoor dining is planned.
  - Minimum 5-foot wide sidewalk for other uses.
  - Minimum 5-foot wide landscape strip planted with street trees between the sidewalk and curb.
  - Minimum 2'6" curb and gutter on all new streets.
- Design sidewalks to accommodate the safe, convenient flow of pedestrians.
- Do not obstruct the pedestrian flow on sidewalks with street furniture, dining, menu boards, outdoor dining, or other elements.
- Install a crosswalk where a sidewalk crosses a curb cut, such as driveways or service areas.

Two-Lane Roadway with Angled Parking

| 10'-0" Sidewalk | 5'-0" Planting | 18'-0" Angled Parking | 10'-0" Travel Lane | 10'-0" Travel Lane | 18'-0" Angled Parking | 5'-0" Planting | 10'-0" Sidewalk |

2'-6" Curb and gutter

2'-6" Curb and gutter
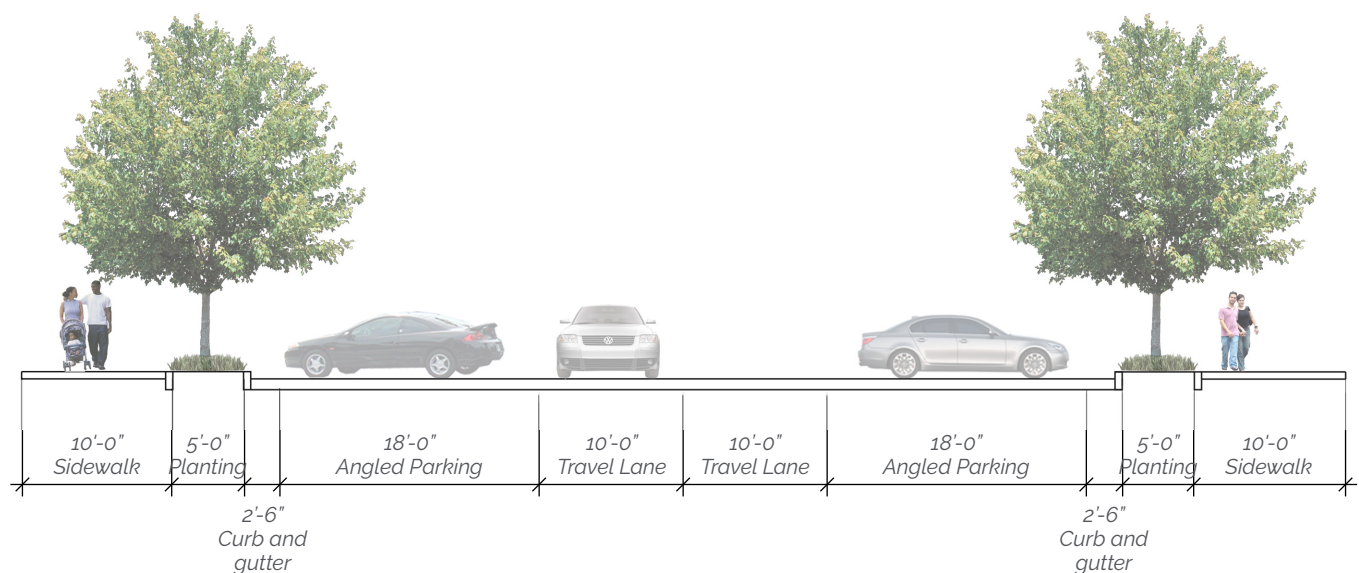
A good example of a streetscape with on-street parking and a landscape strip separating the sidewalk from the curb.

This streetscape has a green strip between and sidewalk and curb, but it isn't sufficiently wide enough to shield pedestrians from traffic.

Streetscapes

Add bicycle facilities

- Bicycle facilities should be added according to city, county, and regional plans.
- Where possible, bicycle facilities should be grade separated from the flow of traffic. These facilities can be combined with pedestrian facilities in a multi-use trail.
  - Minimum 10-foot-wide multi-use trail.
- When grade-separated bicycle facilities are not possible, provisions can be made for on-street bicycle facilities.
  - Minimum 4-foot-wide bicycle lanes, assuming one in each direction, for a total of 8 feet of bicycle facilities within the roadway.
  - Bicycle facilities should be delineated through the use of bicycle markings and paint to designate the bicycle facilities.
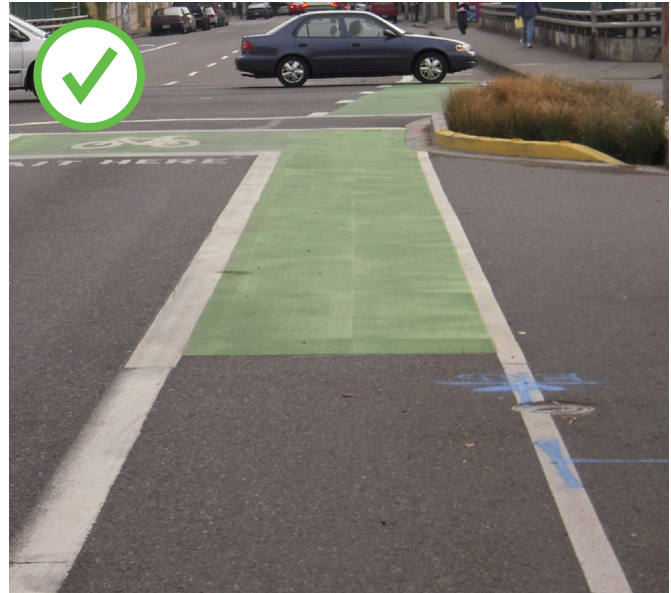
Bicycle lanes should be delineated with paint and markings

Add on-street parking

- Design on-street parking along public and private streets as follows:
  - Minimum 8-foot wide by minimum 20-foot long parallel parking spaces.
  - Minimum depth of 18 feet with the assumption of an additional 2'-6" curb and gutter for angled parking spaces.
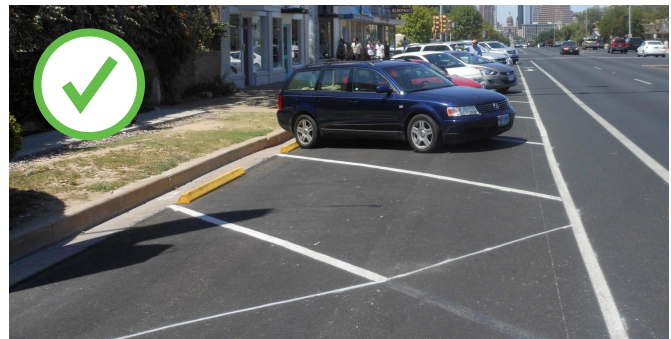
Examples of angled parking (top) and parallel parking (bottom)

Two-Lane Roadway with On-Street Parking

| 5'-0" min.
Sidewalk | 5'-0"
Planting | 8'-0"
Parallel
Parking | 10'-0"
Travel Lane | 10'-0"
Travel Lane | 8'-0"
Parallel
Parking | 5'-0"
Planting | 10'-0"
Multi-Use
Trail |

2'-6"
Curb and
gutter

2'-6"
Curb and
gutter
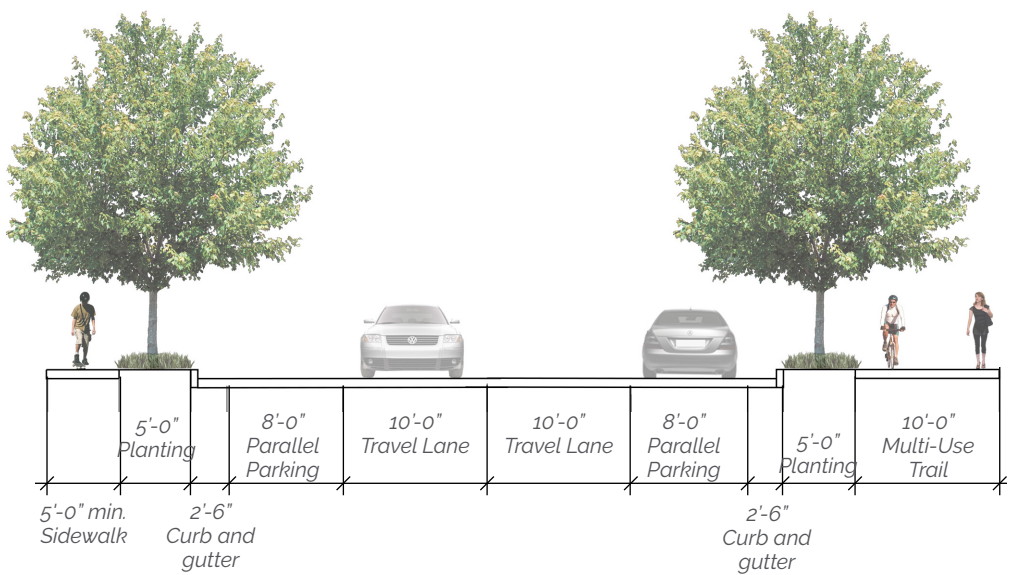
Two-Lane Divided Roadway with On-Street Bicycle Facilities

| 5'-0" min.
Sidewalk | 5'-0"
Planting | 4'-0"
Bike
Lane | 11'-0"
Travel Lane | (Size varies)
Planting
Median | 11'-0"
Travel Lane | 4'-0"
Bike
Lane | 5'-0"
Planting | 5'-0" min.
Sidewalk |

2'-6"
Curb and
gutter

2'-6"
Curb and
gutter
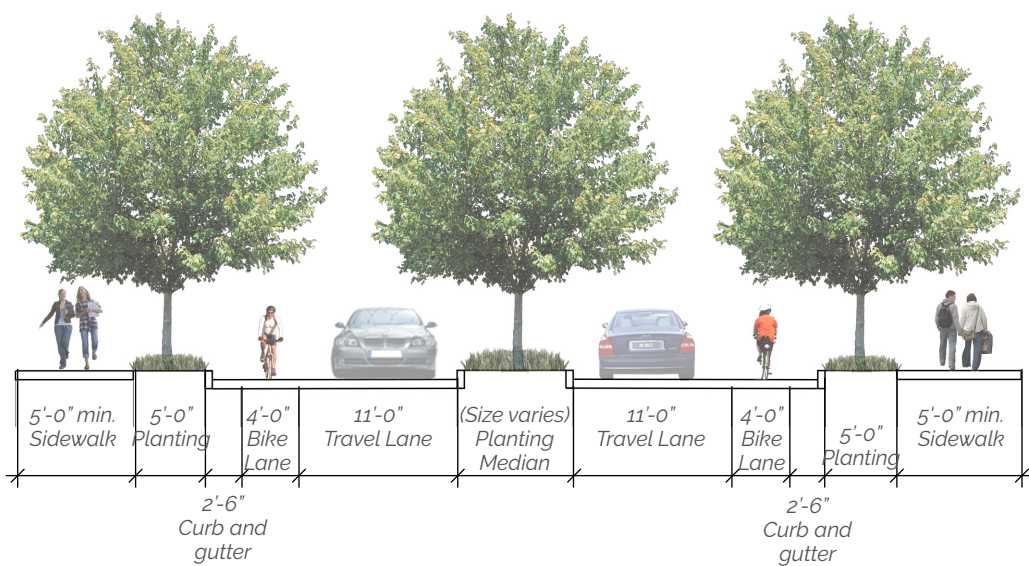
Parking

Arrange parking facilities to support walkability.

- Do not locate parking or driveways next to intersections.
- Provide one of the following between parking and the street:
    - A 20-foot wide landscaped strip, which may be in lieu of the required 10-foot landscape strip; or
    - A building at least 15 feet deep.
- Channel pedestrians in parking lots of over 100 parking spaces through a clear hierarchy of routes that brings them to central walkways. Reinforce this hierarchy through the design of planting and lighting.

A walkway connects from the public sidewalk to the primary building entrance.

20-foot landscape strip
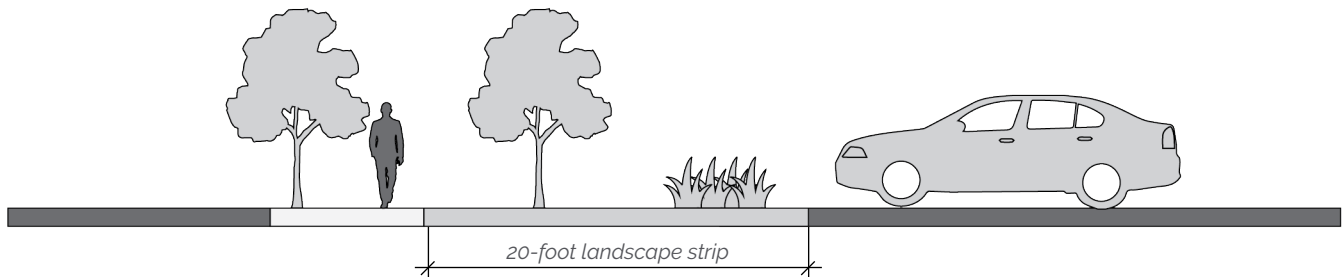
A 10-foot wide landscape strip can screen parking from the street

15-foot deep building
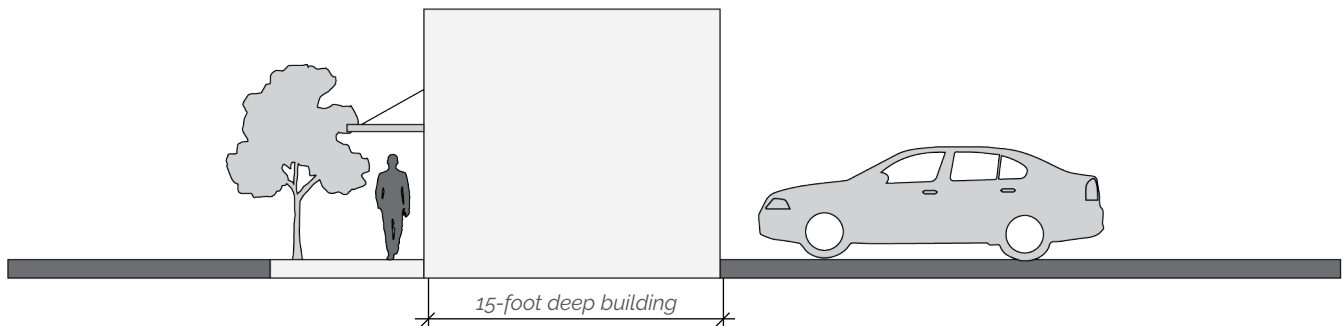
A 15-foot deep building can screen parking from the street

Provide active frontages along primary streets in parking decks.

- Provide ground story active frontages at least 15 feet deep and with ceilings at least 14 feet high.

Add on-street parking on existing and new streets.

- Design on-street parking along public and private streets as follows:
  - Minimum 8-foot wide by minimum 20-foot long parallel parking spaces.
  - Minimum depth of 18 feet with the assumption of an additional 2'-6" curb and gutter for angled parking spaces.
- Provide curb-extensions/bulb-outs at crosswalks, intersections, and other locations where on-street parking is provided.
- The Community Development Director may count newly-created on-street parking towards the minimum parking requirements.

Ground floor height (14 feet)

15-foot deep building
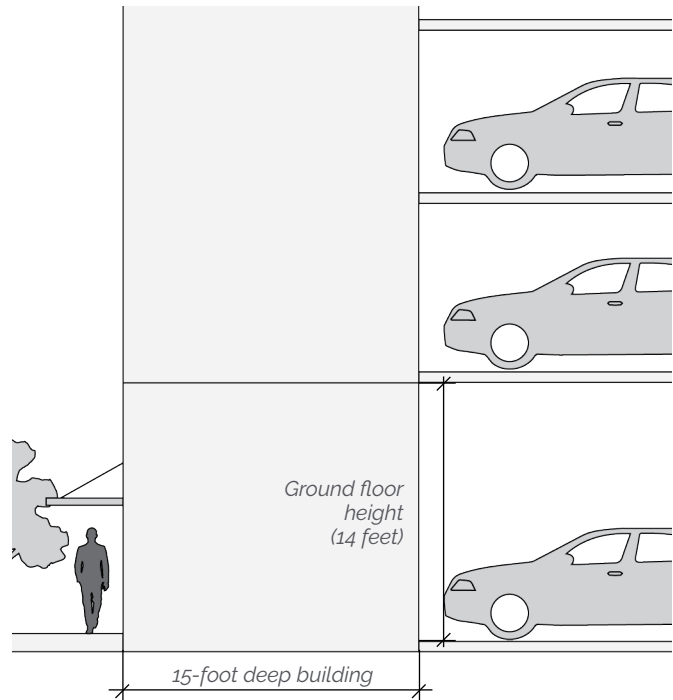
When parking garages are constructed, the garage should be wrapped with active buildings at least 15 feet deep

This parking lot does not have enough of a landscape strip or a building to adequately buffer it form the street.

03

Commercial & Multifamily Buildings

Components of a Building

The following diagram is intended to provide a general understanding of commercial and multifamily building components and vocabulary.

DOUBLE HUNG UPPER FACADE WINDOWS
Rectangular and arched windows are both common

WINDOW SILL
Often decorative, usually of masonry or brick, sometimes wood

BELT COURSE
Horizontal band that separates the upper and lower facades.

PIER
Usually brick or masonry.

DISPLAY WINDOWS
Usually with bulkheads below and transoms above

DOOR(S)
Both single and double doors are common

EAVES
Generally of brick, wood, or metal

WINDOW HOOD OR LINTEL
Often decorative, usually of masonry or brick, sometimes wood or metal.

SIGNBOARD
Wall section where signage or awning is mounted.

TRANSOM
Rectangular glass lights above the display windows and doors

ENTRANCE
Usually recessed in middle or at side

BULKHEADS
Panels beneath display windows

Commercial & Multifamily Building Types

This section explains the types of commercial buildings in which these guidelines would be applied. All buildings must conform to the applicable standards outlined in the City's Unified Development Code. When a conflict exists between these design guidelines and the Unified Development Code, these design guidelines prevail.
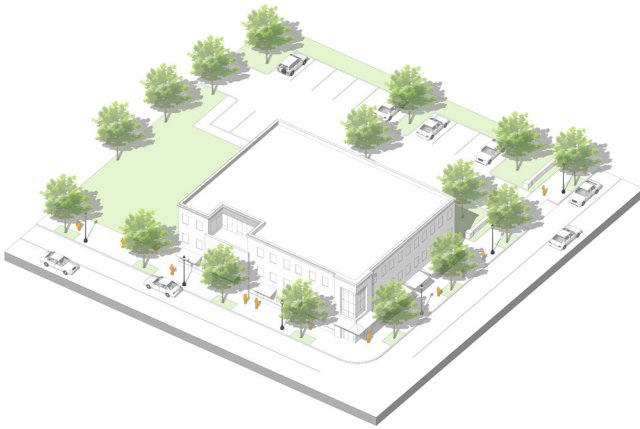
General Building

A single or multi-story building type that typically accommodates non-residential uses, such as hotel or office uses on all stories.
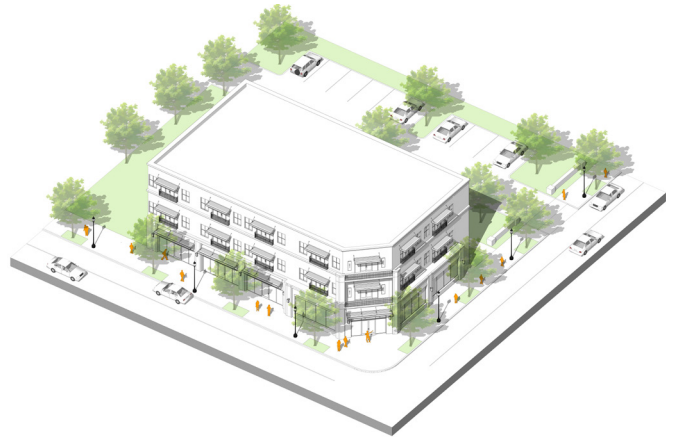
Mixed-Use Building

A multi-story building type that accommodates ground floor retail, office, convertible, or commercial uses with upper-story residential or office uses.
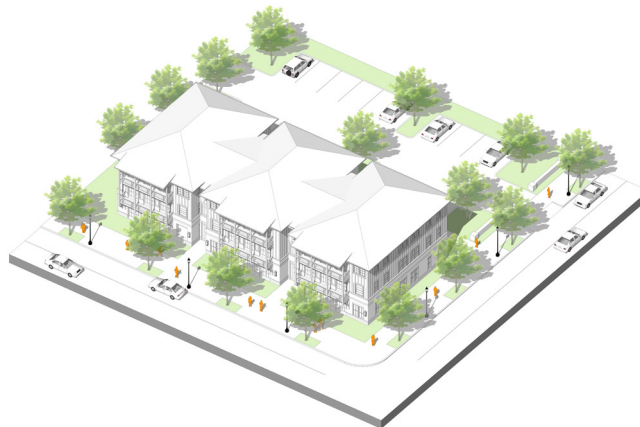
Flats

A building type that accommodates 3 or more dwelling units vertically and horizontally integrated, not including the townhouse building type. Non-residential uses are not allowed for this building type.
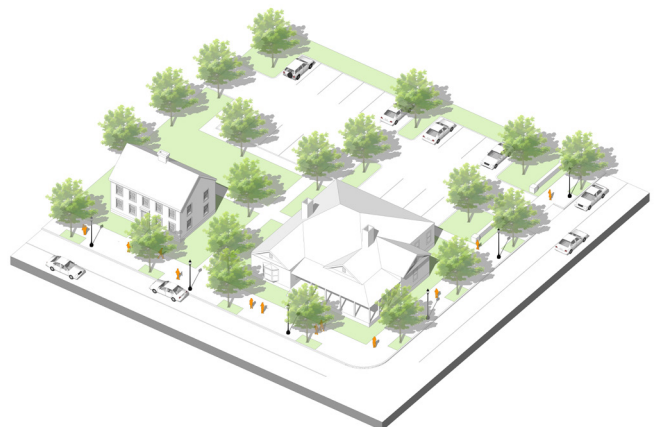
Commercial House

A building type that accommodates non-residential uses in a building that resembles a detached house. **Not for residential uses, however, the guidelines for residential buildings should apply here. See Chapter 4.**

Mass, Scale, & Height

Intent of Building Design Guidelines

The primary intent of building design guidelines is to reinforce a sense of place. These standards encourage construction that is straightforward and functional, and that draws its ornament and variety using timeless design principles.

The guidelines also strive for buildings that support human activity and unify the city's experience and character. Central to this is providing a sense of human scale. Using materials with familiarity, such as traditional brick or using windows of taller proportions.

Applicability

These guidelines are intended to apply to general commercial buildings, mixed-use buildings and flats (multifamily buildings) in order to establish a common form and appearance throughout the city.

Mass is the relationship between the height and width of a building and the nature of its roof line. Consistent massing helps to provide a streetscape with a sense of unity. Massing can also emphasize corners and entrances and create interesting roof lines.

The following standards seek to create character along existing commercial streets in Powder Springs and provide guidance on how commercial and multifamily buildings should be constructed throughout the city.

Harmonize relationships between buildings, streets, and open spaces.

- Modulate building massing vertically and/or horizontally to a scale compatible to its context.
- Shape development to respond to topographic changes, and blend naturally into the landscape.
- Avoid irregular footprints or complex shapes, which disturb the continuous streetscape.
- Avoid "big box" architecture – single large structures with monolithic appearance.

Use architectural details that are consistent with the style.

A list of elements appropriate to each architectural style can be found starting on page 48. These elements define the character and inform critical details such as massing, composition, and other defining characteristics.

Break up primary facades into smaller modules.

- Create visual interest using one of the following techniques:
    - Divide primary facades into 20- to 60-foot wide "modules" that have the appearance of separate buildings built over time; or
    - Apply architectural ornamentation to larger modules up to 200 feet in length.
- Distinguish adjacent modules by changing the following:
    - Exterior materials, extending from grade through the cornice;
    - Storefront systems;
    - The number of stories;
    - Window systems;
    - Building styles; or
    - Similar means that convey separate buildings.
    - *Change in color, building ornament, or setback alone would not qualify as breaking up primary facades into smaller modules.*
- Within a module, provide visual divisions between the first and second floors, where applicable. This can be done by adding courses, awnings, or a change in materials. Provide a ground story storefront. (See Building Elements on page 44.)
- Within a module, use one or more of the following to articulate the facade:
    - Recesses.
    - Projections.
    - Articulated structural bays.
    - Pilasters or other architectural ornaments.
    - Recessed windows.

    The goal is to avoid a facade that looks "flat" by adding depth and shadows.

This single building achieves the appearance of several smaller buildings through a variety of techniques, including: change in facade materials and color, change in windows, change in roof form, change in facade style, and change in finished floor elevation

Mass, Scale, & Height

Secs. 5-51, 5-52, 5-54, 5-55

Emphasize primary facade corners.

- Treat building corners, particularly at intersections, to facilitate pedestrian movement and to enhance main intersections.
- Use corner returns at least one architectural bay long along an alley or block break before changing materials and detailing. As used here, "return" means to carry a material or detail past a corner and into an adjacent facade.

Allow for simpler secondary facades.

- When a development includes multiple buildings, primary facade standards do not apply to rear, exterior walls that are not visible from the street.

Provide walls with visual depth.

- Design building walls to have perceivable thickness, visual interest and character.
- Use reveals and offsets to create shadow lines and break up large flat monotonous surfaces.

These modules are differentiated through the use of recesses, projections, and articulated bays that create an aesthetically pleasing facade.

Design building walls to have perceivable thickness, visual interest and character.

Roofs

Design roofs with the same intent as building facades.

In addition to providing building protection, the roof is also a basic architectural element that defines the character of the space it protects.

