

605. - BUILDING FORM, MASSING AND ARCHITECTURE.

605 F. - General architectural design standards.

The intent of this section is to provide aesthetics standards for exterior architectural design for all new construction. Architectural criteria for single-family dwellings located within a subdivision and/or minor subdivision: Dwellings constructed within a subdivision located within LDR - A,B,C (Single-Family Residential Low Density), MDR (Single-Family Residential Medium Density), HDR A,B (High Density Residential), PRD (Single and Multi-Family), and CBD (Single and Multi-Family) zoning districts shall comply with the following architectural criteria:

1. Residential:

- a. Each residential dwelling shall be constructed with a garage with minimum dimensions of 20 feet width by 20 feet length;
- b. The facade of each residential dwelling that front along a public right-of-way shall include accents of brick, stone, cement plank shakes, or wood shakes which shall cover at least 50 percent of the surface area thereof; vinyl can be utilized in eaves and soffit areas only
- c. Alternatively, on houses with a crawlspace or built-up slab of at least 18 inches, the facade may be full faced stucco or cement plank siding; however, all other exterior walls shall be required to be faced with cement plank siding as well.
- d. For any subdivision with existing dwellings, the architectural style, not limited to accents, decorative facades, roof framing and slopes, side entry garages, paint recommendations etc. of any new structures shall resemble the existing structures as much as reasonably possible at the discretion of the zoning administrator.
- e. All new single family dwelling construction shall be sodded and stabilized on the front and side yards
- f. All new residential construction air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by utilizing landscaping.
- g. All new residential subdivisions are required to install underground utilities and implement decorative poles/street lights in accordance with city policies;
- h. All residential subdivision developments shall include 25 percent greenspace, which shall be landscaped and accessible by all residents of the development; this space shall not include required fenced stormwater management areas.
- i. All single-family residential dwellings shall have a minimum roof pitch of 6 to 12.
- j. All new residential subdivisions are required to install underground utilities and implement decorative poles/street lights in accordance with city policies;
- k. All residential subdivision developments shall include 25 percent greenspace, which shall be landscaped and accessible by all residents of the development; this space shall not include required fenced stormwater management areas.
- l. There shall be an undisturbed buffer between all new subdivision developments and existing adjacent residential subdivisions a minimum of 50 feet and shall be landscaped in accordance with [section] 604A of this ordinance.

2. Commercial:

- a. All new commercial developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
- b. The exterior finish of all elevations visible from a public street for all new structures shall be constructed of brick, stone, stucco, cement board, glass and metal, decorative block or similar brand application of similar durable architectural materials. Awning materials shall be limited to canvas or metal.
- c. All solid waste containers shall be screened from all public streets and adjoining properties in an enclosure comparable to the architecture of the primary structure.

3. Townhouses:

- a. At least 25 percent of the exterior front facade of each dwelling constructed with ornamental brick or stone;

- b. No exterior vinyl siding permitted;
- c. Decorative gables and vents required;
- d. Minimum roof pitch with an increase of five feet in height for horizontal run of 12 feet;
- e. Rear entry garage required for multi-level dwelling;
- f. All dwellings accessed by rear alley;
- g. Connected dwellings to be constructed with staggered or offset front entry ways;
- h. Adjoining dwellings must have differentiation in architecture for windows, entries and facades;
- i. Adjoining dwellings must be constructed of different building materials;
- j. Elevations of dwellings must be provided in advance of approval and are to be made a condition of approval;
- k. Foundations or slab above grade (to make the appearance of a crawlspace) or crawlspace; and
- l. Sodded front yards, with corner lots and double frontage lots having any yard fronting on the right-of-way sodded.

