

HAPEVILLE URBAN DESIGN STANDARDS

Hapeville, Georgia



Following the 2005 Hapeville Main Street Town Center LCI study, TSW provided Urban Design Standards to regulate the character of the public and private realm to ensure that future development in the city had an appropriate scale and character to promote pedestrian and bicycle activity and build upon its historic character.

The standards address general guidelines for all buildings followed by more specific guidelines for different types of residential and commercial buildings.

middle left: Urban Design Standards that address multi-family and townhomes

middle right: Urban Design Standards that address commercial buildings

bottom: Hapeville LCI node development concept



Locate awnings as to cover the glass transom.



Primary pedestrian entrances recessed a maximum of 7 feet from the exterior facade.



Require glass panels in windows and storefronts to be clear and unpainted, and not be tinted such that views into the buildings are obstructed.

City of Hapeville, Georgia
Urban Design Standards

3.2. MULTI-FAMILY/TOWNHOME

These standards are intended to apply to all townhomes or multi-family buildings, including the residential component of mixed-use buildings.

BUILDING DISPOSITION
Please see the standards established for Single-Family homes.

DOORS AND WINDOWS
Please see the standards established for Single-Family homes.

FACADES AND STYLE
Because Hapeville has no historic precedents for townhomes or multi-family buildings the following guidelines shall apply:

- Street-facing facades shall not be:
 - Finished natural wood siding and/or cementitious siding
 - Brick veneer
- Multi-family buildings with four or less units shall be designed to resemble a single-family home and shall be subject to Section 3.1.
- Multi-family buildings with more than four units shall be designed to specifically not resemble any of the five styles identified for single-family homes in Section 3.1.
- Townhomes shall be constructed using Queen Anne style, or any other architectural style, provided that all of the other regulations contained in Section 3.2 apply.

ROOFS

- Allow primary roof forms of flat, gabled, low-pitched or shed. Shed roofs shall be concealed with canopies along the street facade.
- Prohibit more than three adjacent townhome units with the same roof form.
- Provide a minimum slope of 0:12 for pitched or hipped roof forms.

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3.3. COMMERCIAL

These standards are intended to apply to all commercial buildings, including the commercial component of mixed-use buildings. However, along portions of Dogwood Drive and western North Center Avenue, the Hapeville Major Street Town Center LCI Plan has established a design or program a residential character, regardless of use. In these areas, please refer to section 3.1 or 3.2.

These standards should also apply to industrial uses to the extent addressed by the ZNC. For example, certain standards, such as storefront requirements, will not be applicable for auto uses, while others, such as signage and awning requirements, may be.

BUILDING DISPOSITION

Fences, Walls and Hedges
Fences, walls and hedges should define the sidewalk, but not separate buildings from it:

- Prohibit fences, walls and hedges between a building and the adjacent street.
- Provide fences, walls and hedges at the same setback as the adjacent building, with provisions for pedestrian access, where a parking lot or other outdoor area fronts a public sidewalk.

FACADES AND STYLE

- Provide clearly delineated upper and lower sections with windows, shutters, cornice lines or similar architectural detailing to create a recognizable base, middle and top.
- Ensure that windows on upper stories are actually sited, vertically oriented, visually screened and arranged in a grid pattern.
- Concrete street-facing facades as a single plane (finished up less than 10 - 24 inches are considered a single plane).
- All buildings shall provide a continuous finished sidewalk along the back of the required sidewalk. See drawings below for details.
- Provide a non-glass sign panel located above the storefront glass transoms having a minimum height of 36 inches.



CONCEPTUAL DOWNTOWN VISION - Site Plan
HAPEVILLE MAIN STREET TOWN CENTER LCI
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TSW
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URS Corporation