- When a sloped roof is used, provide a pitch of between 4:12 and 12:12. This does not apply to dormers, porches, and roofs not visible from a street.
- When a flat roof is used, vertically screen it with a parapet wall along all facades facing the public right-of-way.
- Paint vents and stacks to match roof materials and conceal from view along primary facades.
- Use cornice returns appropriate to the building style.
- Match downspouts with gutters in material and finish.
- Use varying roof levels and forms on large structures to create diversity.
- Do not use unusually steep roofs, such as "A" frames or mansard roofs.

Use roofing materials that reinforce sense of place.

- Finish roofs in asphalt composition shingles, tile, or standing seam metal. Wood shingles should not be used unless permitted by the Community Development Director.
- Allow additional materials on flat roofs that are not visible from the street.
- Use roofing materials that have a minimum usable life of 30 years according to the manufacturer's warranty. A copy of the warranty should be included in the permit application.

Max.
Slope
12:12

Min.
Slope
4:12

Windows & Doors

Windows and doors are key elements of building design. They not only provide access, ventilation and light, but their placement, design, size, shape, and orientation add to the appearance of a building. They can also contribute to lively and safe civic spaces and streets. When renovating or doing adaptive reuse on a building, original windows should be retained, when possible. Replacements should be similar to the original or relate to the architectural style of the building.

Emphasize window and door design on primary facades.

- Incorporate windows and doors by providing:
  - At least 75% glass for ground story storefronts (see Building Elements).
  - At least 20% glass for other ground story nonresidential uses.
  - Between 20% and 60% glass for upper story nonresidential uses.
  - Between 10% and 60% glass for all residential stories.

  The percentages above are calculated separately for each story along a given street-facing facade.

- Enhance primary entrances with architectural surrounds, porticoes, or other design features appropriate to the architectural style of the building.
- Provide the following on upper stories:
  - Windows that are evenly spaced horizontally.
  - Either the same size windows on all given story, or windows that decrease in size from the base to the cornice.
  - Horizontal alignment of window grids across all stories from the base to the cornice.
  - Casement, double-hung, or fixed frame windows.

- Use window designs that create depth and shadow as follows:
  - For divided lights, use muntins that project from the glass on both sides (interior and exterior)
  - Enhance shadow lines around openings by recessing window frames 2 inch minimum from the face of the building.

Storefront buildings should feature a lot of glass on their front facades.

Use transparent glass on required windows and doors.

- Use glass with a transparency higher than 80% and external reflectance of less than 15%.
- Encourage awnings and similar features over storefronts to achieve even higher glass transparency and reflectivity, as allowed by energy codes.
- Do not paint glass, apply films to glass, or use other physical means to alter transparency.

The following are prohibited:

- Grids-between-glass.
- Vinyl, snap-in muntins.
- Exterior security bars, steel gates, and steel roll down curtains.
- Rope lighting.
- Residential doors in commercial buildings.
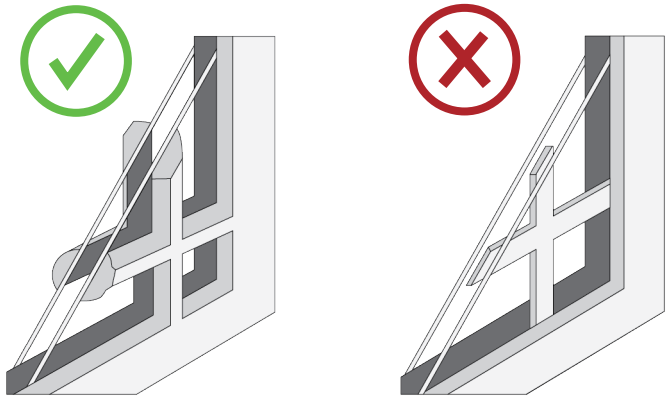
Appropriate simulated divided windows with muntins attached to both sides v. inappropriate grid-between-glass windows.
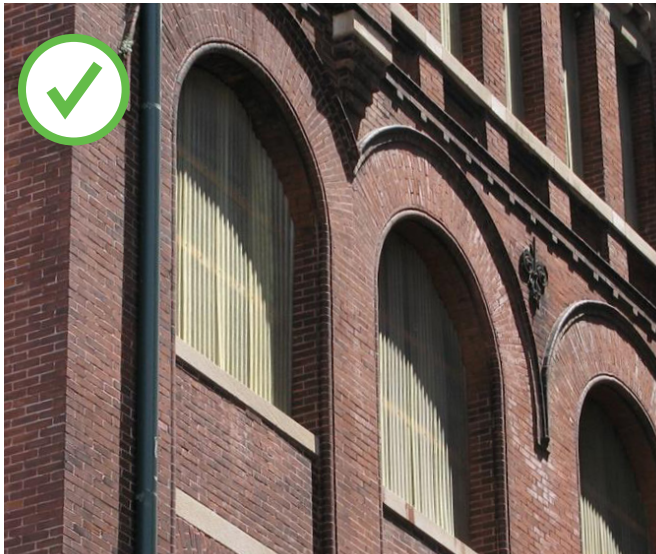
Recessed windows create shadows and give the facade a sense of depth.

All windows should be recessed into the facade.

Materials & Colors

Facade materials support a sense of place. Facade materials should be durable and low-maintenance. A consistent palette of materials will help unify the architectural character of Powder Springs and promote a sense of permanence.

Use traditional materials and combinations.

- Limit primary facade materials to natural stone; cast stone; full-depth, unpainted brick*; and wood, either painted or unpainted.

- Brick must be at least 1 3/4 inches thick and wrap the corner of the building if used.

- When more than one material is used, they must be combined only horizontally, with the visually heavier below the lighter (see the diagram to the right).

- Accent materials may include the listed principal facade materials, as well as finished metal and concrete.

- Facades should not have more than three principal materials and/or colors. Additional materials may be used as trim or accent materials

- The following materials are not permitted:
  - Stucco
  - Painted stone, brick*, or masonry
  - Large panelized products or other materials that produce extensive featureless surfaces
  - Metal exterior wall cladding panels and corrugated metal
  - Vinyl or aluminum siding
  - Exposed concrete masonry units
  - Highly reflective, shiny, or mirror-like materials

Lighter

Heavier

Wood (painted or unpainted)

Full-depth, unpainted brick*

Cast stone

Natural stone
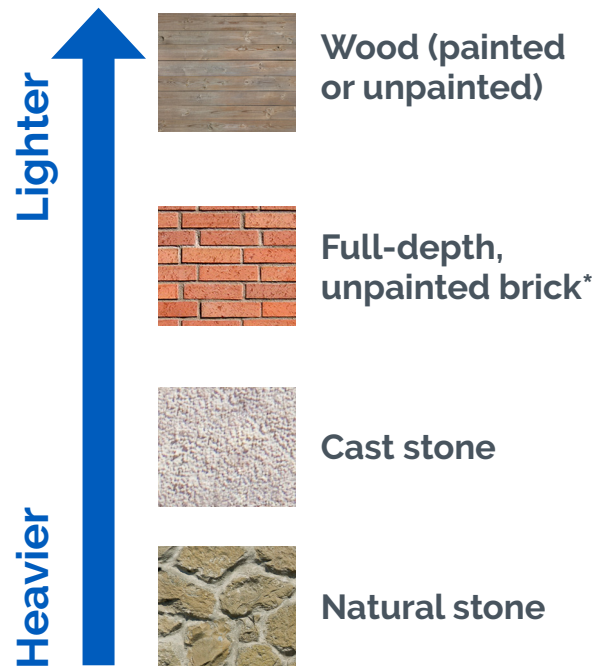
*Unpainted historic brick should not be painted unless it is severely damaged or deteriorated beyond repair, or is being used for a public art mural.

Use colors that reinforce a sense of place.

- Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors).

- The base color should be more subdued and neutral..

- Trim colors should have contrasting lighter or darker shade than the base color.

- Accent colors should not exceed 10% of the total facade wall area.

- Colors from Sherwin Williams' "Fundamentally Neutral" are suggested as appropriate colors (see page 42). Similar colors from other paint manufacturers may be used with approval.

- High-intensity colors, such as metallic colors, primary colors, fluorescent colors, and black are not permitted.

- All vents, gutters, downspouts, flashing, electrical conduits, etc., should be painted to match the color of the adjacent surface, unless they are being used expressly as a trim or accent element.

- Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.

Painted brick is not permitted unless the original brick of the building is damaged and beyond repair.

Primary colors, black, and more than three colors and/or materials are not allowed.

Materials & Colors

Sherwin Williams "Fundamentally Neutral"

SW 6000 Snowfall	SW 6001 Grayish	SW 6002 Essential Gray	SW 6003 Proper Gray	SW 6004 Mink	SW 6005 Folkstone	SW 6006 Black Bean	SW 6007 Smart White
SW 6008 Individual White	SW 6009 Imagine	SW 6010 Flexible Gray	SW 6011 Chinchilla	SW 6012 Browse Brown	SW 6013 Bitter Chocolate	SW 6014 Quartz White	SW 6015 Vaguely Mauve
SW 6016 Chaise Mauve	SW 6017 Intuitive	SW 6018 Enigma	SW 6019 Poetry Plum	SW 6020 Marooned	SW 6021 Dreamy White	SW 6022 Breathless	SW 6023 Insightful Rose
SW 6024 Dressy Rose	SW 6025 Socialite	SW 6026 River Rouge	SW 6027 Cordovan	SW 6028 Cultured Pearl	SW 6029 White Truffle	SW 6030 Artistic Taupe	SW 6031 Glamour
SW 6032 Dutch Cocoa	SW 6033 Bateau Brown	SW 6034 Arresting Auburn	SW 6035 Gauzy White	SW 6036 Angora	SW 6037 Temperate Taupe	SW 6038 Truly Taupe	SW 6039 Poised Taupe
SW 6040 Less Brown	SW 6041 Otter	SW 6042 Hush White	SW 6043 Unfussy Beige	SW 6044 Doeskin	SW 6045 Emerging Taupe	SW 6046 Swing Brown	SW 6047 Hot Cocoa
SW 6048 Terra Brun	SW 6049 Gorgeous White	SW 6050 Abalone Shell	SW 6051 Sashay Sand	SW 6052 Sandbank	SW 6053 Reddened Earth	SW 6054 Canyon Clay	SW 6055 Fiery Brown
SW 6056 Polite White	SW 6057 Malted Milk	SW 6058 Likeable Sand	SW 6059 Interface Tan	SW 6060 Moroccan Brown	SW 6061 Tanbark	SW 6062 Rugged Brown	SW 6063 Nice White
SW 6064 Reticence	SW 6065 Bona Fide Beige	SW 6066 Sand Trap	SW 6067 Mocha	SW 6068 Brevity Brown	SW 6069 French Roast	SW 6070 Heron Plume	SW 6071 Popular Gray
SW 6072 Versatile Gray	SW 6073 Perfect Greige	SW 6074 Spalding Gray	SW 6075 Garret Gray	SW 6076 Turkish Coffee	SW 6077 Everyday White	SW 6078 Realist Beige	SW 6079 Diverse Beige
SW 6080 Utterly Beige	SW 6081 Down Home	SW 6082 Cobble Brown	SW 6083 Sable	SW 6084 Modest White	SW 6085 Simplify Beige	SW 6086 Sand Dune	SW 6087 Trusty Tan
SW 6088 Nuthatch	SW 6089 Grounded	SW 6090 Java	SW 6091 Reliable White	SW 6092 Lightweight Beige	SW 6093 Familiar Beige	SW 6094 Sensational Sand	SW 6095 Toasty
SW 6096 Jute Brown	SW 6097 Sturdy Brown	SW 6098 Pacer White	SW 6099 Sand Dollar	SW 6100 Practical Beige	SW 6101 Sands of Time	SW 6102 Portabello	SW 6103 Tea Chest
SW 6104 Kaffee	SW 6105 Divine White	SW 6106 Kilim Beige	SW 6107 Nomadic Desert	SW 6108 Latte	SW 6109 Hopsack	SW 6110 Steady Brown	SW 6111 Coconut Husk
SW 6112 Biscuit	SW 6113 Interactive Cream	SW 6114 Bagel	SW 6115 Totally Tan	SW 6116 Tatami Tan	SW 6117 Smokey Topaz	SW 6118 Leather Bound	SW 6119 Antique White
SW 6120 Believable Buff	SW 6121 Whole Wheat	SW 6122 Camelback	SW 6123 Baguette	SW 6124 Cardboard	SW 6125 Craft Paper	SW 6126 Navajo White	SW 6127 Ivoire
SW 6128 Blonde	SW 6129 Restrained Gold	SW 6130 Mannered Gold	SW 6131 Chamois	SW 6132 Relic Bronze	SW 6133 Muslin	SW 6134 Netsuke	SW 6135 Ecru
SW 6136 Harmonic Tan	SW 6137 Burlap	SW 6138 Artifact	SW 6139 Mossy Gold	SW 6140 Moderate White	SW 6141 Softer Tan	SW 6142 Macadamia	SW 6143 Basket Beige

SW 6144 Dapper Tan	SW 6145 Thatch Brown	SW 6146 Umber	SW 6147 Panda White	SW 6148 Wool Skein	SW 6149 Relaxed Khaki	SW 6150 Universal Khaki	SW 6151 Quiver Tan
SW 6152 Superior Bronze	SW 6153 Protege Bronze	SW 6154 Nacre	SW 6155 Rice Grain	SW 6156 Ramie	SW 6157 Favorite Tan	SW 6158 Sawdust	SW 6159 High Tea
SW 6160 Best Bronze	SW 6161 Nonchalant White	SW 6162 Ancient Marble	SW 6163 Grassland	SW 6164 Svelte Sage	SW 6165 Connected Gray	SW 6166 Eclipse	SW 6167 Garden Gate
SW 6168 Moderne White	SW 6169 Sedate Gray	SW 6170 Techno Gray	SW 6171 Chatroom	SW 6172 Hardware	SW 6173 Cocoon	SW 6174 Andiron	SW 6175 Sagey
SW 6176 Livable Green	SW 6177 Softened Green	SW 6178 Clary Sage	SW 6179 Artichoke	SW 6180 Oakmoss	SW 6181 Secret Garden	SW 6182 Ethereal White	SW 6183 Conservative Gray
SW 6184 Austere Gray	SW 6185 Escape Gray	SW 6186 Dried Thyme	SW 6187 Rosemary	SW 6188 Shade-Grown	SW 6189 Opaline	SW 6190 Filmy Green	SW 6191 Contented
SW 6192 Coastal Plain	SW 6193 Privilege Green	SW 6194 Basil	SW 6195 Rock Garden	SW 6196 Frosty White	SW 6197 Aloof Gray	SW 6198 Sensible Hue	SW 6199 Rare Gray
SW 6200 Link Gray	SW 6201 Thunderous	SW 6202 Cast Iron	SW 6203 Spare White	SW 6204 Sea Salt	SW 6205 Comfort Gray	SW 6206 Oyster Bay	SW 6207 Retreat
SW 6208 Pewter Green	SW 6209 Ripe Olive	SW 6210 Window Pane	SW 6211 Rainwashed	SW 6212 Quietude	SW 6213 Halcyon Green	SW 6214 Underseas	SW 6215 Rocky River
SW 6216 Jasper	SW 6217 Topsail	SW 6218 Tradewind	SW 6219 Rain	SW 6220 Interesting Aqua	SW 6221 Moody Blue	SW 6222 Riverway	SW 6223 Still Water
SW 6224 Mountain Air	SW 6225 Sleepy Blue	SW 6226 Languid Blue	SW 6227 Meditative	SW 6228 Refuge	SW 6229 Tempe Star	SW 6230 Rainstorm	SW 6231 Rock Candy
SW 6232 Misty	SW 6233 Samovar Silver	SW 6234 Uncertain Gray	SW 6235 Foggy Day	SW 6236 Grays Harbor	SW 6237 Dark Night	SW 6238 Icicle	SW 6239 Upward
SW 6240 Windy Blue	SW 6241 Aleutian	SW 6242 Bracing Blue	SW 6243 Distance	SW 6244 Naval	SW 6245 Quicksilver	SW 6246 North Star	SW 6247 Krypton
SW 6248 Jubilee	SW 6249 Storm Cloud	SW 6250 Granite Peak	SW 6251 Outerspace	SW 6252 Ice Cube	SW 6253 Olympus White	SW 6254 Lazy Gray	SW 6255 Morning Fog
SW 6256 Serious Gray	SW 6257 Gibraltar	SW 6258 Tricorn Black	SW 6259 Spatial White	SW 6260 Unique Gray	SW 6261 Swanky Gray	SW 6262 Mysterious Mauve	SW 6263 Exclusive Plum
SW 6264 Midnight	SW 6265 Quixotic Plum	SW 6266 Discrete White	SW 6267 Sensitive Tint	SW 6268 Veiled Violet	SW 6269 Beguiling Mauve	SW 6270 Soulmate	SW 6271 Expressive Plum
SW 6272 Plum Brown	SW 6273 Nouvelle White	SW 6274 Destiny	SW 6275 Fashionable Gray	SW 6276 Mystical Shade	SW 6277 Special Gray	SW 6278 Cloak Gray	SW 6279 Black Swan

Building Elements

Building elements are common ways of applying windows, doors, and other elements to street-facing facades.

Storefronts

The storefront is the basic unit that typically makes up a "downtown" environment. A storefront is defined as ground story active frontage space along a sidewalk. Its purpose is to facilitate the sale of goods and services to passing pedestrians. Therefore, transparency is important to allow for maximum visibility. The storefront also provides natural ventilation and light into a typically long narrow space.

A recessed entry provides shelter in inclement weather, and a safer exit by providing door swing space. Primary entrances should be oriented to the street and clearly recognizable. Continuous storefronts with frequent entries create an active pedestrian oriented environment.

- Use ground story storefronts along all primary facades. Limit the length of facade without any intervening glass or door to 20 feet.
- Use traditional storefront design with large areas of glass with minimal muntins.
- Provide at least 75% glass for ground story storefronts.
- Provide display window glass beginning at between 6 inches, and 2 feet above grade, and extending to between 11 and 12 feet above grade.
- Provided a 2 to 3-foot high transom window above the display window.
- Provide an entrance for each use along the sidewalk.
- Recess the entrance door, when possible.
- Provide windows equally sized, taller than they are wide, equally spaced, and arranged in a grid pattern.
- Create a focus or sense of entry, clearly defined location of the front door.
- Pilasters are strongly recommended for the entryway.

Belt Course

Transom Window (24" to 36")

123

Display Window (10' to 12')

Bulkhead (6" to 24")

Minimum 75% glass
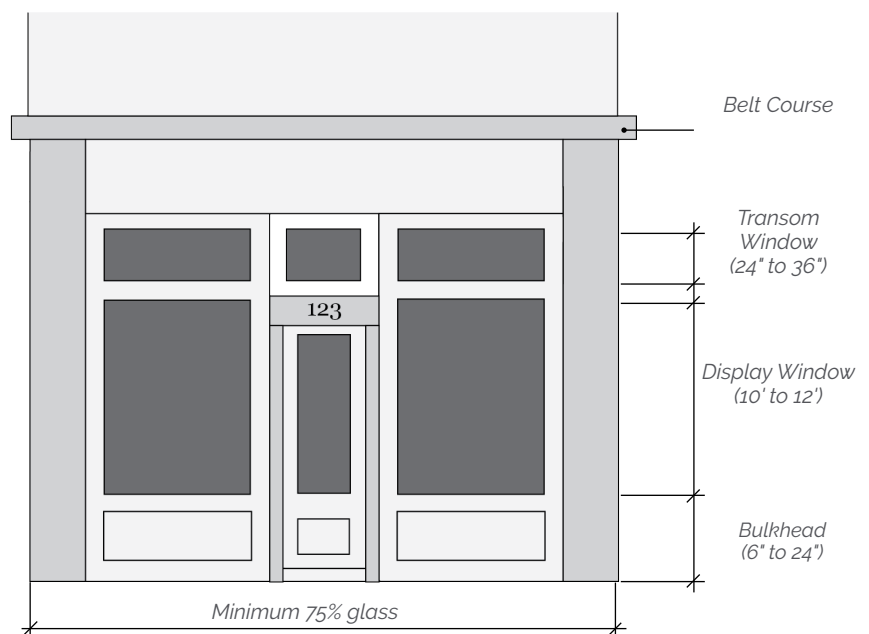
Note: Image not drawn to scale

Awnings & Canopies

For the comfort of the pedestrian, awnings and canopies are required over entryways to ground floor retail uses. Shelter at the entrance of a building provides protection from the sun and rain, and helps to define pedestrian scale along a streetscape.

- Awning and canopies should be at least 5 feet in depth and have at least 9 feet of clearance above the ground.
- Awnings or canopies should only be placed over windows, doors or openings.
- Use awnings and canopies to accent the building's design but not be the dominant architectural feature.
- Provide awning and canopy frames or support of painted or coated metal or other non-corroding material.
- The following are prohibited:
    - Back-lit awnings or canopies.
    - Long expanses of awnings. Multiple awnings should be used to reflect the door and window openings beneath them.
    - Ground-mounted canopies over sidewalks.
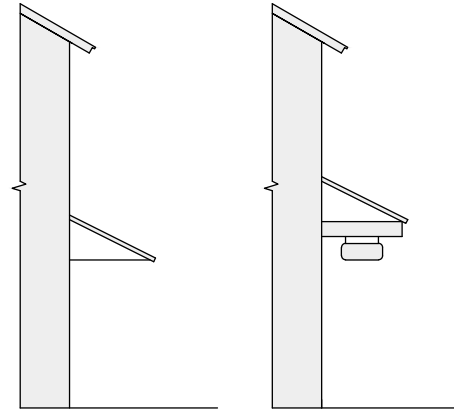
Awnings should be placed over doors to provide shade and a place to get out of the rain.

Back-lit awnings and canopies like this one are prohibited.

Building Elements

Stoops

Stoops are only appropriate for multifamily buildings.

- Stoops should be at least 6 feet in depth and width.
- Raise stoops unless wheelchair access is desired, but not more than 6 feet above grade.
- Do not enclose, unless stoop is recessed into the main building.
- Allow only covered stoops.
- Stairs may run perpendicular or parallel to the facade
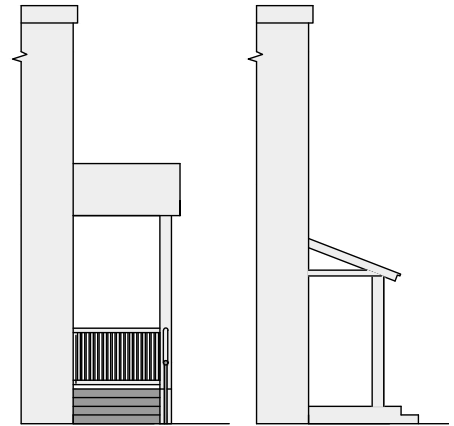
Enclosed stoops are appropriate if they are recessed in the main building.

Stoops should not be taller than 6 feet above grade.

This page intentionally left blank

Architectural Styles

"Architectural style" refers to the way that doors, windows, and building details are designed and organized on a facade. The following styles are appropriate for use in Powder Springs's commercial and multifamily buildings: Mercantile, Folk Victorian, and Contemporary. These styles have been defined using *Georgia's Living Places: Historic Housing in their Landscape Setting* by the Georgia Department of Natural Resources and *A Field Guide to American Houses* by Virginia Savage McAlester. Additional information on each style can be found with these resources.

A summary of key features for each style is provided on the following pages. Features from these architectural styles may be used for exterior renovation and rehabilitation of existing commercial buildings or could be used for new construction.
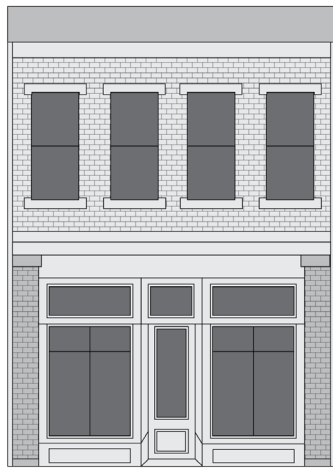
Mercantile Style   *Folk Victorian Style*   *Contemporary Style*

Mercantile

Overview

Mercantile is not a true "style" as much as a way of designing commercial, mixed-use, mill, and railroad buildings across many decades and design trends. It incorporates a combination of Italianate and Victorian architectural details. As a result, the style can range from highly detailed and traditional, to simplified and modern.

Elements of the Mercantile style include:

- Front facades are symmetrical, except for asymmetrical doors historically used to access upper story uses.
- Brick/masonry that vary in color and texture as the primary material.
- Roofs are flat or slightly sloped.
- Large windows with minimal ornamentation.
- The base is delineated by entrance detailing that may include large storefront style windows at street level.

Architectural Elements

Massing & Composition

Buildings in the Mercantile style shall consist of a simple composition that is organized into three parts: base zone, shaft zone, and a cornice. The base zone is at the street level and typically includes shopfront detailing, such as large windows and entry ways with ornamentation. The middle section of the structure is referred to as the shaft zone and typically includes minimum ornamentation. The top zone is the cornice, which provides a termination at the top of building. The cornice may include minimal ornamentation and detailing.

Cornice

Shaft

Base

Walls & Facade

The most common facade for buildings of this style feature a flat face with an inset base, however, other facades, like center gabled ones, are occasionally acceptable. Aluminum shopfront systems are permitted in the base zone. However, painted wood trim (with painted wood doors and window surrounds) are preferred where possible.

Flat face   *Center gabled*

Roofing

Mercantile roofs are flat or slightly sloped, and often hidden behind a parapet wall. Other roof types are not acceptable.

Porches & Patios

Exterior features such as porches and patios shall be composed of metal. The metal shall be a similar color tone that complements the colors on the building. Wood, plastic, and vinyl shall not be permitted.