4. Condominiums:

- a. At least 25 percent of the exterior front facade with ornamental brick, stone or cedar shakes accents;
- b. Recessed staircases and stairwells;
- c. Construction framing on 16 inches centers for wall studs;
- d. No exterior vinyl siding permitted;
- e. Decorative gables and vents;
- f. Minimum roof pitch with an increase of five feet in height for horizontal run of 12 feet;
- g. Balconies, patios or sunrooms/screened porches;
- h. Fireplaces;
- i. Washer/dryer connections in each dwelling;
- j. Rear entry garage required.

5. Industrial:

- a. All new industrial developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
- b. The exterior finish of all elevations visible from a public street for all new structures shall be constructed of brick, stucco, cement board, glass and metal, tilt up concrete, decorative block or similar brand application of similar durable architectural materials. Awning materials shall be limited to canvas or metal.
- c. All solid waste containers shall be screened from all public streets and adjoining properties in an enclosure comparable to the architecture of the primary structure.

6. Institutional:

- a. All new institutional developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.
- b. The exterior finish of all elevations visible from a public street for all new structures shall be constructed of brick, stucco, cement board, glass, decorative block or similar brand application of similar durable architectural materials. Awning materials shall be limited to canvas or metal.
- c. All solid waste containers shall be screened from all public streets and adjoining properties in an enclosure comparable to the architecture of the primary structure.

7. Multi-Family (Apartments/Duplexes):

- a. All new multi-family developments' air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and adjacent properties by utilizing walls, fencing, roof elements, or landscaping.

- b. The exterior finish of all elevations visible from a public street for all new structures shall be constructed of brick, stone, stucco, or cement board; vinyl can be utilized in eaves and soffit areas only.
- c. All solid waste containers shall be screened from all public streets and adjoining properties in an enclosure comparable to the architecture of the primary structure.
- d. All new residential subdivisions are required to install underground utilities and implement decorative poles/streetlights in accordance with city policies.

8. **Subdivision lots - ½ acre or more:**

This subdivision design features strong reliance on well developed, inclusive amenities. Streets are wide and include wide sidewalks. The streetscape design includes street trees and streetlights. Architectural design relies on spacious homes with masonry facades. Existing neighborhoods with layout and design contemplated in this section are the Club Estates in Spalding County, Whitewater Creek in Fayette County and Coldwater Creek in Griffin.

Architectural design criteria:

1. Brick, stone, or stucco front facade for each dwelling is required.
 - a. With a minimum three side brick, stone, stucco or hardy plank facade;
2. Additionally, the architectural design must include at least two of the following:
 - a. Porticos;
 - b. Transom windows;
 - c. Detailed balusters and pediments;
 - d. Masonry chimneys; or
 - e. Quoins.
3. Each residential dwelling shall be constructed with a garage with minimum dimensions of 20 feet width by 20 feet length and side entry.

9. **Traditional design:**

This subdivision design is based upon architectural styles and neighborhood layout and design grids which were common in the era predating World War II. Houses in such subdivisions were of traditional design and construction with architectural features such as: front porches, Craftsman style, Victorian gingerbread, Queen Anne or Georgian cottage. Existing neighborhoods with architectural and layout design contemplated in this section are currently found within the City of Griffin along South 6th Street, South Hill Street and Terracedale Court. Additional examples are Apple Orchard in Fayetteville, Georgia and Honeysuckle Ridge in Peachtree City, Georgia.

Architectural design criteria:

1. Traditional vernacular architectural design is required.
2. Each house within the subdivision must be built with at least two of the following:
 - a. Authentic exterior siding, i.e. wood or wood appearing;
 - b. Minimum ten feet ceilings on ground floor (with the exception of powder rooms, restrooms utility rooms, pantries and closets);
 - c. Minimum eight feet depth front porches extending at least 60 percent of the width of the facade of the house;
 - d. Foundations or slab above grade (to make the appearance of a crawlspace) or crawlspace;
 - e. Victorian gingerbread detailing;
 - f. Widows walks;
 - g. Bay windows or turrets;
 - h. Decorative gable vents and gables;
 - i. Entrance porticos;
 - j. Greek revival columns;
 - k. Decorative window pediments.