Mercantile

Windows

With the exception of storefronts, windows on Mercantile style buildings may have a variety of designs. To reflect a building's nineteenth century roots, individual or ganged vertical rectangular windows with a variety of sash divisions are allowed. Alternatively, large, multi-division windows are allowed when drawing inspiration from the twentieth century . In all cases, windows shall all be the same size or decrease in size from base zone to cornice. Muntins-between-glass are not permitted.
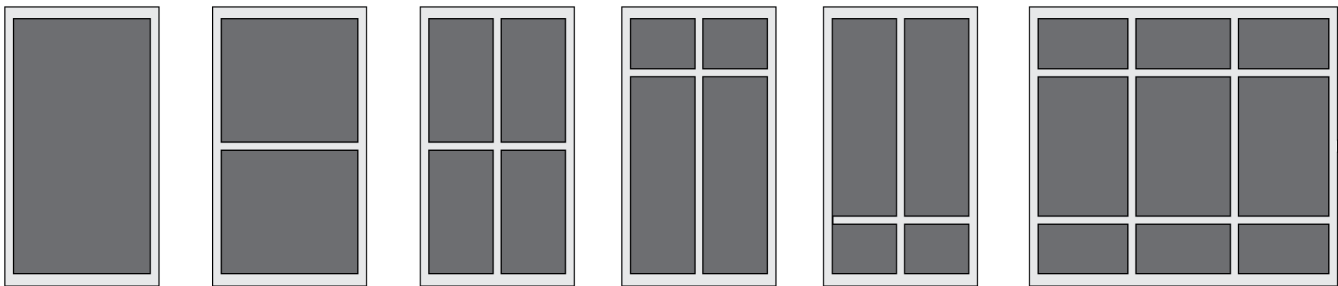
The following window **top shapes** are recommended for the shaft and cornice:

Rectangular	*Flattened arch*	*Segmented arch*	*Full arch*
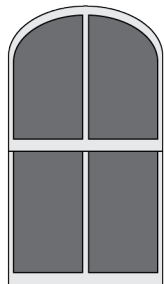
Doors

Shopfront doors should be aluminum with no less than 70% glazing. Muntins between glass are not permitted.

Folk Victorian

Overview

Elements of the Folk Victorian style for commercial buildings include:

- Front facades are symmetrical, except when front gable or wing is provided.
- Structure is simple in massing.
- Roofs that are usually gabled, but may be pyramidal or hipped.
- Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.

Architectural Elements

Massing & Composition

The building composition shall be **symmetrical. Front gables and wings are not usually recommended for commercial buildings, unless it is a commercial house building type.** Casual rambling forms are not permitted in this style. Folk Victorian is appropriate for one or two-story structures.

Symmetrical composition

Asymmetrical composition with front gable and wing

Walls & Facade

When present, change in materials shall occur vertically on the structure, not horizontally. When applicable, the foundation wall material should be of a visually heavier material, like natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are encouraged.
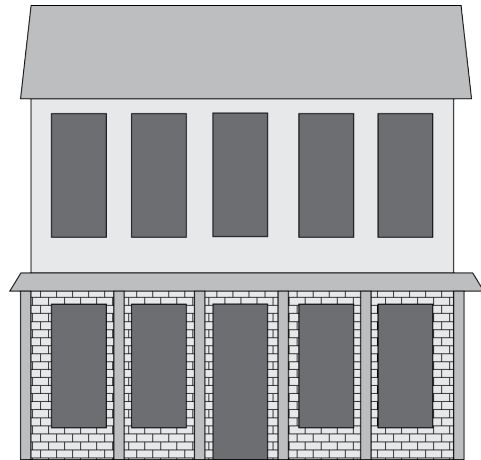
Porches & Stoops

Porches are only recommended for commercial houses and shopfronts. Porches shall include an even number of columns (paired columns are not typical) that are squared or turned. Front porches should include decorative detailing, including spindlework and/or jig-saw cut detailing. Porch flooring shall be painted or stained concrete; tongue and groove planking is also allowed. Railings shall be made of painted wood systems or fiber reinforced plastic (FRP) only. Stoops are not permitted on the principal facade of any commercial building.
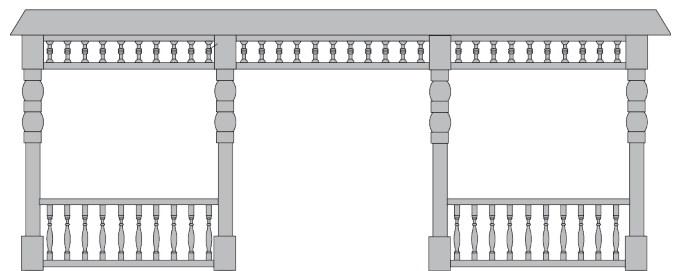
Porch with spindlework
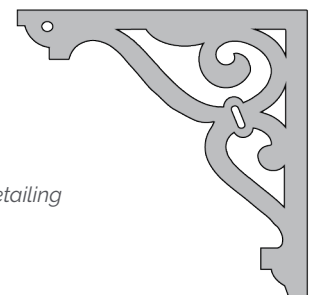
Cut detailing

Folk Victorian

Roofing

Simple gable roofs are typical of the Folk Victorian Style, but they may also be pyramidal. Flat roofs with parapets are preferred for shopfront and mixed-use buildings.

| Front-gabled | Gable front and wing | Side-gabled roof, one-story | Side-gabled roof, two-story | Pyramidal | Flat |
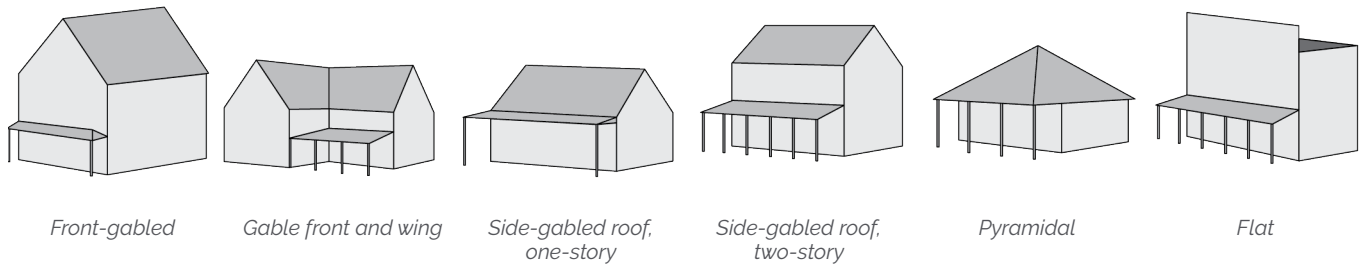
Windows & Doors

If columns are present, windows and doors should be aligned with openings between columns so that they are visible from the street. Folk Victorian windows are typically single units, and pairing them is discouraged. Windows with arched tops are not recommended. Window surrounds, if used, should be very simple or may use a simple pediment.
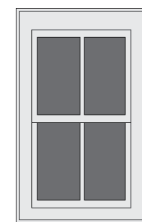
Framed window
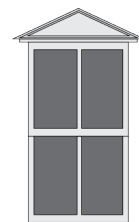
Window with pediment

Windows and doors shall be aligned with openings between columns so that they are visible from the street. Windows are typically single units, but they are sometimes paired and shall be placed in a repetitive pattern. Windows shall be traditional single or double hung. Appropriate sash division should be 2-over-1, 2-over-2, or 4-over-1. Windows with arched tops are not permitted.
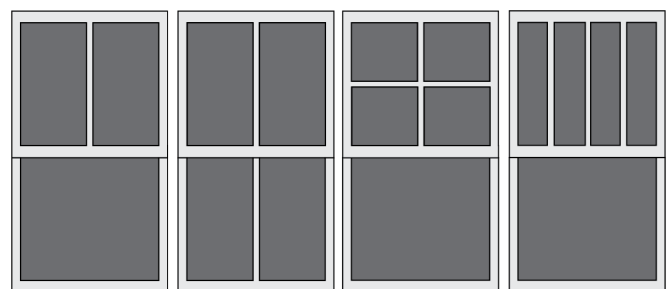
| 2-over-1 | 2-over-2 | 4-over-1 | 4-over-1 |

Contemporary

Overview

Contemporary commercial buildings are reflective of the present day. These buildings are characterized by clean lines, organic and streamlined forms, and lack of embellishment. Distinguishing features include organic and geometric forms, minimal ornamentation, and the juxtaposition of tradition materials such as wood with non-traditional materials such as metal and glass. They are also characterized by:

- Flat roofs
- Recessed entries
- Asymmetrical massing and composition
- Large windows
- Little to no embellishment

Architectural Elements

Massing, Composition, & Roofs

Contemporary commercial architecture massing is typically geometric, yet clean in its appearance. Building massing and composition is often asymmetrical. Flat roofs are a defining feature, contributing to a sleek aesthetic. One or multiple rooflines may be incorporated as long as the massing remains uncluttered. For this particular style, parapets are not required for flat roofs.
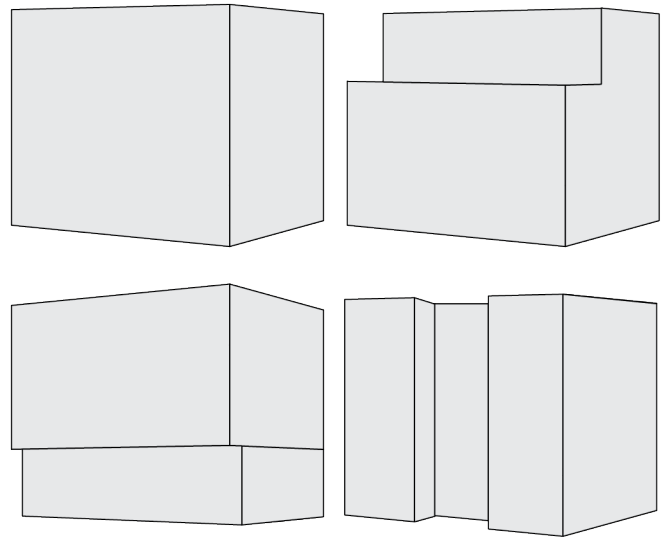
Doors & Windows

Large picture windows are a defining feature of contemporary architecture. Large, plate glass windows are favored, both vertical and horizontal light patterns and multi-pane patterns are recommended. As long as materials and design families are consistent, a variety of sizes and shapes can be used to maximize natural light.
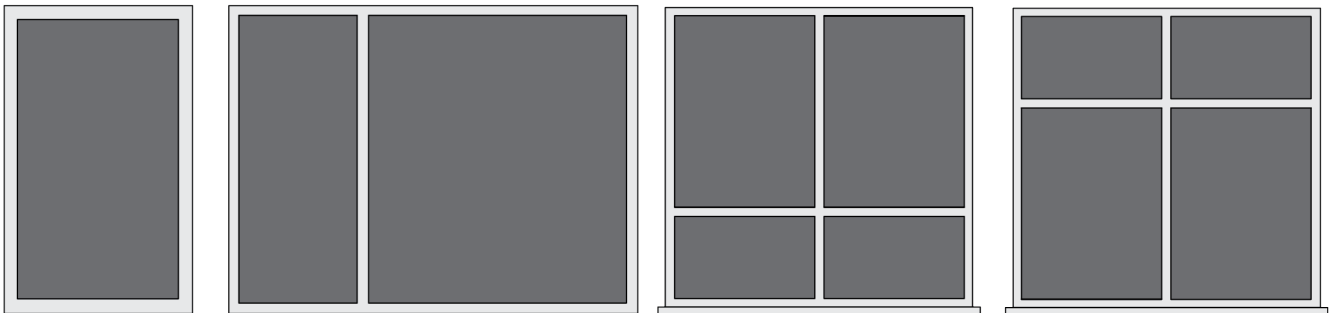
Window walls are a common feature in contemporary buildings. They are primarily composed of large single fixed-glass panes with few sections and may include a door to the outside.

Contemporary buildings typically have their front entries downplayed and recessed. Alternatively, doors can be incorporated into window walls, which are a very common first floor treatment.
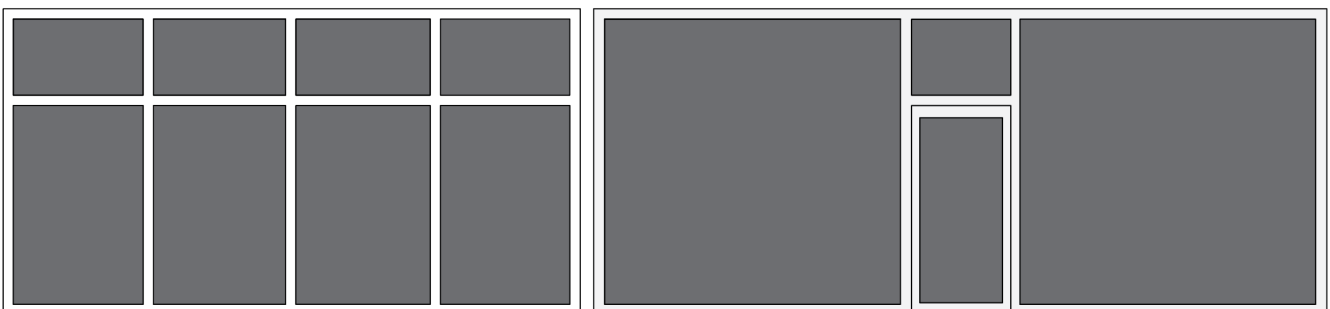
Contemporary

Details

Contemporary commercial buildings typically feature fewer adornments than other styles, usually none. Where there is detailing, it can be found via sleek awnings and lighting fixtures, projections and recessions in the facade, window pane designs, windows wrapped around the building's corner, balcony railings, and screening elements.

Contemporary Building Details

Projections in the facade

Window wrapped around the corner

Recessions in the facade

Balcony railings

Flat awning

Window wall

Creative window pane designs
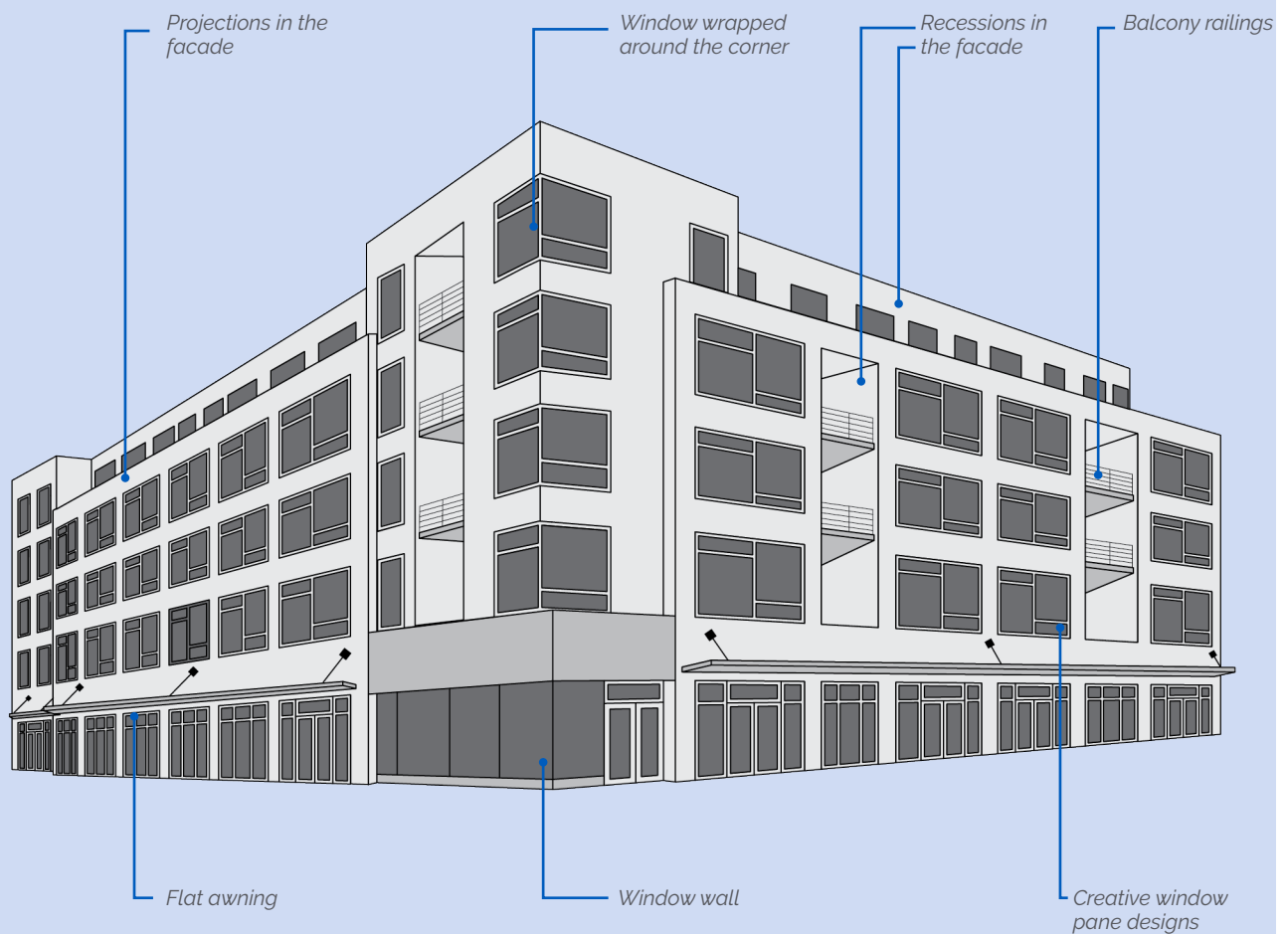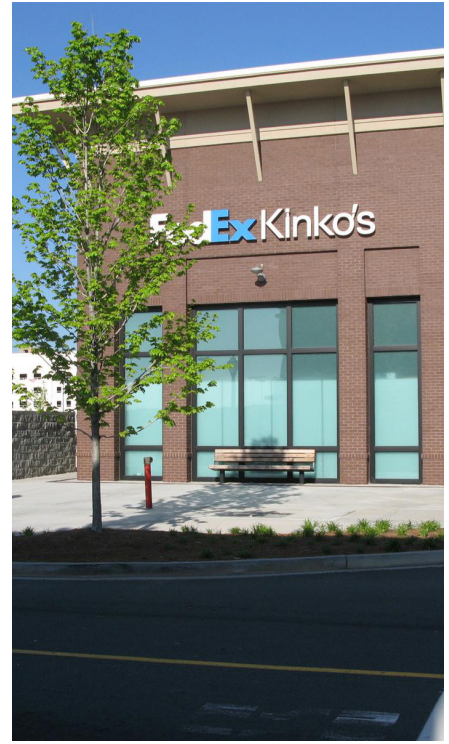
04

Residential Buildings

Components of a Building

The following diagram is intended to provide a general understanding of residential building components and vocabulary.

CHIMNEY
Sometimes utilitarian or with simple decorative features Often low broad style

CORNICE OR EAVE
Junction of roof and wall. Usually with a slight overhang, either boxed or with trim below

ROOF FORM
Gable-and-wing shape typical, also hipped and front or side gabled.

WINDOWS
Usually double hung and/or paired. Sometimes with shutters.

CLADDING
Exterior wall surface. Typically clapboard or brick

Residential Building Types

This section explains the types of residential buildings that these guidelines may apply. All buildings must conform to the applicable standards outlined in the City's Unified Development Ordinance.
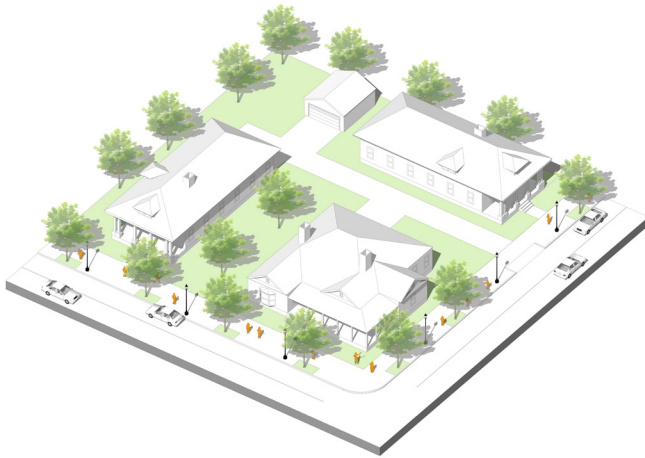
Single-Family Detached

A detached house that typically ranges from one to two stories. They house one household and are not attached to another building. Not for non-residential use.
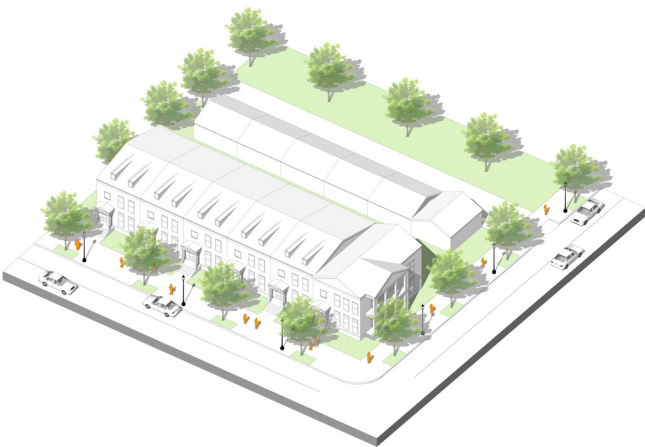
Townhouses

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.

While the standards in this document apply to all residential buildings (with the exception of multifamily buildings, see Chapter 3), specific standards may apply to townhouses. See pages 78-79 for those standards.

Mass, Scale, & Height

Intent of Building Design Guidelines

The primary intent of building design guidelines is to reinforce a sense of place. These standards encourage construction that is straightforward and functional, and that draws its ornament and variety using timeless design principles.

The guidelines also strive for houses that are unified and harmonious in their composition and have visual diversity, promote time-honored neighborhood design principles, and encourage creativity.

Applicability

These guidelines apply to all single-family detached houses and townhouses to promote higher quality architectural design and site planning. Architectural styles may vary.

Mass is the relationship between the height and width of a building and the nature of its roof line. Consistent massing helps to provide a streetscape with a sense of unity. Massing can also emphasize corners and entrances and create interesting roof lines.

Harmonize relationships between buildings, streets, and open spaces.

- Shape development to respond to topographic changes, and blend naturally into the landscape.
- Avoid irregular footprints or complex shapes, which disturb the continuous streetscape.
- New residential buildings should respect the existing orientation and setback patterns of any houses on the rest of the street.

Use architectural elements that are consistent with the style.

A list of elements appropriate to each architectural style can be found starting on page 80. These elements define the character and inform critical details such as massing, composition, and other defining characteristics.

Provide variation in facades

No more than five adjacent houses may have identical facade designs. Differentiation between adjacent houses may be accomplished by at least four of the following:

1. Different exterior wall materials; differentiation in the color of exterior material alone would not meet this standard.
2. Different window placement, including a change of at least 24 inches or a different window type.
3. Different building heights, including a variation of at least 24 inches between adjacent buildings.
4. Different roof forms, including but not limited to slope, gables, hips, or dormers.
5. Different garage configuration, including garage doors facing a different direction or a variation in the setback of the garage door from the main building or porch of at least 24 inches as well as a different garage door type.

Varying exterior materials, window types and placements, massing, and heights can create a streetscape that is visually exciting.

Using the same materials and window and door placements on more than a few facades at a time can contribute to a "flat" appearance.

Roofs

Design roofs with the same intent as building facades.

In addition to providing building protection, the roof is also a basic architectural element that defines the character of the space it protects.

- When a sloped roof is used, provide a pitch of between 4:12 and 12:12. This does not apply to dormers, porches, and roofs not visible from a street.
- Roof pitches on new residential buildings should be consistent with any existing houses on the street.
- Paint vents and stacks to match roof materials and conceal from view along primary facades.
- Use cornice returns appropriate to the building style.
- Match downspouts with gutters in material and finish.
- Do not use unusually steep roofs, such as "A" frames or mansard roofs unless an architectural style specifically recommends it.

Use roofing materials that reinforce sense of place.

- Finish roofs in asphalt composition shingles, tile, or standing seam metal. Wood shingles should not be used unless permitted by the Community Development Director.
- Allow additional materials on flat roofs that are not visible from the street.
- Use roofing materials that have a minimum usable life of 30 years according to the manufacturer's warranty. A copy of the warranty should be included in the permit application.

Max.
Slope
12:12

Min.
Slope
4:12

Windows & Doors

Windows and doors are key elements of building design. They not only provide access, ventilation and light, but their placement, design, size, shape, and orientation add to the appearance of a building. When renovating an historic house, original windows should be retained, when possible. Replacements should be similar to the original or relate to the architectural style of the building.

Emphasize window and door design on primary facades.

- Use rectangular windows arranged vertically. These are not required for top story windows when appropriate to the architectural style.
- Use window designs that create depth and shadow as follows:
    - For divided lights, use muntins that project from the glass on both sides (interior and exterior)
    - Enhance shadow lines around openings by recessing window frames 2 inch minimum from the face of the building.
- Painted wood or aluminum wood clad windows are strongly encouraged.

Use transparent glass on required windows and doors.

- Use glass with a transparency higher than 80% and external reflectance of less than 15%.
- Do not paint glass, apply films to glass, or use other physical means to alter transparency.

The following are prohibited:

- Grids-between-glass.
- Vinyl, snap-in muntins.
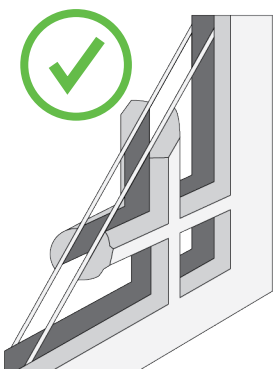
This window is recessed into the facade, demonstrating depth and shadow.

Appropriate simulated divided windows with muntins attached to both sides v. inappropriate grid-between-glass windows.

This window is placed flat against the facade, has muntins within the glass, and has poorly designed muntin placement..

Materials & Colors

Facade materials support a sense of place. Facade materials should be durable and low-maintenance. A consistent palette of materials will help unify the architectural character of Powder Springs and promote a sense of permanence.

Use traditional materials and combinations.

- Limit facade materials to natural stone; cast stone; full-depth, unpainted brick; wood, either painted or unpainted; board and batten, and shakes.
- Brick must be at least 1-3/4 inches thick.
- When more than one material is used, they must be stacked horizontally, with the visually heavier below the lighter. Lighter materials may be not be placed side-by-side with heavier materials.
- Accent materials may include the listed principal facade materials, as well as finished metal and concrete.
- Facades should not have more than three principal materials and/or colors, except for townhouses which are limited to two. Additional materials may be used as trim or accent materials.
- The following materials are not permitted without permission from the Community Development Director:
  - Stucco
  - Painted stone, brick, or masonry.
  - Large panelized products or other materials that produce extensive featureless surfaces.
  - Metal exterior wall cladding panels, corrugated metal, shipping containers, or pre-engineered metal buildings.
  - Vinyl or aluminum siding.
  - Exposed concrete masonry units.
  - Highly reflective, shiny, or mirror-like materials.

Lighter

Shakes

Board and batten

Wood (painted or unpainted)

Full-depth, unpainted brick

Cast stone

Natural stone
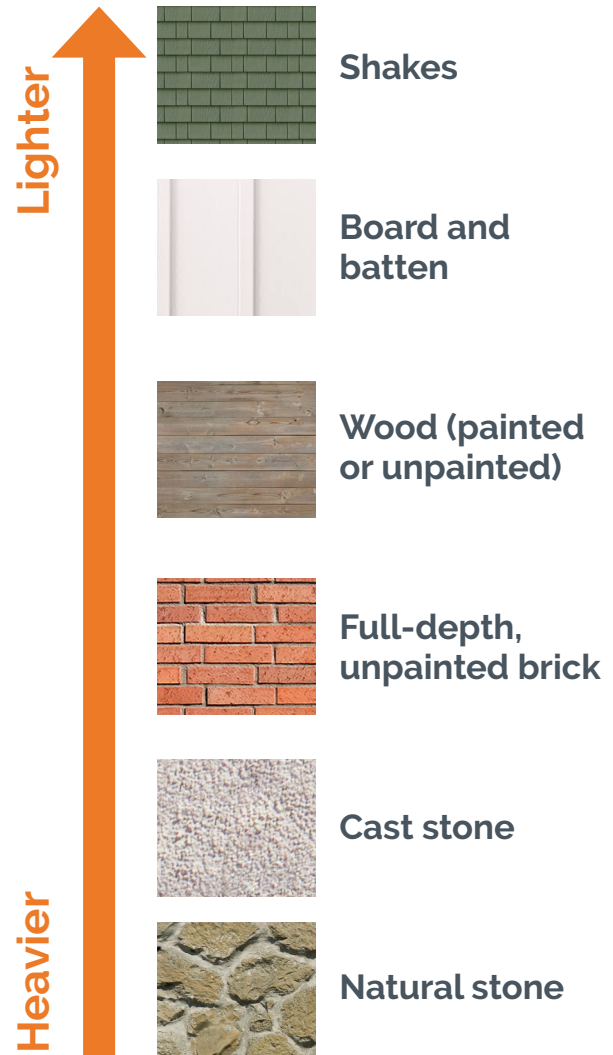
Heavier

The masonry, the heavier material, is placed below the cementitious clapboard siding, the lighter material, in a horizontal fashion.

Townhouse facades should limit themselves to two materials and/or colors to avoid looking cluttered and "busy."

Both types of masonry are combined vertically, with each face having a different material.

Corrugated metal facades are not allowed.

Materials & Colors

Use colors that reinforce a sense of place.

- Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors).
- The base color should be more subdued and neutral.. Trim colors should have contrasting lighter or darker shade than the base color. Overly bright nor fluorescent colors should not be used.
- Colors from Sherwin Williams' "Fundamentally Neutral" and "Victorian Collection" are suggested as appropriate colors. Similar colors from other paint manufacturers may be used with approval.

Sherwin Williams "Fundamentally Neutral"

SW 6000 Snowfall	SW 6001 Grayish	SW 6002 Essential Gray	SW 6003 Proper Gray	SW 6004 Mink	SW 6005 Folkstone	SW 6006 Black Bean	SW 6007 Smart White
SW 6008 Individual White	SW 6009 Imagine	SW 6010 Flexible Gray	SW 6011 Chinchilla	SW 6012 Browse Brown	SW 6013 Bitter Chocolate	SW 6014 Quartz White	SW 6015 Vaguely Mauve
SW 6016 Chaise Mauve	SW 6017 Intuitive	SW 6018 Enigma	SW 6019 Poetry Plum	SW 6020 Marooned	SW 6021 Dreamy White	SW 6022 Breathless	SW 6023 Insightful Rose
SW 6024 Dressy Rose	SW 6025 Socialite	SW 6026 River Rouge	SW 6027 Cordovan	SW 6028 Cultured Pearl	SW 6029 White Truffle	SW 6030 Artistic Taupe	SW 6031 Glamour
SW 6032 Dutch Cocoa	SW 6033 Bateau Brown	SW 6034 Arresting Auburn	SW 6035 Gauzy White	SW 6036 Angora	SW 6037 Temperate Taupe	SW 6038 Truly Taupe	SW 6039 Poised Taupe
SW 6040 Less Brown	SW 6041 Otter	SW 6042 Hush White	SW 6043 Unfussy Beige	SW 6044 Doeskin	SW 6045 Emerging Taupe	SW 6046 Swing Brown	SW 6047 Hot Cocoa
SW 6048 Terra Brun	SW 6049 Gorgeous White	SW 6050 Abalone Shell	SW 6051 Sashay Sand	SW 6052 Sandbank	SW 6053 Reddened Earth	SW 6054 Canyon Clay	SW 6055 Fiery Brown
SW 6056 Polite White	SW 6057 Malted Milk	SW 6058 Likeable Sand	SW 6059 Interface Tan	SW 6060 Moroccan Brown	SW 6061 Tanbark	SW 6062 Rugged Brown	SW 6063 Nice White
SW 6064 Reticence	SW 6065 Bona Fide Beige	SW 6066 Sand Trap	SW 6067 Mocha	SW 6068 Brevity Brown	SW 6069 French Roast	SW 6070 Heron Plume	SW 6071 Popular Gray
SW 6072 Versatile Gray	SW 6073 Perfect Greige	SW 6074 Spalding Gray	SW 6075 Garret Gray	SW 6076 Turkish Coffee	SW 6077 Everyday White	SW 6078 Realist Beige	SW 6079 Diverse Beige
SW 6080 Utterly Beige	SW 6081 Down Home	SW 6082 Cobble Brown	SW 6083 Sable	SW 6084 Modest White	SW 6085 Simplify Beige	SW 6086 Sand Dune	SW 6087 Trusty Tan
SW 6088 Nuthatch	SW 6089 Grounded	SW 6090 Java	SW 6091 Reliable White	SW 6092 Lightweight Beige	SW 6093 Familiar Beige	SW 6094 Sensational Sand	SW 6095 Toasty
SW 6096 Jute Brown	SW 6097 Sturdy Brown	SW 6098 Pacer White	SW 6099 Sand Dollar	SW 6100 Practical Beige	SW 6101 Sands of Time	SW 6102 Portabello	SW 6103 Tea Chest
SW 6104 Kaffee	SW 6105 Divine White	SW 6106 Kilim Beige	SW 6107 Nomadic Desert	SW 6108 Latte	SW 6109 Hopsack	SW 6110 Steady Brown	SW 6111 Coconut Husk
SW 6112 Biscuit	SW 6113 Interactive Cream	SW 6114 Bagel	SW 6115 Totally Tan	SW 6116 Tatami Tan	SW 6117 Smokey Topaz	SW 6118 Leather Bound	SW 6119 Antique White

SW 6120 Believable Buff	SW 6121 Whole Wheat	SW 6122 Camelback	SW 6123 Baguette	SW 6124 Cardboard	SW 6125 Craft Paper	SW 6126 Navajo White	SW 6127 Ivoire
SW 6128 Blonde	SW 6129 Restrained Gold	SW 6130 Mannered Gold	SW 6131 Chamois	SW 6132 Relic Bronze	SW 6133 Muslin	SW 6134 Netsuke	SW 6135 Ecru
SW 6136 Harmonic Tan	SW 6137 Burlap	SW 6138 Artifact	SW 6139 Mossy Gold	SW 6140 Moderate White	SW 6141 Softer Tan	SW 6142 Macadamia	SW 6143 Basket Beige
SW 6144 Dapper Tan	SW 6145 Thatch Brown	SW 6146 Umber	SW 6147 Panda White	SW 6148 Wool Skein	SW 6149 Relaxed Khaki	SW 6150 Universal Khaki	SW 6151 Quiver Tan
SW 6152 Superior Bronze	SW 6153 Protege Bronze	SW 6154 Nacre	SW 6155 Rice Grain	SW 6156 Ramie	SW 6157 Favorite Tan	SW 6158 Sawdust	SW 6159 High Tea
SW 6160 Best Bronze	SW 6161 Nonchalant White	SW 6162 Ancient Marble	SW 6163 Grassland	SW 6164 Svelte Sage	SW 6165 Connected Gray	SW 6166 Eclipse	SW 6167 Garden Gate
SW 6168 Moderne White	SW 6169 Sedate Gray	SW 6170 Techno Gray	SW 6171 Chatroom	SW 6172 Hardware	SW 6173 Cocoon	SW 6174 Andiron	SW 6175 Sagey
SW 6176 Livable Green	SW 6177 Softened Green	SW 6178 Clary Sage	SW 6179 Artichoke	SW 6180 Oakmoss	SW 6181 Secret Garden	SW 6182 Ethereal White	SW 6183 Conservative Gray
SW 6184 Austere Gray	SW 6185 Escape Gray	SW 6186 Dried Thyme	SW 6187 Rosemary	SW 6188 Shade-Grown	SW 6189 Opaline	SW 6190 Filmy Green	SW 6191 Contented
SW 6192 Coastal Plain	SW 6193 Privilege Green	SW 6194 Basil	SW 6195 Rock Garden	SW 6196 Frosty White	SW 6197 Aloof Gray	SW 6198 Sensible Hue	SW 6199 Rare Gray
SW 6200 Link Gray	SW 6201 Thunderous	SW 6202 Cast Iron	SW 6203 Spare White	SW 6204 Sea Salt	SW 6205 Comfort Gray	SW 6206 Oyster Bay	SW 6207 Retreat
SW 6208 Pewter Green	SW 6209 Ripe Olive	SW 6210 Window Pane	SW 6211 Rainwashed	SW 6212 Quietude	SW 6213 Halcyon Green	SW 6214 Underseas	SW 6215 Rocky River
SW 6216 Jasper	SW 6217 Topsail	SW 6218 Tradewind	SW 6219 Rain	SW 6220 Interesting Aqua	SW 6221 Moody Blue	SW 6222 Riverway	SW 6223 Still Water
SW 6224 Mountain Air	SW 6225 Sleepy Blue	SW 6226 Languid Blue	SW 6227 Meditative	SW 6228 Refuge	SW 6229 Tempe Star	SW 6230 Rainstorm	SW 6231 Rock Candy
SW 6232 Misty	SW 6233 Samovar Silver	SW 6234 Uncertain Gray	SW 6235 Foggy Day	SW 6236 Grays Harbor	SW 6237 Dark Night	SW 6238 Icicle	SW 6239 Upward
SW 6240 Windy Blue	SW 6241 Aleutian	SW 6242 Bracing Blue	SW 6243 Distance	SW 6244 Naval	SW 6245 Quicksilver	SW 6246 North Star	SW 6247 Krypton
SW 6248 Jubilee	SW 6249 Storm Cloud	SW 6250 Granite Peak	SW 6251 Outerspace	SW 6252 Ice Cube	SW 6253 Olympus White	SW 6254 Lazy Gray	SW 6255 Morning Fog
SW 6256 Serious Gray	SW 6257 Gibraltar	SW 6258 Tricorn Black	SW 6259 Spatial White	SW 6260 Unique Gray	SW 6261 Swanky Gray	SW 6262 Mysterious Mauve	SW 6263 Exclusive Plum
SW 6264 Midnight	SW 6265 Quixotic Plum	SW 6266 Discrete White	SW 6267 Sensitive Tint	SW 6268 Veiled Violet	SW 6269 Beguiling Mauve	SW 6270 Soulmate	SW 6271 Expressive Plum
SW 6272 Plum Brown	SW 6273 Nouvelle White	SW 6274 Destiny	SW 6275 Fashionable Gray	SW 6276 Mystical Shade	SW 6277 Special Gray	SW 6278 Cloak Gray	SW 6279 Black Swan

Materials & Colors

Sherwin Williams "Victorian Collection"

SW 0001 Mulberry Silk	SW 0002 Chelsea Mauve	SW 0003 Cabbage Rose	SW 0004 Rose Brocade	SW 0005 Deepest Mauve	SW 0006 Toile Red	SW 0007 Decorous Amber	SW 0008 Cajun Red
SW 0009 Eastlake Gold	SW 0010 Wickerwork	SW 0011 Crewel Tan	SW 0012 Empire Gold	SW 0013 Majolica Green	SW 0014 Sheraton Sage	SW 0015 Gallery Green	SW 0016 Billiard Green
SW 0017 Calico	SW 0018 Teal Stencil	SW 0019 Festoon Aqua	SW 0020 Peacock Plume	SW 0021 Queen Anne Lilac	SW 0022 Patchwork Plum	SW 0023 Pewter Tankard	SW 0024 Curio Gray
SW 2801 Rookwood Dark Red	SW 2802 Rookwood Red	SW 2803 Rookwood Terra Cotta	SW 2804 Renwick Rose Beige	SW 2805 Renwick Beige	SW 2806 Rookwood Brown	SW 2807 Rookwood Medium Brown	SW 2808 Rookwood Dark Brown
SW 2809 Rookwood Shutter Green	SW 2810 Rookwood Sash Green	SW 2811 Rookwood Blue Green	SW 2812 Rookwood Jade	SW 2813 Downing Straw	SW 2814 Rookwood Antique Gold	SW 2815 Renwick Olive	SW 2816 Rookwood Dark Green
SW 2817 Rookwood Amber	SW 2818 Renwick Heather	SW 2819 Downing Slate	SW 2820 Downing Earth	SW 2821 Downing Stone	SW 2822 Downing Sand	SW 2823 Rookwood Clay	SW 2824 Renwick Golden Oak

Very bright or fluorescent colors should not be used for building facades or detailing.

Building Elements

Building elements are common ways of applying windows, doors, and other elements to street-facing facades.

Porches

- Porches should be at least 6 feet in depth.
- Porches should occupy at least 80% of the facade width, except for townhouses.
- Do not enclose with glass.
- Install any frame and screening inside columns and railings. Screen doors must be composed primarily of screen – no half-screen/half-solid doors. The color of framing for porch screening is determined by the trim of the main building.
- Encourage wraparound porches for corner lots.
- Raise porches unless wheelchair access is desired.
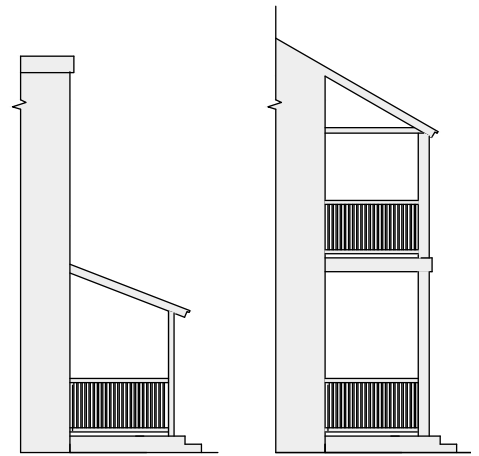
Stoops

Stoops are only appropriate for townhouses, see page 79 for more details.

- Stoops should be at least 6 feet in depth and width.
- Raise stops unless wheelchair access is desired, but not more than 6 feet above grade.
- Do not enclose, unless stoop is recessed into the main building.
- Allow covered or uncovered stoops.
- Stairs may run perpendicular or parallel to the facade.
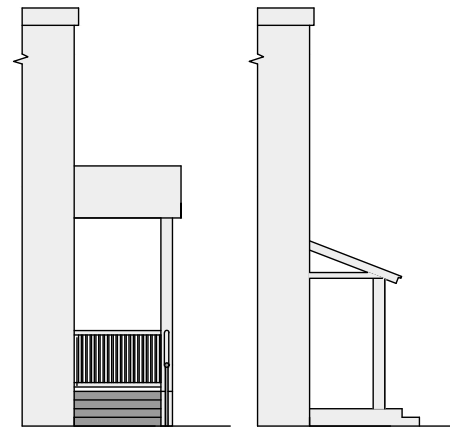
[Image Left] This photos shows a porch on a single-family house.

[Image Right] This photos shows stoops on townhouses.

Building Elements

Garages

- Houses should avoid incorporating a front-facing garage into the main body of the house. Rear entry and side entry are ideal. Side wings with front-facing and rear-facing garages are appropriate when they are recessed from the main body of the house.

- All garage doors facing a street must be located at least 10 feet behind the front wall plane, not including front porches.

- Single-family detached dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.

- Garages extended from the main body are only appropriate when the entrance is facing inward toward a driveway.

- All garage doors facing a street must observe a minimum 22-foot front and side (street) setback in all zoning districts.

- Garage doors shall be recessed a minimum of 12 inches from the garage door frame.

- All garage doors should have an individual door width of 10 feet.

- For all detached garages or carport, the height and size of the accessory structure must not exceed the height or square footage of the main.

- Carports may be enclosed.
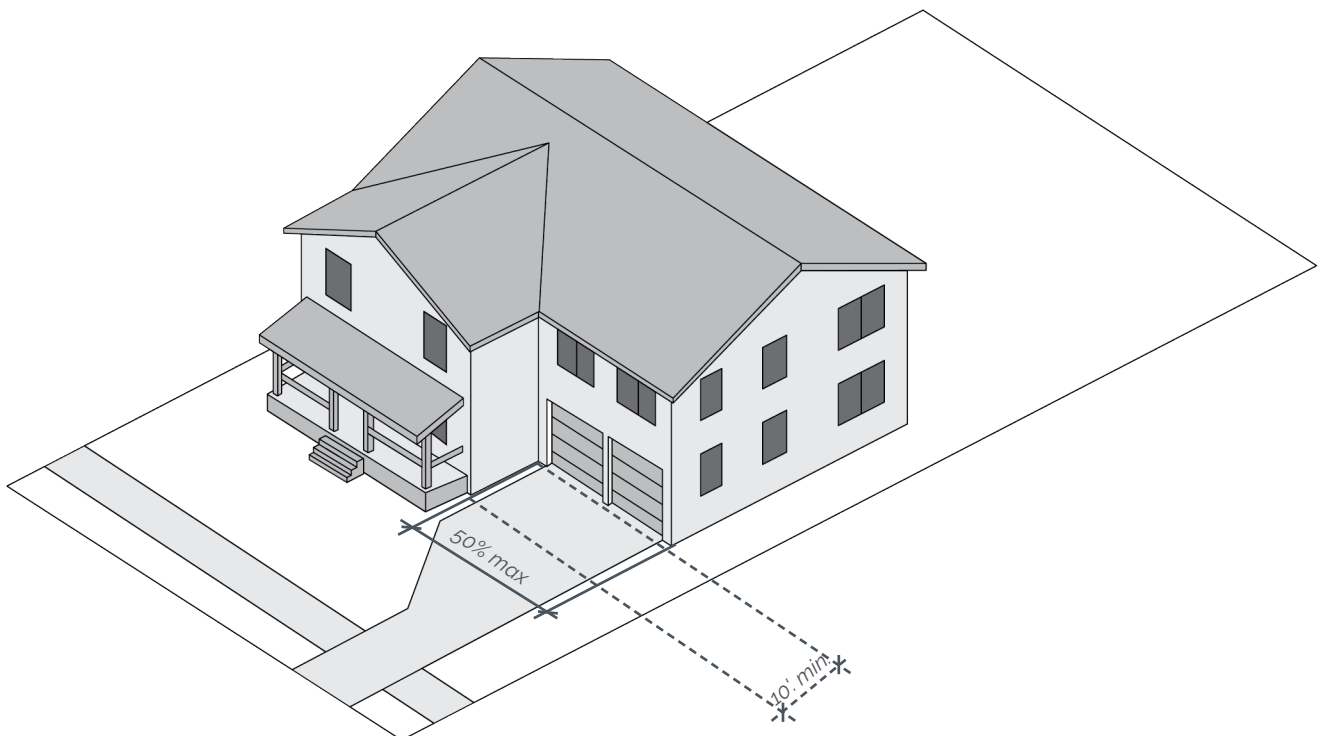
Garage in main body, rear-facing

Garage in recessed side wing, front- or side-facing

Garages must be recessed at least 10 feet from the main body of the house.

Garage in recessed side wing, rear-facing

Garage in extended side wing, inward-facing

When garages are projected from the main body of the house, the entrance must be facing the driveway

Garage in extended side wing, front-facing

Garage in main body, front-facing

Garages projected beyond the main body of the house should not have the entrance facing the street

Townhouses

Townhouses provide a transition between low-density and higher density residential areas or between low-density residential and non-residential areas.

Townhouse Site Planning

All townhouses units along a street are required to have entrances facing the street.

Townhouse Materials

- Townhouse facades are limited to two materials.
- Any townhouse dwelling that is visible from right-of-way external to the site are subject to the standards outlined in Residential Buildings - Materials & Colors.

Recession or projection

Variation in Townhouse Facades

- No more than 3 adjacent townhouse dwelling units may have the same front facade designs. Differentiation between adjacent townhouse dwelling units or groups of 2 or 3 adjacent townhouse dwelling units may be accomplished by a change in materials, building height, color, roof form, or front yard setbacks.
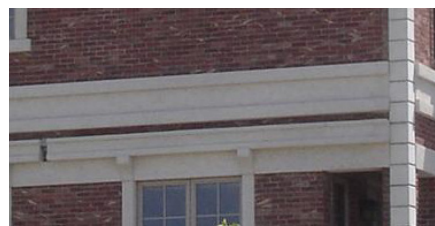
Decorative patterns and exterior finishes

- All front facades shall provide a minimum of three of the following design features for each unit:
  1. Projection(s) or recess(es) in the facade plane that differentiate the unit from the adjacent unit, with a minimum depth or projection of 18 inches;
  2. Decorative details on the exterior finish such as brickwork or stonework patterns, cornice boards, moldings, and any other features as allowed by the chosen architectural style;
  3. A box or bay window with a minimum 18 inch projection from the facade plane;
  4. Window and door openings in masonry facades that express a lintel or arch above the opening. Lintels or arches used either structurally or as a decorative trim, shall extend beyond the width of the opening;
  5. Eaves with either exposed rafters or a cornice projecting a minimum of 12 inches from the facade plane.

Box or bay window

Lintels or arches

Eave or cornice projection

Townhouse Building Elements

- A front porch or stoop is required in the front yard area of each townhouse dwelling unit. See Residential Buildings - Building Elements for specifics.
  - Any front porch or stoop must be connected to the fronted sidewalk by a walkway at least 3 feet wide, but no more than 5 feet wide. Such front porch or stoop is not considered when measuring the front yard setback, provided that the front porch or stoop does not project from the townhouse dwelling more than 8 feet towards the front lot line.
- A minimum of 10% fenestration is required on the ground floor of each townhouse unit.
- Blank walls should not exceed 20 feet in length.

Townhouse Garages and Parking

- Within a townhouse development at least 50% of all units must be rear-loaded with the garage in the back.
- Front-loaded townhouse garage standards:
  - Prohibit two-car garage doors and provide separate doors for every car.
  - If there are alleys, prohibit street-facing garage doors where a property abuts an improved alley.
  - Street-facing garage doors must be set back a minimum of 10 feet further from the front lot line than the pedestrian entrance serving the front elevation of the building.
- Townhouse dwelling parking spaces that are not in a garage may only be in a driveway, serving such garage.

Stoops help enliven the edge of the building and create an inviting entrance

Minimizing the width of garage doors helps to reduce their visual impact.

Doors wider than 10 feet can make a front facade look "flat" and uninteresting.

Architectural Styles

The following styles are appropriate for both existing, historic residential buildings and new construction. A summary of each is provided on the following pages; photos are also included for reference only. These styles have been defined using *Georgia's Living Places: Historic Housing in their Landscape Setting* by the Georgia Department of Natural Resources and *A Field Guide to American Houses* by Virginia Savage McAlester. Additional information on each style can be found with these resources.
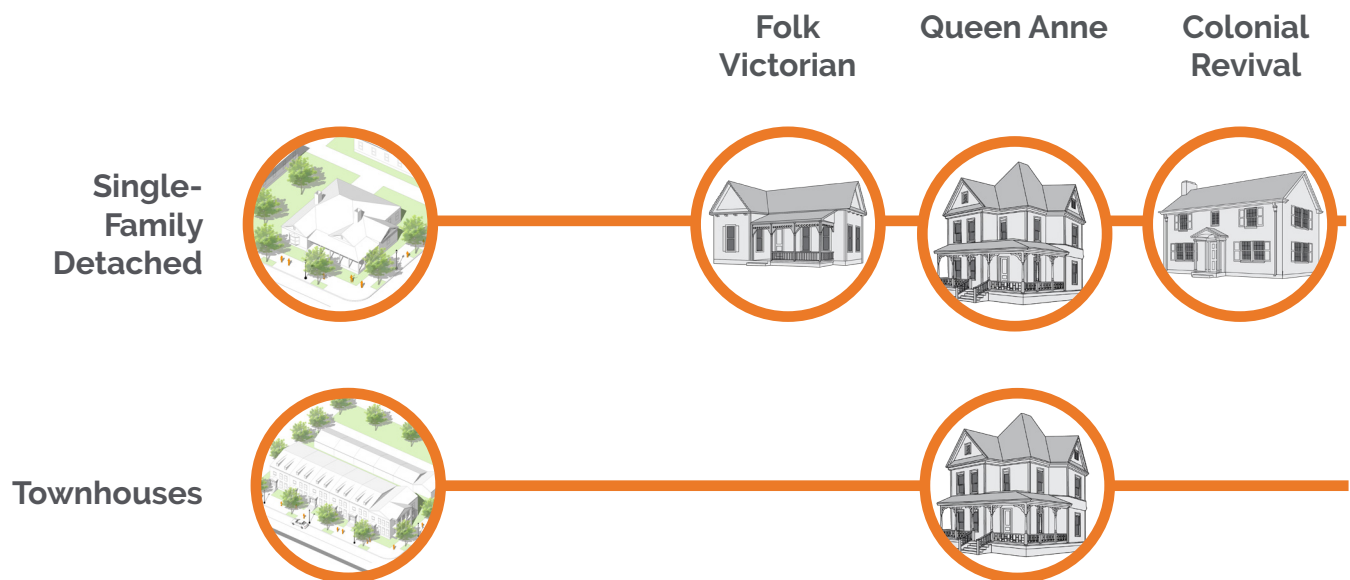
Style Matrix

The matrix below illustrates the recommended architectural style(s) for each type of residential building. A summary of key features for each style is provided on the following pages. Features from these architectural styles may be used for exterior renovation and rehabilitation of existing residential buildings or could be used for new construction.

Tudor   **Craftsman**   **Ranch**   **American Vernacular**   **New Traditional**   **Contemporary**
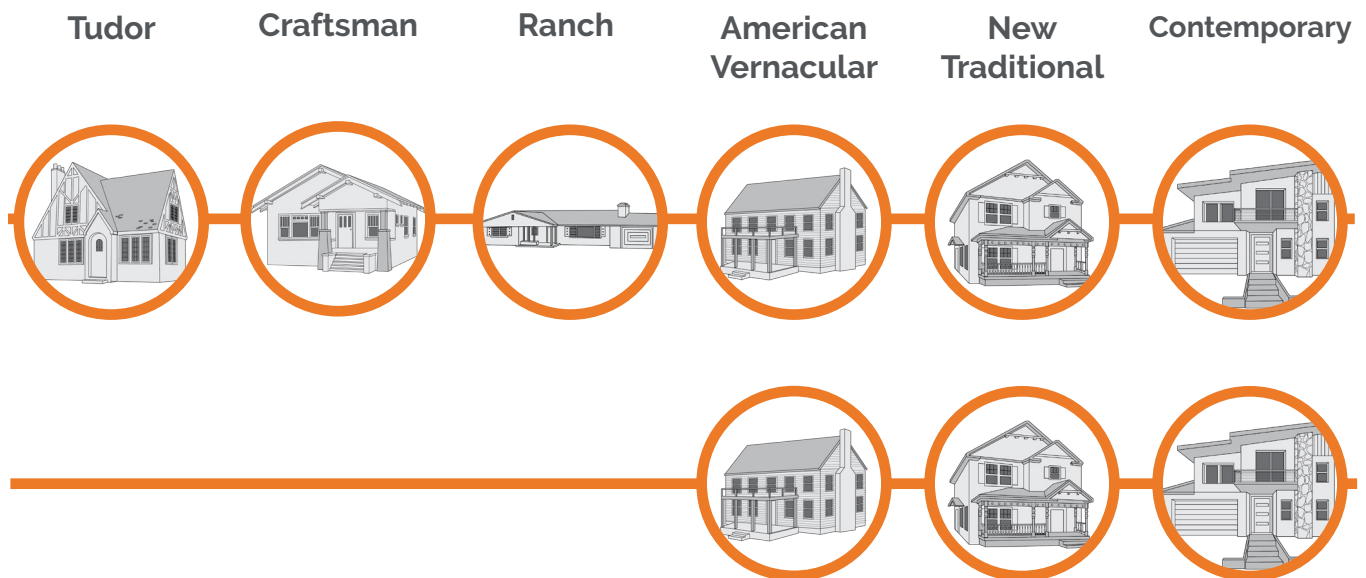
Folk Victorian

Overview

Elements of the Folk Victorian style for residential buildings include:

- Front facades are symmetrical, except when front gable or wing is provided.
- Structure is simple in massing.
- Roofs that are usually gabled, but may be pyramidal or hipped.
- Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.

Architectural Elements

Massing & Composition

The building composition shall be **symmetrical, unless there is a front gable and wings are present.** Casual rambling forms are not permitted in this style. Folk Victorian is appropriate for one or two-story structures, but one-story is more common.
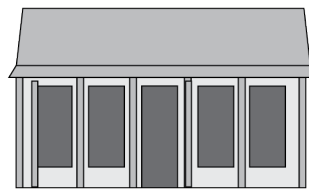
Symmetrical composition
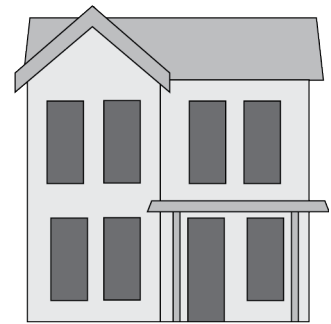
Asymmetrical composition with front gable and wing

Walls & Facades

When present, **change in materials shall occur vertically on the structure, not horizontally.** The foundation wall material should be natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are allowed.
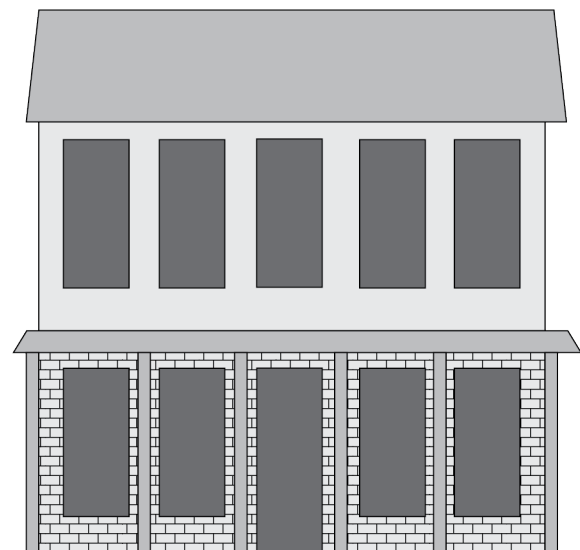
Porches & Stoops

Porches are typical for residential structures. They shall include an even number of columns (paired columns are not typical) that are squared or turned. Front porches should include decorative detailing, including spindlework and/or jig-saw cut detailing. Stoops are not recommended on the principal facade.
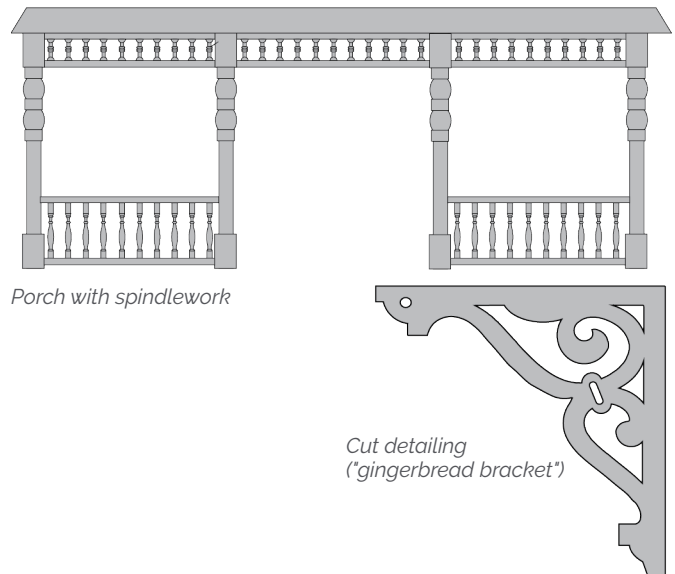
Porch with spindlework

Cut detailing ("gingerbread bracket")

Roofs

Simple gable roofs are typical of the Folk Victorian Style, but they may also be pyramidal.

Front-gabled

Gable front and wing

Side-gabled roof, one-story

Side-gabled roof, two-story

Pyramidal
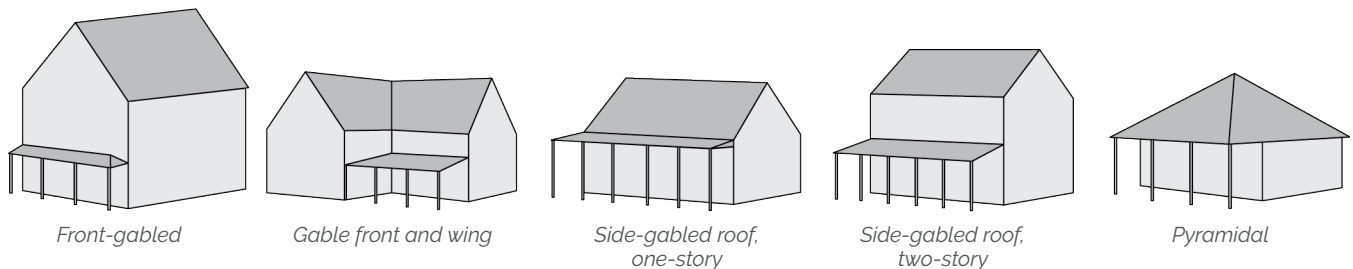
Windows & Doors

Windows and doors should be aligned with openings between columns so that they are visible from the street. Folk Victorian windows are typically single units, and pairing them is discouraged. Windows with arched tops are not recommended. Window surrounds, if used, are generally very simple or may use a simple pediment. Occasionally, they may be bayed.

Framed window

Window with pediment

Bayed
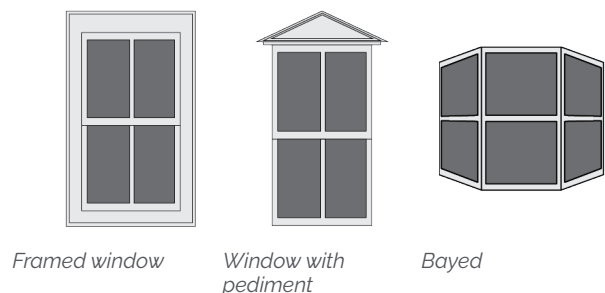
Folk Victorian

Queen Anne Victorian

Overview

The Queen Anne style dominated Victorian residential architecture between the 1880s and 1900. Its popularity decreased sharply in the first half of the twentieth century. Elements of the Queen Anne style for residential buildings include:

- Many detailing that give a "gingerbread house" appearance
- Steeply pitched roofs of irregular shape, usually with a front-facing gable
- Patterned shingles
- Cutaway bay windows
- Asymmetrical facades with partial or full-width porches that extend or "wrap around."

Architectural Elements

Massing & Composition

The building composition shall be **asymmetrical.** Queen Anne is **appropriate for houses of any height,** although two- and three-story houses are most common. Shapes are divided into four subtypes: Hipped with lower cross-gables, cross-gabled, front-gabled, and townhouse. A "smooth wall" appearance is not common and should be avoided. Irregularities in massing are usually achieved by incorporating frequent bay windows and towers and the use of wall insets and projections.

Towers are a very common Queen Anne feature. They may be **round, square, or polygonal,** but square is not common. They may be of varying height and may rise out from the ground level, cantilever out from the second floor, or show other variations. Placement at a front facade corner is most common.
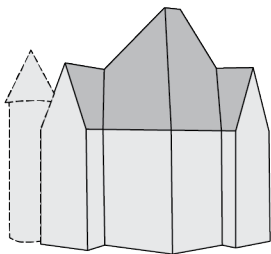
| Hipped roof with lower cross gables | Cross gabled roof | Front gabled roof | Townhouse |
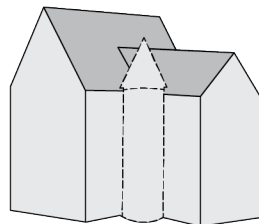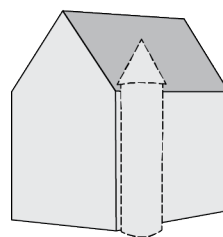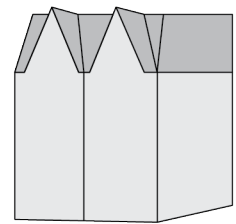
Walls, Facades, & Decorative Detailing

Differing wall textures are a hallmark of Queen Anne architecture. This is commonly achieved through inserting irregularity through patterned wood shingles shaped into varying designs. Houses with masonry use differing patterns of brick courses or brick colors, terra cotta panels, and other materials inserted for texture. Using a different material for each story is common.

There are two subtypes of decorative detailing that should be incorporated into buildings with this architectural style: spindlework and columns, **Spindlework and columns (grouped or ungrouped) should be incorporated in porches.** Other detailing like half-timbering and patterned masonry should be incorporated sparingly, seeing as they are not common in the southeast.
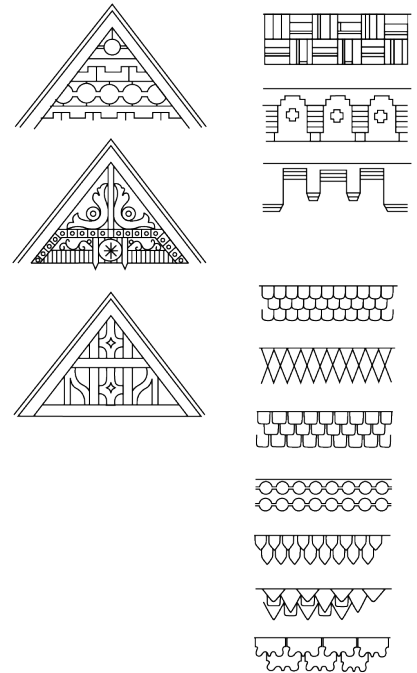
Porches

Porches are typical for residential structures. Extensive one-story porches are common and add to the asymmetry of the composition. They always include the front entrance area and cover part or all of the front facade of the building. Second-story porches may be present, but should be recessed.

Roofs

There are three typical roof styles in the Queen Anne style: hipped with lower cross gables (most common), full-width front-gabled, and cross-gabled. The last style is least common and should be accompanied by other details, like a tower, to better identify the style. Dormer windows are frequently added on the roof or the porch above the entrance.
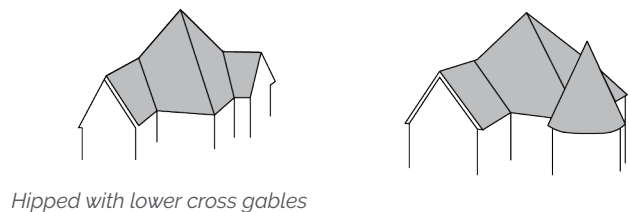
Hipped with lower cross gables
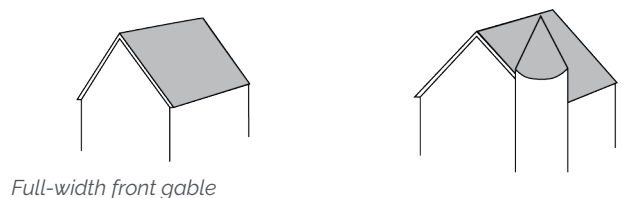
Full-width front gable
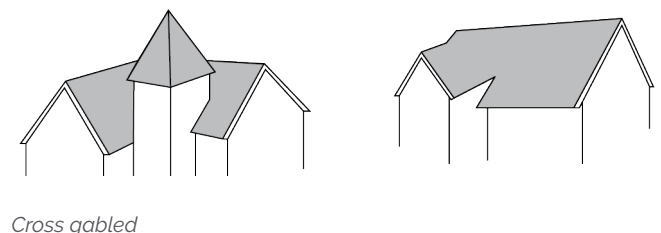
Windows & Doors

Windows and door surrounds tend to be very simple. Window sashes typically have a single pane of glass, but may include decorative elements.

Cross gabled

Queen Anne Victorian

Colonial Revival

Overview

The term "Colonial Revival" refers to the rebirth of early English and Dutch houses commonly found along the Eastern Seaboard between the years 1880 and 1940.

Elements of the Colonial Revival style are:

- Accentuated front door with a decorative pediment supported by pillars
- Symmetrical and balanced
- Double-hung window sashes, usually with multi-pane glazing
- Paired windows

Architectural Elements

Massing, Composition, & Roofs

This style is appropriate for **up to three-story structures.** One-story is less common, but acceptable. There are **seven common massing types.** The type of massing should coincide with the years they were most commonly built.
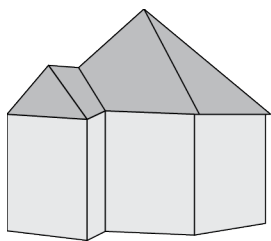
Asymmetrical
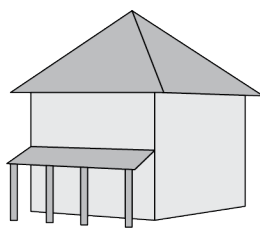
Hipped roof with full-width porch
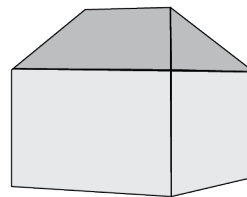
Hipped roof without full-width porch
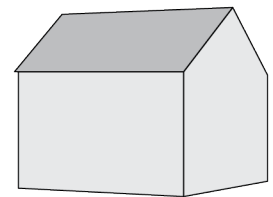
Side-gabled roof
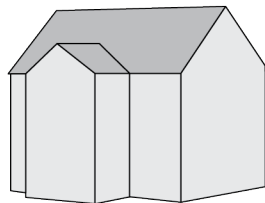
Centered gable
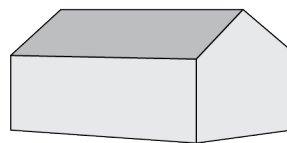
One-story
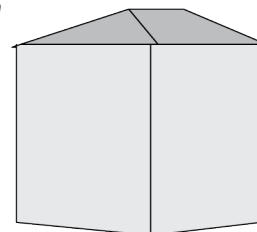
Two- to three-story

Doors & Entrances

Door surrounds often have rectangular, arched, or triangular tops. They usually include some form of fan lighting above the door and sidelights. Pediments are commonly used, particularly broken pediments. It is not unusual to see pediments "extended" and supported by pillars ("porticoes"). Surround details are minimal and have shallow depth.
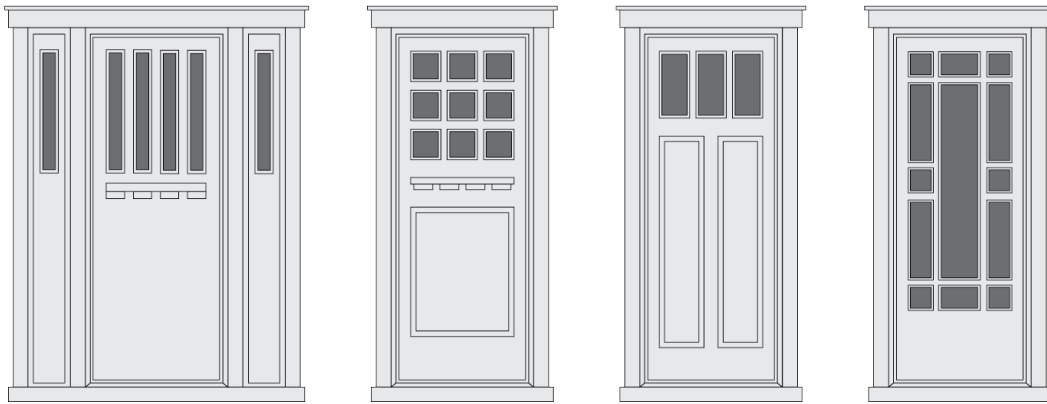
Windows

Windows are **rectangular with double-hung sashes.** Examples following early precedent have 6 to 12 panes to each sash, but others have a multi-pane or single-pane upper sash and a single-pane lower sash.

Window configurations are typically single, paired, tripled, or bayed.
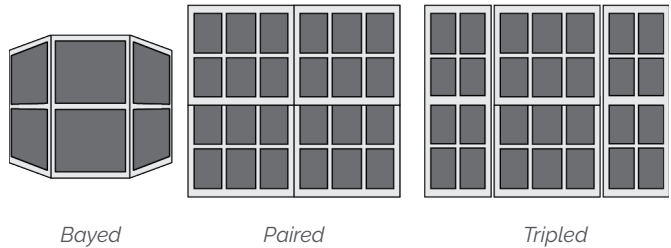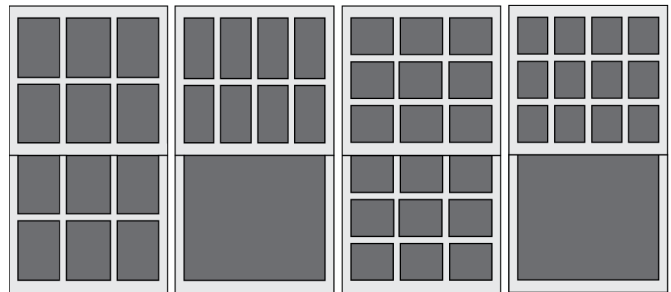
Bayed   *Paired*   *Tripled*

Colonial Revival

Tudor

Overview

The Tudor style was used for a large number of early 20th century suburban houses throughout the United States. It reached the height of its popularity during the 1920s and early 1930s and was rivaled only by the Colonial Revival style.

This style is loosely based on a variety of Medieval English prototypes. Common elements include:

- Steeply pitched roofs
- Facades dominated by one or more prominent cross gables
- Decorative half-timbering
- Tall narrow windows
- Large chimneys
- Round or arched entry porches

Architectural Elements

Massing, Composition, & Roofs

The Tudor style is loosely based on a variety of early English building traditions ranging from simple folk houses to early Renaissance palaces. There are seven common massing and roofing subtypes. Variations include one eave much shorter than the other, one eave curving or sweeping outward, and very steep or exaggerated slopes. Chimneys should be large and elaborate and placed either on the front or side facade, or internally within the house.

Massing Subtypes
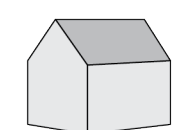
Front-gabled roof
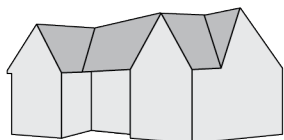
Symmetrical paired gables
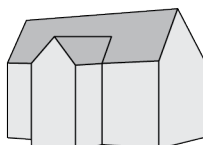
Single dominant mid-facade gable
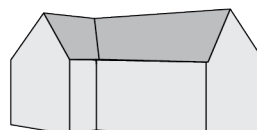
Front-facing gable with wing

Chimneys
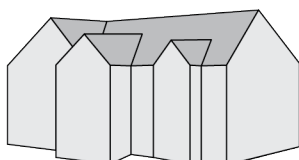
Front placement

Multiple-facade gables
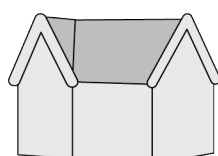
False thatched roof

Parapeted gables
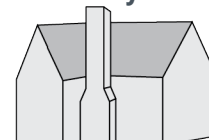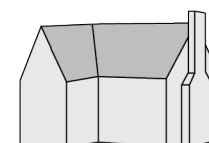
End placement

Massing Variations
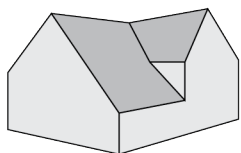
One eave longer than the other
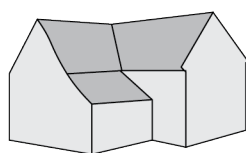
Eave with sweeping curve
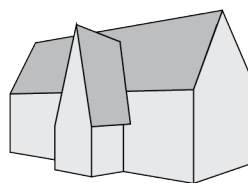
Very steep gable
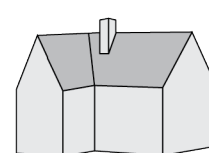
Internal placement

Facades

Tudor houses use four common materials on their facades: stucco (less common), brick wall cladding (most common), stone wall cladding, and wooden wall cladding. Use of a variety of facade materials is acceptable, both for different vertical units and for different stories. Most common is brick or stone for the first floor and stucco with half-timbering on upper stories.

Detailing

Decorative half-timbering that mimics Medieval infilled timber framing is a primary decorative detail and should be incorporated. The two most appropriate materials to infill timbers include brick and stucco.
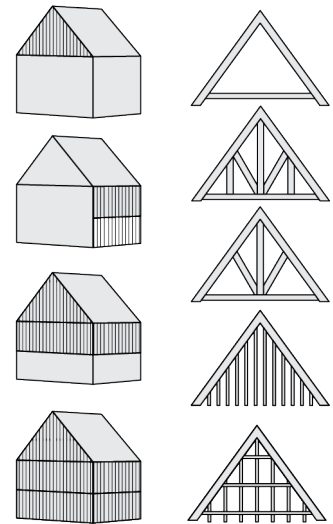
Doors & Entrances

Entryways are a preferred place to add detailing. There are several ways to do this. Small tabs of cut stone may project to create a quoin-like effect. Simple round-arched doorways with heavy board-and-batten doors are also very common. Flattened, pointed arches are often used in door surrounds or entry porches.
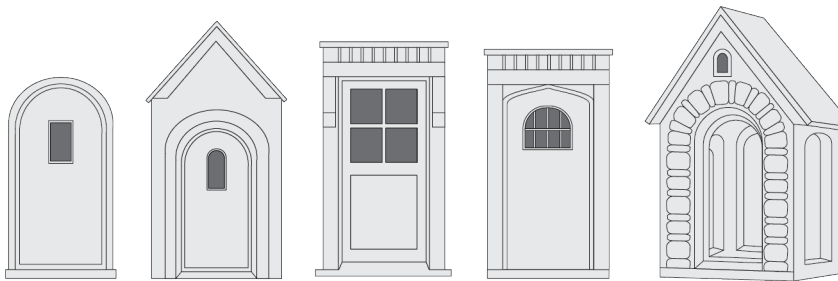
Windows

Windows are typically casements of wood or metal, although more traditional double-hung sash windows may be used when necessary. Windows should be grouped into strings of three or more, and located on or below the main gable on one- or two-story bays; small transoms can be used above the main windows.
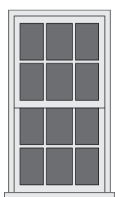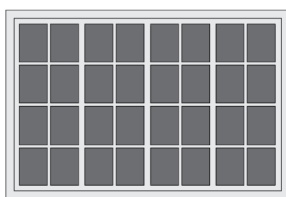
Double-hung   *Casement*   *Oriel*   *Semi-hexagonal one-
                                                                                           and two-story bays*
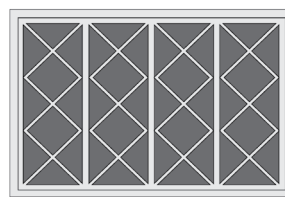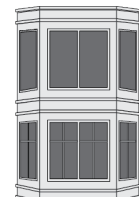
Tudor

Craftsman

Overview

Most smaller houses built from 1905 through 1920 are of the Craftsman style. The style became less popular after the mid-1920s and very few were built after 1930.

Defining elements of Craftsman-style houses include:

- Low-pitched, gabled roofs with wide, unenclosed eave overhangs
- Exposed roof rafters
- Decorative beams or bracing under gables
- Full- or partial-width porches with tapered square columns
- Columns and pedestals that extend to ground level

Architectural Elements

Massing, Composition, & Roofs

Composition shall be **symmetrical, unless a cross-gabled roof is used.** Craftsman houses are **typically one-story**, although it isn't unusual for them to have an additional half-story or full story.
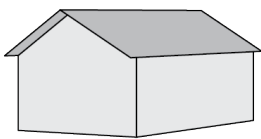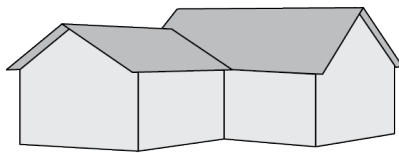
Front-gabled roof   *Cross-gabled roof*   *Side-gabled roof*   *Hipped roof*
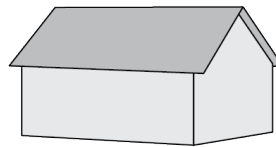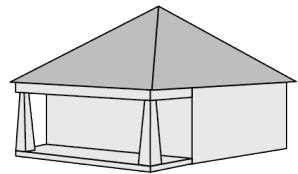
Porches

Covered porches are typical for residential structures. Porches are defined by their railings and supports. Typically, railings are low walls comprised of the same materials as the building facade or are wood balusters. Columns for supporting the porch roofs are distinctive. Typically, they are short, square upper columns rest upon larger piers. Columns, piers, or balustrades begin at ground level and may or may not extend without break to a level above the porch floor. Commonly, these piers or columns have sloping sides. Materials used vary, and include stone, clapboard, single, brick, concrete, or stucco.
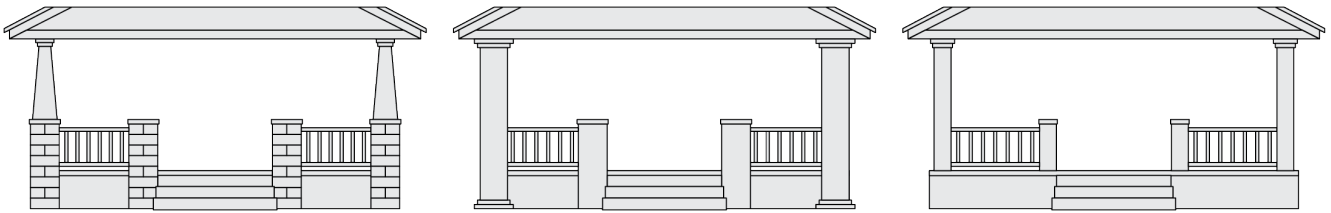
Windows

The typical windows for this style are **single-hung or double-hung. Often, the bottom pane of the window is single pane while the top pane is divided vertically. Horizontal divisions are not typical and not recommended.** Valance grids are sometimes used. Windows can stand alone or be grouped in pairs or triples.

Doors

Entry doors typically have glass panes in the upper third of the door. The lower part of the doors are often paneled. Wood panels are simple, but may be grooved.
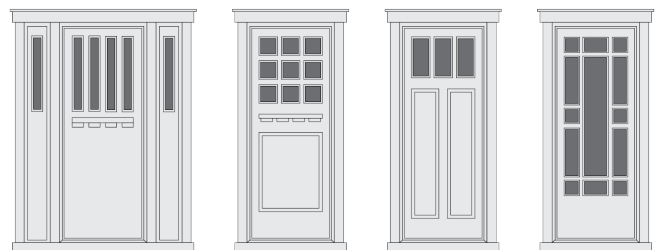
Craftsman
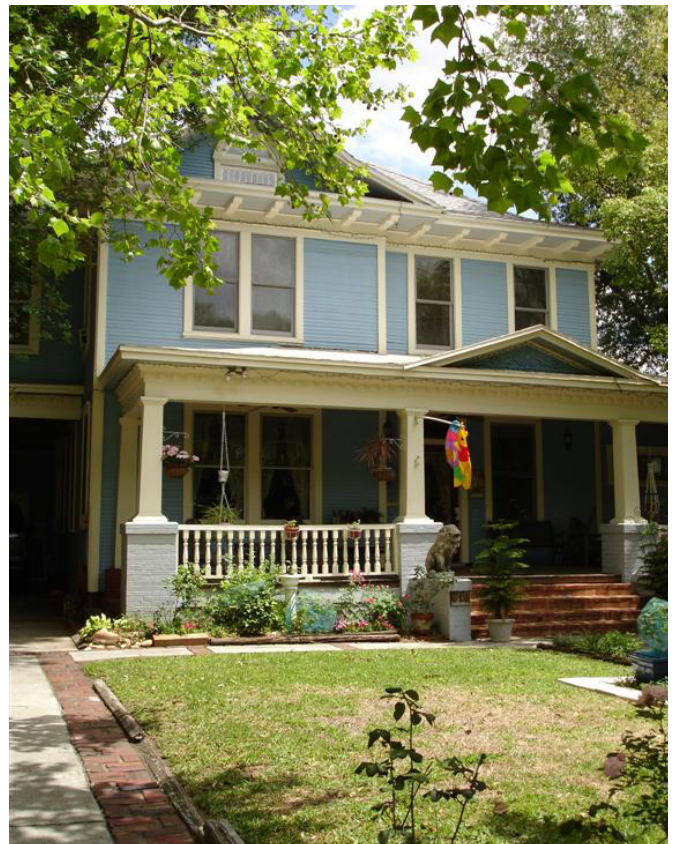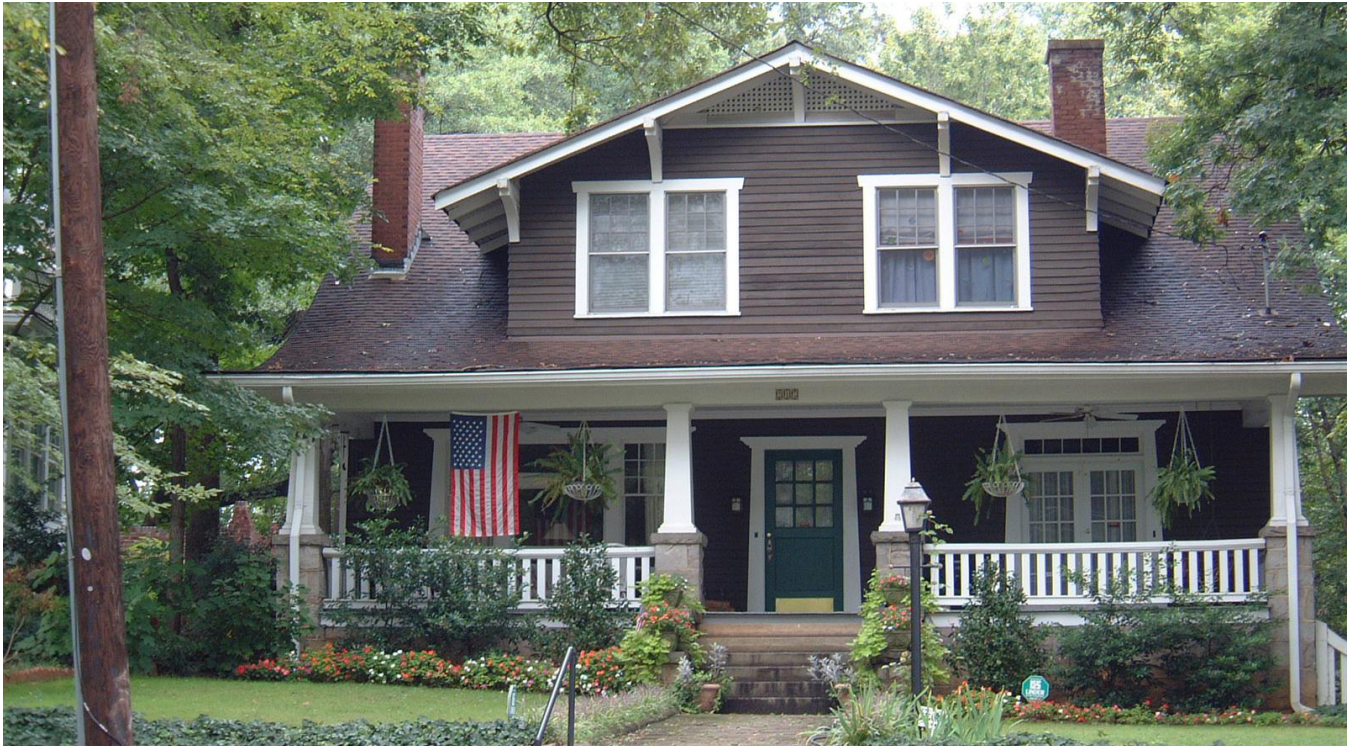
Ranch

Overview

The Ranch style originated in California in the mid-1930s and gained popularity nation-wide after World War II. By the 1960s, it was the most popular house style built throughout the United States, particularly in large Sunbelt cities (like Atlanta).

Defining elements of Ranch houses include:

- Broad one-story shape, built low to the ground
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Off-centered and sheltered front entry
- Attached garage
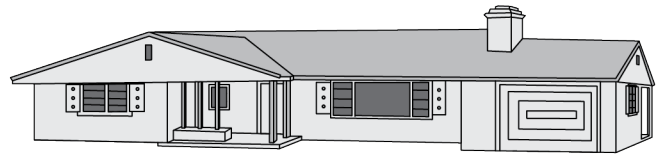
Architectural Elements

Massing, Composition, & Roofs

Ranch houses have almost always one-story. Adding additional stories to Ranch houses is strongly discouraged. Ranch houses have four principle massing subtypes: hipped roof, cross-hipped roof (more common), side-gabled roof, and cross-gabled roof (more common).
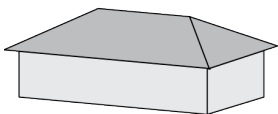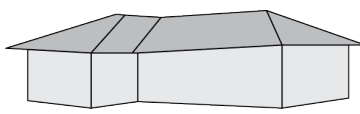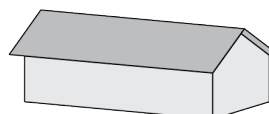
*Hipped roof* *Cross-hipped roof* *Side-gabled roof* *Cross-gabled roof*
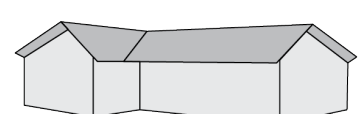
Doors & Entrances

Ranch houses almost always have their entrances sheltered by the structure's main roof. At minimum, front entries should be recessed. Alternatively, doors can be set into the L formed by a cross-hipped or cross-gabled roof. Porches are common: they can be a roofed entry area or nestled into the L formed by cross-hipped or cross-gabled roof creating a partial or full-width porch on the front facade. Porch supports should be simple in design, made with either simple wood posts or ornate wrought iron.
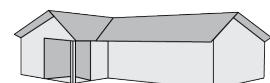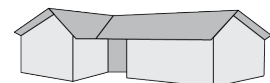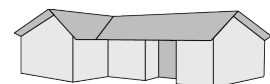
Windows

A variety of sizes and types of manufactured windows were available to builders during this era. Most houses of this style exhibit several different sizes and types of windows. Windows were made with metal and/or wood. Traditional windows are used with this style, usually casement or double-hung designs. Horizontal light patterns and multi-pane patterns (such as 9/9, 6/6, or 1/1) are recommended. Short windows placed high on the facade were also used to allow light and ventilation into rooms (such as bedrooms and bathrooms) to maintain privacy. As long as materials and design families are consistent, a variety of sizes and shapes can be used. Many Ranch houses also have large picture windows on the front facade. Combining traditional and picture windows is strongly encouraged.
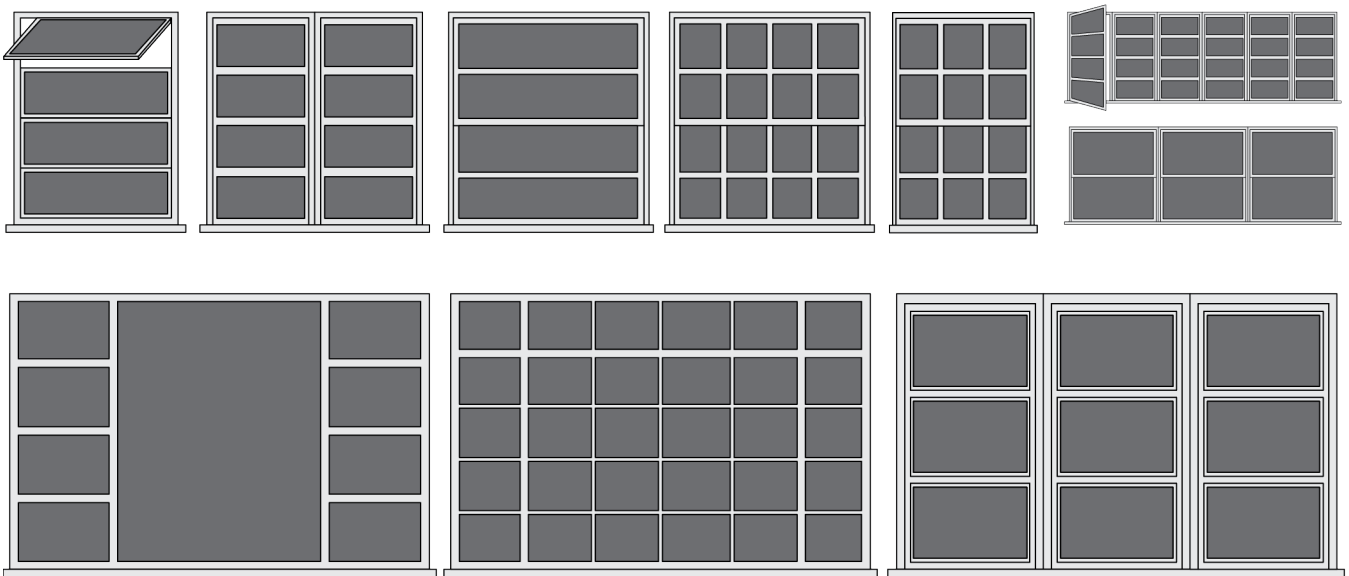
Decorative Details

Since financiers discouraged a pronounced modern appearance, homebuilders usually added modest touches of traditional detailing based on Spanish, French, or Colonial precedents. Window shutters are most common, as well as window boxes and roof cupolas. These details are encouraged when done minimally. Garages, typically attached, faced any side and would feature some decorative detailing. Adding detail to doors is encouraged. Below are examples of garage doors styles, including some high-style designs.
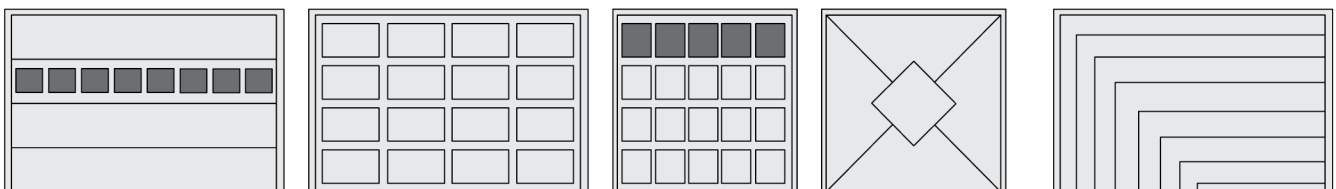
Ranch

Styled Ranches

Ranch houses have historically incorporated one or more common historic architectural elements: shutters, wrought iron, and paneled doors. What sets a Styled Ranch apart is the presence of a complete and unified set of stylistic details that are reminiscent of a specific style but adapted to a wide, low, one-story frame. In the southeast, Tudor and Colonial Revival are the two most common styles that are applied to a Styled Ranch.

Generally, Styled Ranch houses lack the broad, overhanging eaves found on Ranch houses and are more likely to have a dominant entrance and multi-paned windows, and less likely to use short windows, corner windows, or picture windows. One-and-a-half story houses have higher pitched roofs and use dormers to provide light for that additional half story.

Colonial Revival

Colonial Revival Ranches are often symmetric or include a symmetrical central block in its massing. The Ranch form is achieved by adding varied roof heights. Roofs are often side-gabled or hipped. They commonly use one exterior material, usually red brick or siding, but where there are additional massing blocks, secondary materials may be applied. Front entries are prominent and may be enhanced with a surround or porch. See pages 90-91 for additional guidelines related to roofs, entrances, windows, and other detailing.

Tudor

Tudor Ranches rely on half-timbering as a primary stylistic element. Additionally, they often feature casement windows (sometimes with diamond shaped panes) and decorative garage doors. The roof form is typically gabled or cross-gabled. See pages 94-95 for guidelines related to roofs, facades, detailing, entrances, and windows.
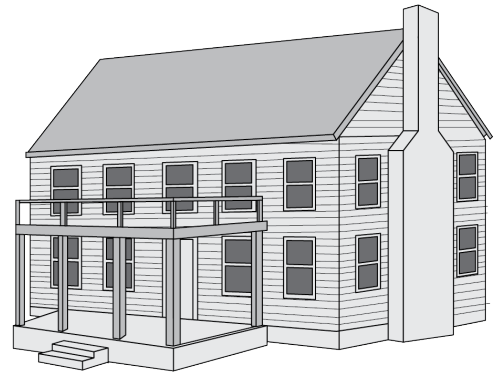
American Vernacular

Overview

American Vernacular refers to typical residential architectural patterns specific to various regions of the United States, emerging around 1850. Defining elements of the American Vernacular residential buildings include:


- Simple geometric forms
- Covered, unadorned porches and balconies
- Uncomplicated roofs
- One dominant material
- Few, if any, stylistic details

## Architectural Elements

Massing, Composition, & Roofs

American Vernacular houses can be one or two stories tall. Massing is straightforward, often rectangular, although intersecting forms may be used to create a cross-gabled roof. Typical roofs include front-gable, side-gable, cross-gable, and hipped. Complex roof forms are less common and are sometimes used to create a more intricate appearance. When a complex roof form is utilized, roof or wall dormers (or an additional gable) may be used. When a townhouse massing is used, a flat roof may be used.
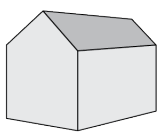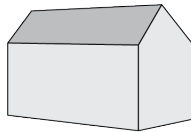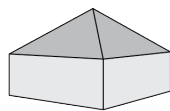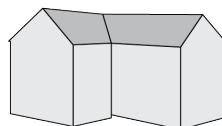

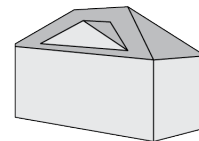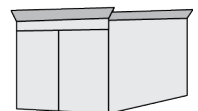*Front-gabled roof*   *Side-gabled roof*   *Hipped roof*   *Cross-gabled roof*   *Complex roof form(s)*   *Townhouses with flat roofs*
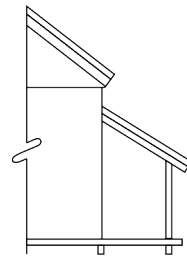
Porches

Porches are frequently the preliminary exterior embellishment. Porches may be one-story, two-story, partial width, or full-width. Porches should be deep enough to accommodate outdoor activity. Screened porches are common, and acceptable as long as they are limited to the side or rear to the house. Porches can be attached to the house in three ways: a continuous roof, a shed roof, or a dropped roof. Details should be simple and avoid detailing like railings with spindlework, under-eave brackets, and decorative columns.
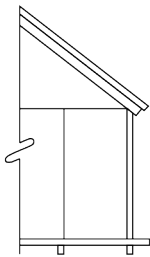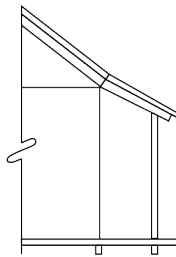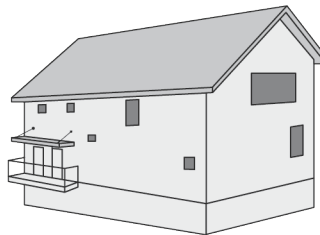

*Continuous roof* *Shed roof* *Dropped roof*

Windows

Windows are typically double-hung, have simple frames or surrounds, and may have multiple panes. They may be standalone or paired. Windows with arched tops are not recommended. Most important is the manner in which windows are arranged on the facade. **Windows should be similarly sized, aligned with each other and other architectural details, and be as equally spaced as possible. Where there is a porch, windows should be aligned with openings between columns so that they are visible from the street.**
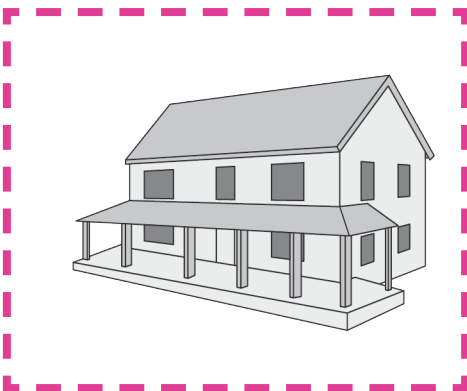
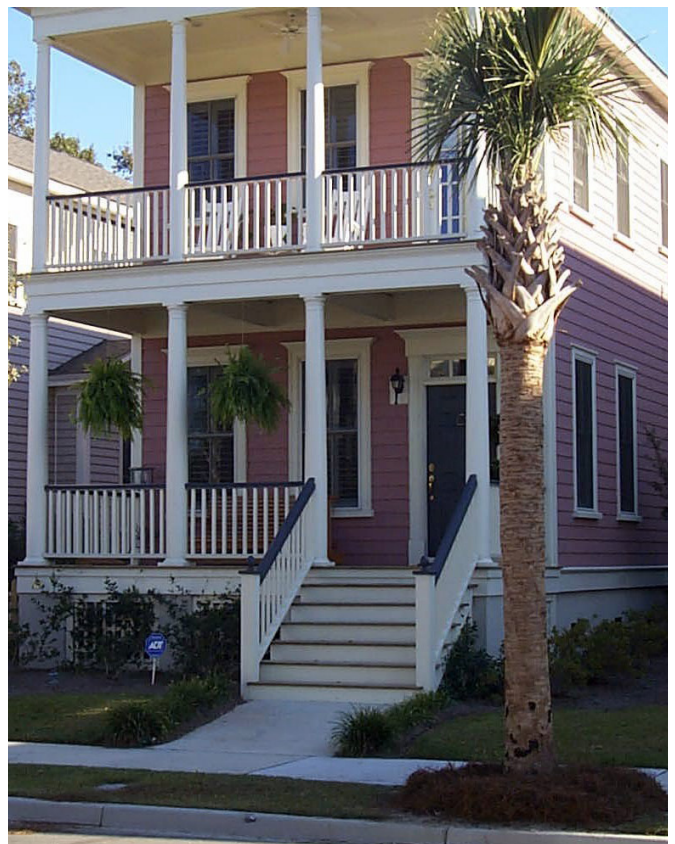*Preferred, more traditional window placement* *Less traditional window placement*
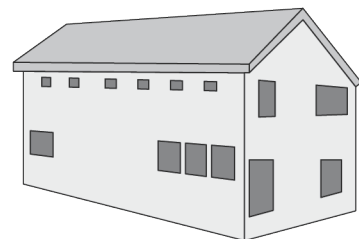
American Vernacular

New Traditional

Overview

The last few decades of the 20th century saw a renewed interest in historical architectural styles as a reaction to nearly half a century of modernist architecture. New Traditional houses are commonly based on styles popular in the early 20th century.. In the American Southeast, Victorian, Colonial Revival, Tudor, and Craftsman are the most favorite and preferred styles.

It is recommended that any New Traditional house built in Powder Springs follows the guidelines outlined in this document as it pertains to the architectural style it is emulating. In contrast, this section is intended to inform the details that should be prioritized, or avoided, to achieve high-quality design.

Recommended Styles

Colonial Revival

See pages 90-91 for guidelines related to massing, composition, roofs, entrances, and windows.

Victorian

See pages 82-83 (Folk) and 86-87 (Queen Anne) for guidelines related to massing, composition, roofs, walls and facades, porches, decorative detailing, entrances, and windows.

Tudor

See pages 94-95 for guidelines related to massing, composition, roofs, facades, detailing, entrances, and windows.
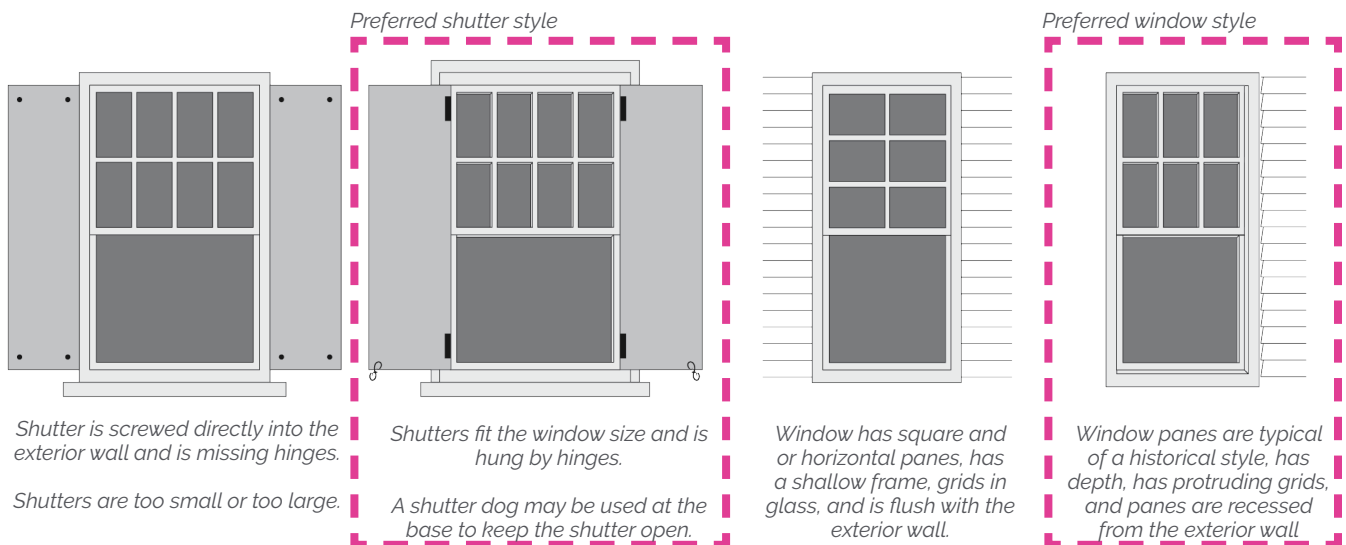
Craftsman

See pages 98-99 for guidelines related to massing, composition, roofs, porches, entrances, and windows.

Details to be Avoided

- Houses should avoid placing few or no windows in side facades.

- Houses should avoid incorporating porches under 6 feet in depth. If a porch cannot accommodate porch swings or chairs with space to walk past them, they are not appropriate.

- Houses should not be built on slab foundation with few or no steps up to the first floor of the house.

- Shutters should not be screwed directly into the wall or disproportionately sized. Instead, shutters should be hung with hinges and be sized to fit the actual window size. Additionally, shutters should not be made from vinyl, which are often prefabricated.

- Windows can be made from vinyl, fiberglass, aluminum, or metal-clad wood, however, they are generally "flatter" than the wooden windows used in historic houses. This flatness should be avoided by creating a detailed surround with depth, not incorporating grids in the glass, and recessing window panes from the exterior wall.

Preferred shutter style

Preferred window style

Shutter is screwed directly into the exterior wall and is missing hinges.

Shutters are too small or too large.

Shutters fit the window size and is hung by hinges.

A shutter dog may be used at the base to keep the shutter open.

Window has square and or horizontal panes, has a shallow frame, grids in glass, and is flush with the exterior wall.

Window panes are typical of a historical style, has depth, has protruding grids, and panes are recessed from the exterior wall

New Traditional

- Dormers should avoid incorporating windows that are arched and are disproportionately too small for the dormer they are placed in, wall cladding, and placing them very close to the edge of the roof to provide more interior space. The use of "pork chop" eaves should also be avoided in favor of a more traditional gable return.
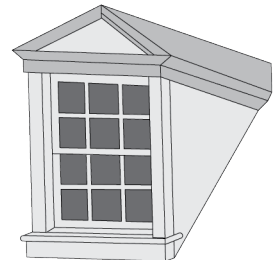
Well-designed, preferred dormer style
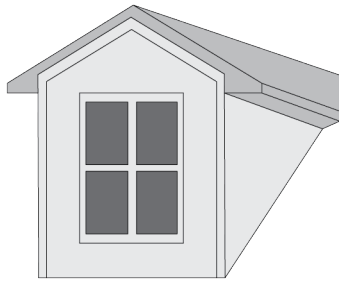
This dormer uses wall cladding and features a pork chop gable return
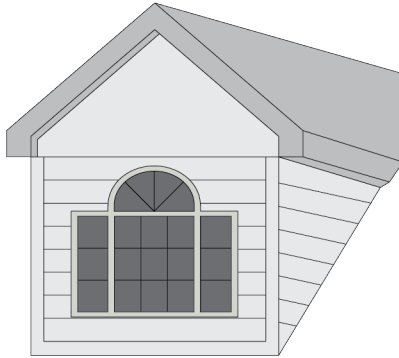
This dormer features an arched window and a pork chop gable return
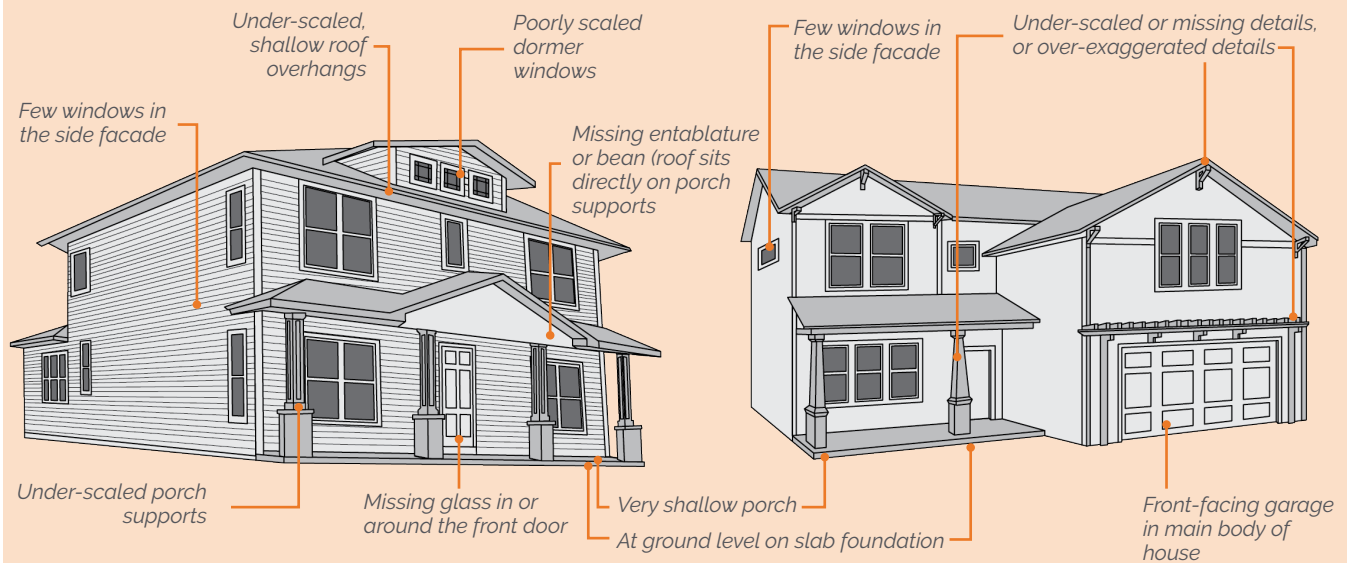
This dormer features a proportionately sized window that is appropriate to a historical style, does not use cladding, and uses a traditional gable return.
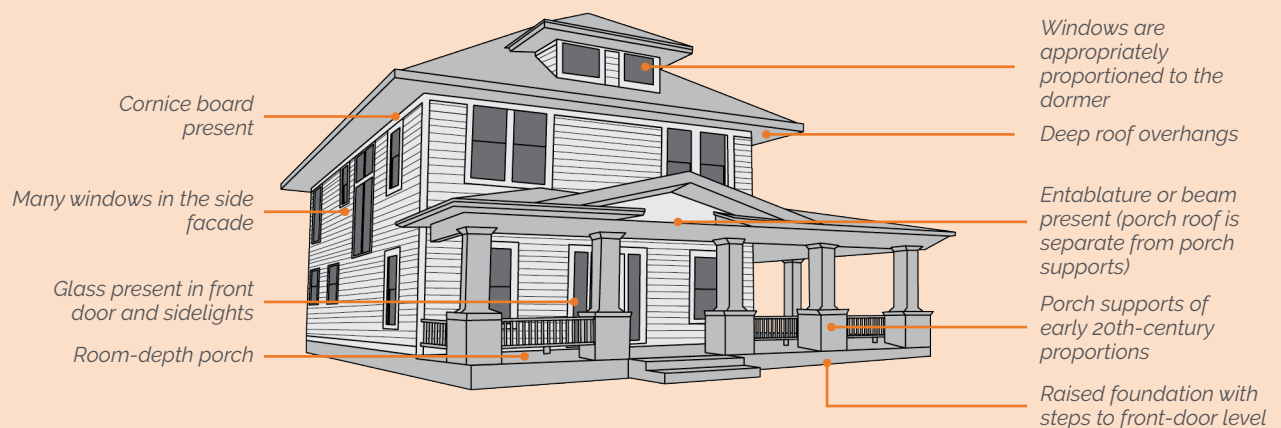

- Houses should avoid using half-timbering that doesn't relate to window placement. Historically, half-timbering provides clues to a house's structure and story changes, window placement, and gable design.

- Houses should avoid placing wall cladding in vertical sections — horizontal layers are ideal and preferred.

- Rear facades should not be blank. Window walls, porches, balconies, decks, and terraces should be included.

- Chimneys should avoid being clad in wood or siding as opposed to masonry, which is more appropriate.

- Pilasters (flattened columns) should not be omitted from colonnaded porches or porticoes. When a colonnaded porch or portico is incorporated into the house's design, pilasters must be placed against the back wall on either side of the front door with a pediment or entablature above to visually connect it to the house.

Poorly Designed Examples

Under-scaled, shallow roof overhangs

Poorly scaled dormer windows

Few windows in the side facade

Few windows in the side facade

Under-scaled or missing details, or over-exaggerated details

Missing entablature or bean (roof sits directly on porch supports

Under-scaled porch supports

Missing glass in or around the front door

Very shallow porch

At ground level on slab foundation

Front-facing garage in main body of house

Well-Designed Example

Cornice board present

Many windows in the side facade

Glass present in front door and sidelights

Room-depth porch

Windows are appropriately proportioned to the dormer

Deep roof overhangs

Entablature or beam present (porch roof is separate from porch supports)

Porch supports of early 20th-century proportions

Raised foundation with steps to front-door level

New Traditional

Contemporary

Overview

Contemporary houses are unique for their incorporation of multiple architectural styles, reflective of the trends of the time and place. At times, they may disregard traditional architectural ideals. Defining elements of Contemporary houses include:

• Low pitched gable roofs (sometimes flat)
• "Clean lines"
• Geometric features
• Asymmetrical massing
• Mixing materials
• Large windows

Architectural Elements

Massing, Composition, & Roofs

Contemporary architecture can be found on all types of houses, from one-story single-family detached houses to multi-story townhouses. Massing is typically asymmetrical. Typical roofs include front-gable, side-gable, cross-gable, flat roofs, and butterfly and slant roofs. Complex roof forms are not common. When a townhouse massing is used, a flat roof should be used.
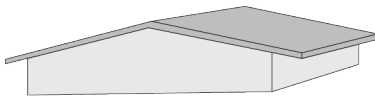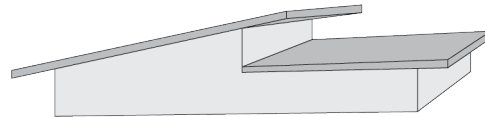
*Front=gabled roof*
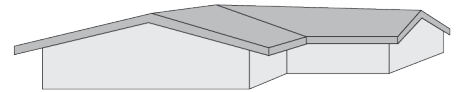
Side-gabled roof

Cross-gabled roof

Flat roof

Butterfly and slant roof

Doors & Entrances

Contemporary houses typically have their front entries downplayed and recessed. Alternatively, doors can be set into the L formed by a cross-hipped or cross-gabled roof. Porches are common: they can be partial or full-width on the front facade. When houses are multi-storied, they may incorporate a two-story entry. Doors and entries should not contain any arched elements.
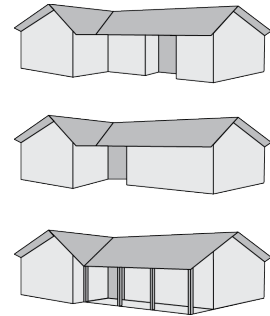
Windows

Large picture windows are a defining feature of contemporary architecture. Large, plate glass windows are favored, both vertical and horizontal light patterns and multi-pane patterns are recommended. As long as materials and design families are consistent, a variety of sizes and shapes can be used to maximize natural light.
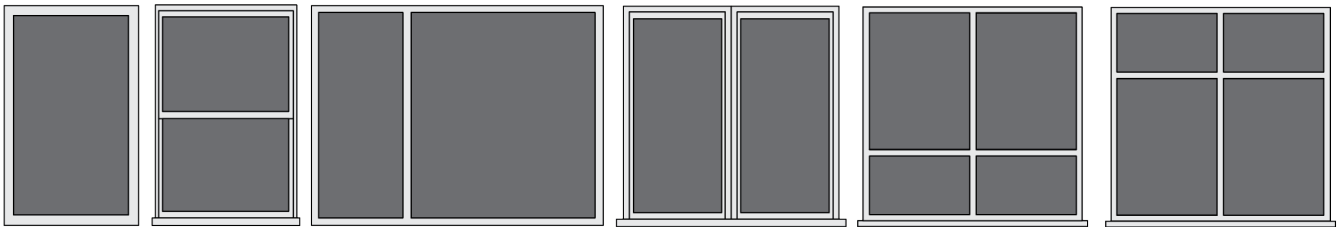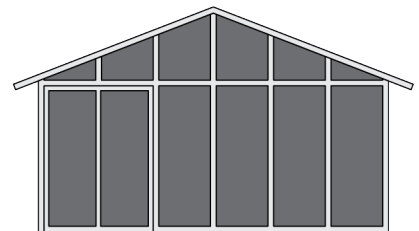
Window walls are a common feature in contemporary houses. They are primarily composed of large single fixed-glass panes with few sections and may include a door to the outside.

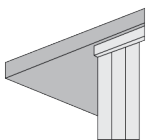*Window walls composed with large, fixed single windowpanes*

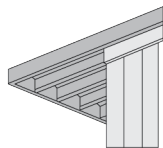*Doors often included in composition*

Windows continue upward to fill gable ends
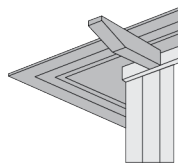
Details

Contemporary houses typically feature fewer adornments than other styles. The most common details are found in the roof's overhangs, deck railings, and screening elements.
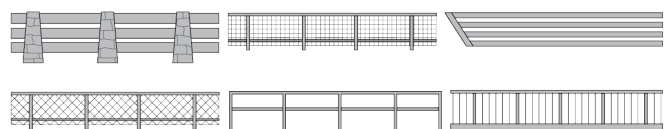
Open eave overhang, rafters covered

Open eave overhang, rafters exposed

Eave overhang with integrated details

Examples of deck railing designs

Contemporary

05
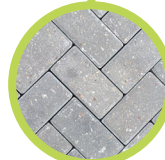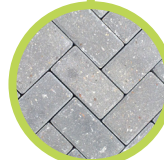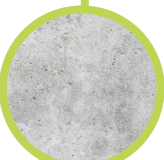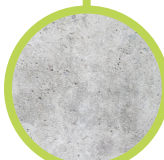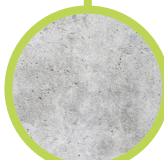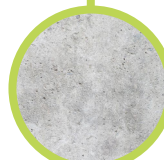
Public Space Standards

Materials

Screening

Fences & Walls

Furniture

Plantings

Public Art Ordinance

Materials

The following walkway, site wall and fence, and hardscape materials are recommended in public and private streetscapes, public open space, and publicly accessible private open spaces.

	Fences	Site Walls	Sidewalks / Walkways	Plazas / Patios	Other Locations
Wood	●				●
Concrete pavers			●	●	●
Granite fines / slate chips				●	●
Brick / brick pavers	●	●	●	●	●
Gray concrete	●	●	●	●	●
Granite	●	●		●	
Concrete with ocher buff tint			●	●	

Screening

While utilities and service areas are essential for all modern buildings, they should be constructed and positioned to minimize their visual impact.

Use screening that is compatible with the principal building.

- When screening is accomplished through fences or walls, the materials should be compatible with the principal building in terms of design, color, and materials.

Reduce the visual impact of utilities.

- Reduce the impact of overhead utility lines by relocating them behind buildings, in alleys, or underground.
- Where utilities cannot be buried or relocated, street trees should be limited to those specified in the Unified Development Code.
- Locate utility equipment, such as back flow preventers, meters, telephone pedestals, and electrical transformers to minimize their visual impact on the street and surrounding properties. Where not possible, screen them.
- Do not locate transformers or pedestals near significant pedestrian or amenity areas or near building entries.

This dumpster screening is compatible with the design of the principal building.

An unscreened dumpster is not appropriate. Courtesy Dan Keck.

Reduce the visual impact of refuse and service areas.

- Dumpsters and trash compactors should not be placed between a building and an adjacent street. They must be screened and may not be visible from any public right-of-way or other pedestrian area.

- Screen trash containers and dumpsters from view on all sides with a 6 feet high fence or wall. Keep gates closed unless they are in use.

- Locate trash areas for convenience of trash collection and away from major streets.

- Keep loading areas clear from pedestrian and vehicular traffic.

- Locate service areas and loading areas to minimize their visual impact on the adjacent streets and properties. Service and loading areas must be screened.

- Locate refuse areas to minimize their visual impact on the adjacent streets and properties. Refuse areas must be screened. Where possible, adjacent uses should share refuse area enclosures.

Reduce the visual impact of outdoor storage.

- Do not locate outdoor storage areas between a building and an adjacent street.

Reduce the visual impact of mechanical equipment.

- Locate at-grade air conditioning units, meters, transformer boxes, and similar equipment to the side or rear of buildings and screened with a wall or evergreen plant material so as to be invisible from a street.

- Locate or screen roof-mounted mechanical equipment so that it is not visible from any street.

- Screen antennas and satellite dishes.
  - Roof mounted antennas and satellite dishes are not discouraged as long as they are not visible from the street.
  - Other satellite dishes, antennas, connecting cables and wiring are considered unsightly and should be kept from the view of the street. Screening of these devices must conform to rooftop mechanical screening. No satellite dishes or antennas are permitted on a primary facade.

Reduce the visual impact of outdoor sales.

- Screen permanent outdoor sales areas, such as garden centers.

- Locate vending machines where they are not visible from the street.

Fences & Walls

The design of fences, hedges, walls, and gates is important, because not only do these elements serve to delineate private from public space, but they can also contribute significantly to the character of individual buildings and streets.

Residential

Along Residential Primary Street Frontages

Fences along street-facing sides of residential lots should take the following forms:

- Metal fence with or without stone columns
- Hedges with posts
- Walls of brick, stone, or finished concrete.

Fencing should consider the following:

- Wooden fencing is generally not permitted.
- All fencing should be 18-24 inches tall (specifically for knee or seat walls). Fencing within the front yard or front facade zone should be no taller than 30 inches in height.
- Evergreen ground cover or low evergreen shrub should be placed in front of any opaque fence or wall to soften the materiality and help with the transition zone of private to public.
- When a structure is set back more than 15 feet from the front lot line, a garden wall or fence shall be implemented in the front yard.
- Stone knee and seat walls should have horizontal courses, and vertical joints must be broken. Corners should be interlocking and the center of the wall is then filled in with stones of irregular shape.
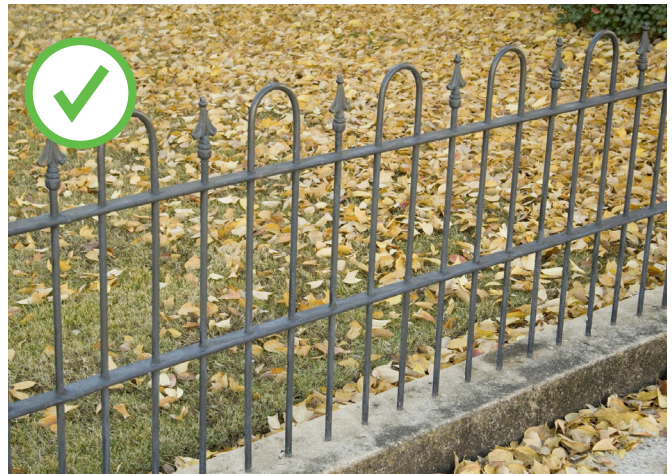
Along Residential Side Streets, Alleys, Side Yards, & Rear Yards

The fencing or walls shown on this page are allowed along side street and alleys, and to the side and rear of the property to promote privacy where desired, and should take the following forms:

- Metal fence with or without stone columns
- Walls of brick, stone, or finished concrete.
- Unpainted, treated opaque wooden fences (preferably decorated)

Fencing should consider the following:

- Fences to the side or rear of property should be a minimum of 36 inches, but should not exceed 72 inches in height.
- All fences or walls adjacent to an alley should provide a pedestrian gate.
- Pool fencing is permitted as required by the UDC.
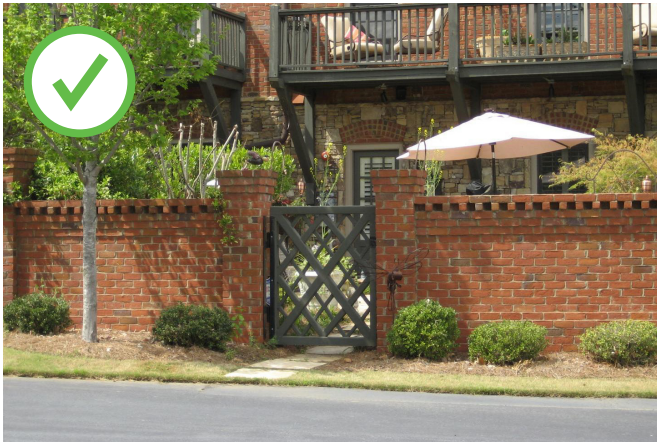
This wall along a side street is a good height.

These fences are much taller than 72 inches. This style should not be used in the front yard area..

This style of fence (opaque wooden fence)is most appropriate for side and rear yards.

Fences & Walls

Commercial

Fences along street-facing sides of commercial development should take the following forms:

• Metal fence with or without stone columns
• Walls of brick, stone, or finished concrete.

If fences, walls, and gates are installed, they must conform to the following:.

• Construct fences and walls in a manner and of materials, which are complimentary and visually compatible with their surroundings.
• Chain link or wire fencing where visible from a street is not permitted.
• Space any brick or stone columns no more than 40 feet apart.
• Limit fences and walls surrounding outdoor dining or displays in the sidewalk or front yard to a maximum height of 30 inches, unless otherwise specified in the UDC.
• Limit uninterrupted lengths of fence or walls along a front yard to 50 feet to minimize monotony.
• Plant shrubs and trees around fences in highly visible areas, such as the front yard.
• Maintain all walls and fences.

Recommended Fencing

Brand: Ameristar

Model: Montage Industrial, Majestic style

Color/finish: Black powdercoat

Website: www.ameristarperimeter.com/us/en/products

The stone columns on this fence are spaced appropriately.

Fencing around outdoor dining should be limited to 30 inches.

Wooden fences are not recommended for commercial developments.

Furniture

Provided below are standard options for street furniture in the public realm. If alternatives are desired, they must be signed off by the Community Development Director.

Bike Racks

Brand: Madrax

Model: #LBR-2-SF, Lofty™ 2-Bike Rack

Color/finish: Powder coated platinum

Website: www.madrax.com/lofty-commercial-bike-rack-lbr

Bollards

Brand: Reliance Foundry

Model: #R-8460

Color/finish: Stainless steel

Website: www.reliance-foundry.com

Benches

Brand: Victor Stanley

Model: #EVA-20

Color/finish: Powder coated silver

Website: www.victorstanley.com/product/eva

In some cases, street furniture may be used to incorporate public art into a development. See the Public Art Ordinance on page 140 for more information.

Trash Receptacles

Brand: Victor Stanley

Model: #SDC-36

Color/finish: Powder coated silver

Website: www.victorstanley.com/product/sdc-36

Planters

Brand: Wausau

Model: #TF4353, Beltless Round Concrete Planter

Color/finish: A21 Buff

Website: www.wausautile.com
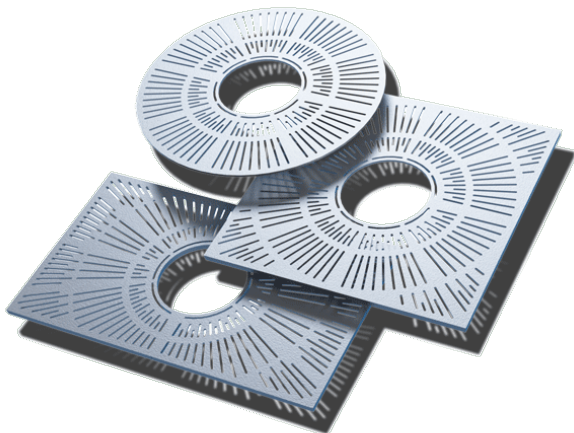
Tree Grates

Brand: Ironsmith

Model: Starburst, Series 2

Color/finish: Silver

Website: www.ironsmith.cc

Plantings

Overview

It is recommended that plant selections be made with consideration of local conditions, micro-conditions, seasonal variety, hardiness, and environmental benefits. Maintaining existing native plantings on site provides place-specific character, minimizes impact from disturbed soils, and many other benefits to overall site condition. Careful plant selection and installation procedures shall be implemented to stabilize disturbed areas, drainage areas and swales.

Guidelines

Trees

- A mix of evergreen and deciduous overstory trees should be added to replace those trees removed during construction and to provide a natural buffer between properties. A minimum of two-thirds of the replacement trees should be of native species for the purpose of reforestation.
- All trees and shrubs should be planted in a natural, organic pattern in larger open spaces.

Shrubs

- All primary foundation shrubs must be a minimum size of three gallons.
- Foundation plantings are required to be at least one-third the height of the foundation at time of installation.
- A larger material (6 to 8-foot in height) may be planted in order to minimize impact of tall foundations.
- Linear plantings (hedges) are discouraged.
- Side yard plantings shall provide transition to adjacent property or woodland areas. Plantings shall be located to prevent encroachment beyond property lines upon maturity.
- The use of native or drought tolerant plants is recommended to reduce irrigation demands.

Grasses, Ground Covers, & Mulches

- Roadside right-of-way disturbed during construction must be re-graded and re-grassed where grass pre-existed.
- Likewise, areas of nearby lots damaged during construction must be returned to their previous condition.
- Ground cover is encouraged in shaded areas where it may be difficult to grow grass.
- Pine straw or hardwood mulch can be used as a ground cover in areas of medium or dense shade.

Preferred Plantings

Large Trees

- Hedge Maple, Acer campestre
- Chalk Maple, Acer leucoderme
- Red Maple, Acer rubrum
- Sugar Maple, Acer saccharum
- Southern Sugar Maple, Acer saccharum 'Floridum'
- Green Mountain Sugar Maple, Acer saccharum 'Green Mountain'
- Legacy Sugar Maple, Acer saccharum 'Legacy'
- Bottlebrush Buckeye, Aesculus parviflora
- Yellow Buckeye, Aesculus flava
- River Birch, Betula nigra
- River Birch ("Heritage"), Betula nigra 'heritage'
- Chinese Chestnut, Castanea mollissima
- Yellowwood, Cladrastis kentuckea
- Persimmon, Diospyros virginiana
- American Beech, Fagus grandifolia
- White Ash, Fraxinus americana
- Green Ash, Fraxinus pennsylvanica
- Ginkgo, Ginkgo biloba
- American Holly, Ilex opaca
- Red Cedar, Juniperus virginiana
- Tulip Poplar, Liriodendron tulipifera
- Sweetgum ("fruitless"), Liquidambar styraciflua 'Rotundiloba'
- Southern Magnolia, Magnolia grandifolia
- Sweet Bay Magnolia, Magnolia virginiana
- Dawn Redwood, Metasequioa glyptostroboides
- Blackgum, Nyssa sylvatica
- American Hophornbeam, Ostrya virginiana
- Shortleaf Pine, Pinus echinata
- Virginia Pine, Pinus virginiana
- Loblolly Pine, Pinus taeda
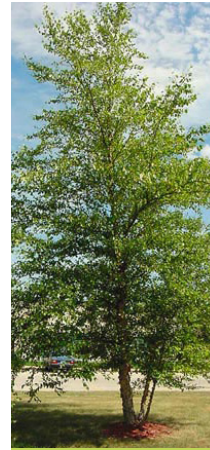
River Birch
Betula nigra
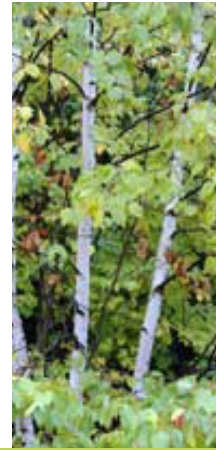
Green Ash
Fraxinus pennsylvanica
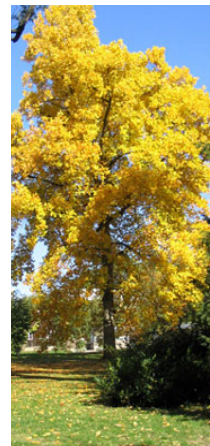
Tulip Poplar
Liriodendron tulipifera

Plantings

Overcup Oak
Quercus lyrata

Bald Cypress
Taxodium distichum

Trident Maple
Acer buergeranum

- Chinese Pistache, Pistacia chinensis
- London Planetree, Plataneus x acerifolia
- Sycamore, Platanus occidentalis
- White Oak, Quercus alba
- Swamp White Oak, Quercus bicolor
- Scarlet Oak, Quercus coccinea
- Southern Red Oak, Quercus falcata
- Cherrybark Oak, Quercus falcata var. pagodifolia
- Laurel Oak, Quercus hemisphaerica
- Laurel Oak ("Darlington"), Quercus hemisphaerica 'Darlington'
- Swamp Chestnut Oak, Quercus michauxii
- Diamond Leaf Oak, Quercus laurifolia
- Overcup Oak, Quercus lyrata
- Water Oak, Quercus nigra
- Nuttall Oak, Quercus nuttallii
- Willow Oak, Quercus phellos
- Chestnut Oak, Quercus prinus
- Northern Red Oak, Quercus rubra
- Shumard Oak, Quercus shumardii
- Carolina Buckthorn, Rhamnus caroliniana
- Bald Cypress, Taxodium distichum
- Winged Elm, Ulmus alata
- Japanese Zelkova, Zelkova serrata

Small Trees

- Trident Maple, Acer buergeranum
- Amur Maple, Acer ginnala
- Red Buckeye, Aesculus pavia
- Painted Buckeye, Aesculus sylvatica
- Hazel Alder, Alnus serrulata
- Serviceberry, Amelanchier arborea
- Paw Paw, Asimina triloba
- European Hornbeam, Carpinus betulus

- American Hornbeam, Carpinus caroliniana
- Pecan, Carya illinoensis
- Buttonbush, Cephalanthus occidentalis
- Eastern Redbud, Cercis canadensis
- Forest Pansy Redbud, Cercis canadensis, 'Forest Pansy'
- White Eastern Redbud, Cercis canadensis var. alba
- Oklahoma Redbud, Cercis reniformis 'Oklahoma'
- Texas White Redbud, Cercis reniformis 'Texas White'
- Chinese Fringetree, Chionanthus retusus
- Fringetree, Chionanthus virginicus
- Pagoda Dogwood, Cornus alternifolia
- Flowering Dogwood, Cornus florida
- Kousa Dogwood, Cornus kousa
- Common Smoketree, Cotinus coggygria
- American Smoketree, Cotinus obovatus
- Washington Hawthorne, Crateaegus phaenopyrum
- Carolina Silverbell, Halesia carolina
- Silverbell, Halesia diptera
- Common Witchhazel, Hamamelis virginiana
- Bougainvillea, Koelreuteria bipinnata
- Golden Raintree, Koelreuteria paniculata
- Crepe Myrtle, Lagerstroemia indica
- Fosters Holly, Ilex x attenuata 'Fosteri'
- Savannah Holly, Ilex x attenuata 'Savannah'
- Cassine Holly, Ilex cassine
- Yaupon Holly, Ilex vomitoria
- Winterberry, Ilex verticillata
- Little Southern Magnolia, Magnolia grandifolia 'Little Gem'
- Wax Myrtle, Myrica cerifera
- Chaste Tree, Vitex agnus-castrus

American Hornbeam
Carpinus caroliniana

Dogwood
Cornus florida

Wax Myrtle
Myrica cerifera

Plantings

Sweetshrub
Calycanthus florida

Bottlebrush Buckeye
Aesculus parviflora

Oakleaf Hydrangea
Hydrangea quercifolia

Shrubs

- Glossy Abelia, Abelia x grandifolia
- American Beautyberry, Callicarpa americana
- Sweetshrub, Calycanthus floridus
- Summersweet, Clethra alnifolia
- Dwarf Bottlebrush, Fothergilla gardenii
- Witch Alder, Fothergilla major
- Oakleaf Hydrangea, Hydrangea quercifolia
- Inkberry Shamrock, Ilex glabra 'Shamrock'
- Winterberry, Ilex verticillata
- Dwarf Yaupon Holly, Ilex vomitoria 'Nana'
- Star Anise, Illicium floridanum
- Small Anise, Illicium parviflorum
- Virginia Sweetspire, Itea virginica
- Spicebush, Lindera benzoin
- Loropetalum, Loropetalum chinense
- Otto Luykin Cherry Laurel, Prunus laurocerasus 'Otto Luykin'
- Schip Cherry Laurel, Prunus laurocerasus 'Schipkaensis'
- Yellow Azalea, Rhododendron austrinum
- Honeysuckle Azalea, Rhododendron canescens
- Wild Azalea, Rhododendron periclymenoides
- Fragrant sumac, Rhus aromatica
- Knockout Rose, Rosa radrass 'Knockout'
- Japanese Cleyera, Ternostroemia gymnanthera
- Blueberry, Vaccinium ashei
- Maple-leaf Viburnum, Viburnum acerifolium
- Dwarf Walter's Viburnum, Viburnum obovatum
- Southern Wax Myrtle, Morela cerifera

Grasses

- Bushy Bluestem, Andropogon glomeratus
- Splitbeard Bluestem, Andropogon ternarius
- Fringed Sedge, Carex crinata
- River Oats, Chasmanthium latifolium
- Plumegrass, Erianthus giganteus
- Soft Rush, Juncus effusus
- Pink Muhly Grass, Muhlenbergia capillaris
- White Muhly Grass, Muhlenbergia capillaris 'White Cloud'
- Switchgrass, Panicum virgatum
- Little Bluestem, Schizachyrium scoparium
- Softstem Bulrush, Scirpus validus
- Indiangrass, Sorghastrum nutans

Vines & Ground Covers

- Ajuga, Ajuga reptans
- Crossvine, Bignonia capreolata
- Trumpet Vine, Campsis radicans
- Green n' Gold, Chrusogonum virginianum
- Creeping Fig, Ficus pumila
- Yellow Jasmine, Gelsemium sempervirens
- Crested Iris, Iris cristata
- Florida Jasmine, Jasminum floridum
- Winter Jasmine, Jasminum nudiflorum
- Shore Juniper, Juniperus conferta
- Lantana, Lantana camara
- Liriope, Liriope muscari
- Coral Honeysuckle, Lonicera sempervirens
- Mondo Grass, Ophiopogon japonicus
- Passion Flower, Passiflora incarnata
- Virginia Creeper, Parthenocissus quinquefolia
- Gro-low Fragrant sumac, Rhus aromatica, 'Gro-low'
- Asian Jasmine, Trachelospermum asiaticum
- Star Jasmine, Trachelospermum jasminoides
- American Wisteria, Wisteria frutescens

Pink Muhly Grass
Muhlenbergia capillaris
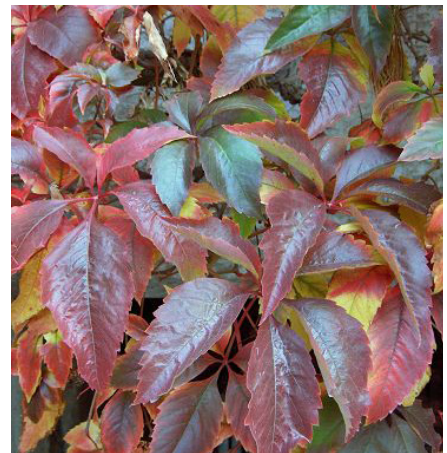
Virginia Creeper
Parthenocissus quinquefolia

American Wisteria
Wisteria frutescens

Plantings

Butterfly Weed
Asclepias tuberosa
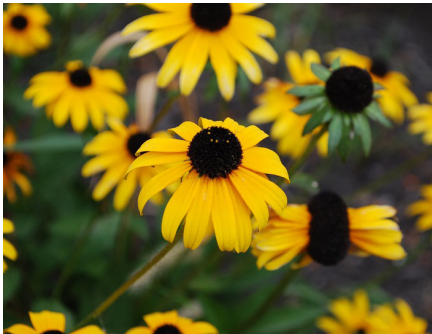
Black-eyed Susan
Rudbeckia hirta

Virginia Bluebells
Mertensia virginica

Columbine
Aquilegia canadensis

Perennials for Sun

- Yarrow, Achillea millefolium
- Butterfly Weed, Asclepias tuberosa
- Wild Hyacinth, Camassia scilloides
- Lobed Coreopsis, Coreopsis auriculata
- Joe Pye Weed, Eupatorium fistulosum
- Narrowleaf Sunflower, Helianthus angustifolius
- Swamp Hibisucs, Hibiscus coccineus
- Blazing Star, Liatris spicata
- Black-eyed Susan, Rudbeckia hirta
- Golden Ragwort, Senecio aureus
- Starry Champion, Silene stellata
- Goldenrod, Solidago altissima
- Licorice Goldenrod, Solidago odora

Perennial for Shade

- Lady Fern, Athyrium filix-femina
- Columbine, Aquilegia canadensis
- Goats Beard, Aruncus dioicus
- Coneflower, Echinacea purpurea
- Cardinal Flower, Lobelia cardinalis
- Virginia Bluebells, Mertensia virginica
- Woodland Phlox, Phlod divartica
- Fire Pink, Silene virginica

This page intentionally left blank

Public Art Ordinance

Introduction

Public art is more than just decoration; it's a powerful tool for community development, cultural expression, and social cohesion. Public art plays a vital role in enhancing our communities and enriching our lives.

- **Cultural Expression and Identity.** Public art reflects the cultural heritage, history, and identity of a place. It celebrates diversity and promotes a sense of belonging among residents.

- **Beautification and Aesthetics.** Art installations, sculptures, murals, and other forms of public art add beauty and visual interest to public spaces. They transform mundane areas into vibrant, inspiring environments.

- **Engagement and Interaction.** Public art invites people to engage with their surroundings. Whether it's a thought-provoking sculpture or an interactive mural, it encourages dialogue and fosters a sense of community.

- **Tourism and Economic Impact.** Well-executed public art can attract tourists and visitors. When people explore public art, they also spend time and money in local businesses, contributing to the local economy.

- **Education and Awareness.** Public art can educate the public about historical events, social issues, and cultural movements. It sparks curiosity and encourages learning.

- **Social Inclusion.** Public art projects often involve community participation. Residents collaborate with artists, share stories, and contribute to the creation of meaningful artworks. This inclusivity strengthens community bonds.

- **Inspiration and Creativity.** Public art inspires creativity and imagination. It encourages artists and viewers alike to think beyond the ordinary and envision new possibilities.

Purpose

This Public Arts Ordinance will be carried out by the Arts & Cultural Affairs Advisory Commission, which has the power to act in an advisory capacity to the City Council in all matters pertaining to the arts and cultural environment, aesthetically enhance the visual quality of the environment and enrich the lives of Powder Springs's citizens as they go through their daily activities by encouraging the voluntary installation of works of art where they will be visible to the public. The purpose of the commission is to build the community through arts and cultural programs by developing visibility, funding, audiences, information, and partnerships. The commission plans, promotes, and encourages programs to further public awareness of, accessibility to, participation in, and support for the artistic and cultural development of the city and makes recommendations to the City Council regarding the establishment of arts and cultural policies and programs, the expenditure of budgeted funds on arts and cultural activities, and the implementation of programs.

Public Art Ordinance

Use Provisions for Public Art Displays

Purpose & Intent

The purpose of this ordinance is to establish guidelines and procedures for the review, approval, installation, and maintenance of public art within the City of Powder Springs. Public art enhances the cultural, aesthetic, and economic vitality of the city and promotes community identity and pride.

Public art is a visual, wholly non-commercial artistic expression intended and able to be viewed from a public way that meets the criteria specified herein. All developments in the Downtown Redevelopment Overlay are required to incorporate at least one piece of public art.

Those with projects outside of these requirements have the option of providing public art, but will still be required to meet the requirements of the Public Art Ordinance.

Consistent with the purpose and intent of this section, the Powder Springs City Council may, by ordinance, approve a work of public art. In applying the review criteria, the council shall in no way restrict the content or message of the proposed work.

Approval shall not be granted unless said ordinance contains the following three preliminary certifications:

1. A certification from Chief of Police or designee that the work will not constitute a traffic hazard or undue and dangerous distraction to motorists or pedestrians;

2. A certification from the Community Development Director or designee that the work does not contain and is not intended to convey a commercial message primarily, provided that the name of a sponsor for said work may be displayed on an adjacent plaque or similar display that is no more than 2 square feet in area; and

3. A certification from the Parks, Recreation, and Cultural Affairs Director or designee that the work is consistent with the City's public art goals.

The council, if provided with these certifications, can approve, conditionally or otherwise, a work of public art upon finding that it does not negatively affect the public interest related to aesthetics, additional sign clutter, and public safety. In making this finding, the council shall consider the required certifications, as well as the following criteria:

- The spatial relationship of the proposed art to the building or premises upon which it is located as well as the surrounding area;
- Vehicular and pedestrian traffic safety;
- The existence of nearby signs; and
- The size, dimensions, and other physical characteristics of the proposed work.

Application Submission

Applicants proposing public art installations must submit a completed Public Art application to the Community Development Department.

The application must include:

- A detailed description of the proposed artwork.
- Site plans and visual renderings.
- Artist's statement and portfolio.
- Budget and funding sources.
- Maintenance plan for the length of time a piece will be installed.
- Letter of permission from property owner to install public art piece.
- Community engagement plan.

Visual Compatibility Factors

Public Art should reflect the visual character of the surrounding areas and shall be visually compatible with buildings, and places to which they are visually related generally, in terms of the following factors:

- Height. The height of the proposed art shall be visually compatible with and complement the adjacent buildings and structures.
- Scale. The size of a public art installation should be compatible in height, width and depth to the places to which it is visually related.
- Murals shall be appropriately scaled and visually compatible with the buildings on which they are placed. Not all buildings are appropriate for mural display and careful consideration shall be given to any mural proposed within the downtown historic district.

Public Art Ordinance

Planning and Zoning Commission Review

Upon receipt of a complete application, the Community Development Department will include the application on the applicable agenda of the Planning and Zoning Commission.

The Planning and Zoning Commission will review the proposal for:

- Compliance with zoning regulations.
- Site appropriateness and impact on surrounding areas.
- Accessibility and safety considerations.

The Planning and Zoning Commission will hold a public hearing and make a recommendation to the City Council.

Arts & Cultural Affairs Advisory Commission Review

The Arts & Cultural Affairs Advisory Commission will evaluate the proposal based on:

- Artistic quality and innovation.
- Contribution to the cultural and aesthetic environment of the city.
- Community engagement and educational value.

The Arts & Cultural Affairs Advisory Commission will hold a public hearing to gather community input.

Following the public hearing, the Arts & Cultural Affairs Advisory Commission will make a recommendation to the City Council.

Public Review Process

The public review process will include:

- A Public Engagement Plan submitted with the Public Art Application.
- Notification of the public through local media and the City's website.
- A 30-day public comment period.
- A public hearing held by the Arts & Cultural Affairs Advisory Commission to allow for direct community feedback.
- Mailings to surrounding properties within 300-feet, and signage at all street frontages of the subject property publicizing all public hearing dates and including a rendering of the art work; to be completed at least 15 days prior to, but no more than 45 days prior to the Arts & Cultural Affairs Advisory Commission Public Hearing.

All comments and feedback received during the public review process will be documented and considered by the Arts & Cultural Affairs Advisory Commission and City Council.

City Council Review and Final Approval

The City Council will review the recommendations from the Planning and Zoning Commission and the Arts & Cultural Affairs Advisory Commission, along with the public comments.

The City Council will hold a final public hearing to discuss the proposal.

The City Council will vote to approve, deny, or request modifications to the proposal.

Upon approval, the applicant may proceed with the installation of the public art according to the approved plans and conditions.

Maintenance and Removal

The applicant is responsible for the maintenance of the public art as outlined in the approved maintenance plan.

The City reserves the right to remove or relocate public art if it becomes a safety hazard, is significantly damaged, the approved maintenance plan is not observed, or no longer meets the community's needs or standards.

Alternatives to Providing Public Art

Contribute to the Arts & Cultural Affairs Advisory Commission

In lieu of providing a public art piece on or off a development site as otherwise required by the City, a developer may choose to financially contribute an amount equal to 1 percent of the project cost to the Arts & Cultural Affairs Advisory Commission, capped at $50,000. These funds will be used for the artistic enrichment of the City's public spaces or for the funding of additional arts-related programs and events within the city.
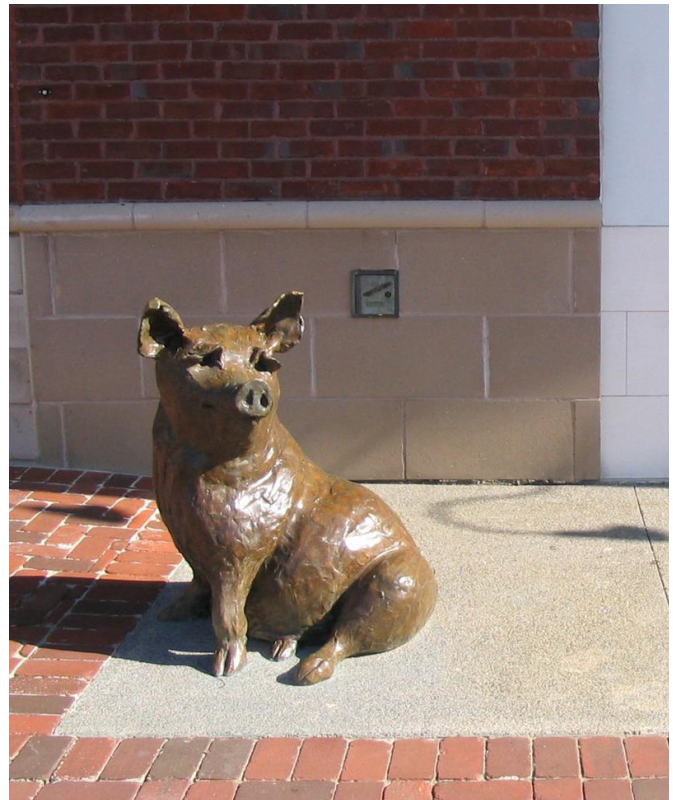
06

Sustainability Guidelines

Sustainability Guidelines

Overview

These sustainability guidelines are intended to provide City staff, property owners, and tenants options to implement in the event they want to promote environmental sustainability in their site designs. They may work to provide another layer to the public space guidelines outlined in Chapter 5.

Green Infrastructure

What is Green Infrastructure?

Green infrastructure is an approach to managing stormwater runoff that emphasizes filtration, evapotranspiration, and reuse, thereby reducing the volume of polluted runoff from entering our streams and pipe systems. Green infrastructure systems, such as bioretention areas, green roofs, permeable pavers, and cisterns are designed to capture the first inch of rainfall. In addition to stormwater management and cleaning water for downstream neighbors, certain green infrastructure best management practices (BMPs) provide ancillary benefits, including wildlife habitat creation and biodiversity, urban heat island mitigation, and the creation of greenspaces. The following are examples of green infrastructure that can be incorporated into Powder Springs's buildings, streets, and public spaces.

Bioretention Systems

Bioretention systems (sometimes referred to as "rain gardens") are depressed areas that use soil, rocks, plants, and microorganisms to treat stormwater before it is discharged back into the water supply. They can be created in a variety of ways, such as traditional rain gardens, ponds or basins, or bioswales that are located along street corridors and pathways. The design of the bioretention system is often dependent on how much stormwater runoff needs to be filtered, where it will be located, and the aesthetics. There are some common issues that can arise with a bioretention system, such as sediment build-up, mosquitoes and other pests, maintaining proper pH, and weeding to maintain aesthetics.

Green Roofs

Green roofs are a solution to a wide variety of sustainability issues. Urban heat island, stormwater quality, wildlife habitat, and food access are examples of issues that can be addressed with green roofs, especially in commercial areas. However, green roofs can prove difficult to incentivize due to their high cost and maintenance regime. As a stormwater solution they are often the only option to address water quality on high density buildings and are often incorporated as open space features of a building. Therefore, one of the best incentives is to ensure they are given credit as open space regardless of their public access. If green roofs are to be part of a building rehabilitation or renovation's design, care must be taken to ensure they meet the requirements of the City's Unified Development Code.

Sustainability Guidelines

Water Harvesting & Reuse

Outdoor and processed water needs can be met through on-site rainwater harvesting, such as cisterns and barrels, greywater recovery methods, and air conditioner condensate recovery. Recovering the condensate would alleviate the capacity and treatment required by the sewer system while also reducing the water consumption of the building in supplying their irrigation needs. Collected rainwater can also be used for cooling towers.

Pervious Pavement

When rainwater can't be absorbed, it will sit on an impervious surface and eventually run off, collecting with it pollutants. The amount of impervious surfaces associated with road projects, surface parking lots, and roofs makes them a significant source of stormwater runoff and pollutants.

Permeable (also called porous) surfaces are one way to offset the impacts of stormwater. They provide the function and durability of pavement with the filtration benefits of soil. Oils, dirt, and other pollutants from streets and sidewalks that are washed away by rain can be allowed to filter into the ground instead of simply being channeled back into rivers and streams. This reduces flooding, infrastructure costs, and the amount of pollutants typically found in stormwater. This pavement also allows surface water to infiltrate into the groundwater. With less water on the street, the occurrence of hydroplaning and similar rain-related traffic accidents are also reduced.

There are a variety of porous paving materials. Guidelines are as follows:

- Encourage porous pavement or open grid pavers in parking lots, driveways, and alleys to decrease stormwater runoff. Maintenance is relatively minimal.
- Use crushed stone in plazas or parks to provide a hard surface for pedestrians but allow rain water to filter through.
- Use light-colored pavers to distinguish crosswalks on otherwise stone or gravel surfaces.

LED Lighting

LED lighting is an energy-efficient, powerful, and eco-friendly sustainable solution to traditional lighting. As the prices of LED lighting fixtures continue to drop, and the efficiency of LEDs rise, they're becoming a more accessible choice. Because of their versatility, LED lights present a green alternative with a wide range of applications. Their ability to perform specific lighting tasks has also made them a reliable go-to lighting solution for spotlights, accent lamps, security signals, and illuminated signs. It is recommended that non-LED lighting be replaced with LED lights to the extent possible and in such a way that it doesn't interfere with the exterior design of a building..