

TCMU Zoning Summary

Union City is perhaps the most progressive municipality within South Fulton County. Land use policy within Union City provides developers with greater design flexibility than anywhere else in South Fulton, particularly given the subject property's existing zoning classification, Town Center Mixed-Use (TCMU). The TCMU district provides for a developer-friendly mixture of residential and non-residential uses complete with quality urban design regulations. The site's large size, unrivaled visibility, proximity, access and natural characteristics make it the pre-eminent location in the market for large-scale master planned communities and mixed-use development.

As the following TCMU land-use formulas show, mixed-use and residential developers have the best opportunity in the market to maximize land yield and thereby maximize the value of the property (Note: The full TCMU ordinance is included in the Appendix).

Mixed-Use Development Formula

Total Site Acreage
- Acreage in Right of Way & Water Impoundments
x 43,560 square feet
= **Net Lot Area**

Net Lot Area
x Density Multiplier of 3
= **Maximum Allowable & Buildable Square Footage**

This square footage cannot be exceeded, but can be allocated by use-type across commercial, retail, office, residential, etc. The allowable residential density in a mixed-use development shall not exceed the standard residential density described in the definition shown on the following page.

Example for 200-Acre Mixed-Use Development: (Note: Mixed Use gives the site a Density Multiplier of 3)

200 Acres
- 40.0 Acres Right of Way & Water Impoundments
x 43,560 square feet
= **6,969,600 square feet Net Lot Area**

6,969,600 square feet
x Density Multiplier of 3
= **20,908,800 Maximum Allowable & Buildable Square Footage**

- **Interpretation:** *Using this example, the 200-acre site could represent a submarket unto itself, accommodating a phased development that compares in size to Perimeter Center's entire office and retail inventories of 22 million and 7 million square feet, respectively.*
- Permitted Uses include Commercial, Retail, Office, Single-Family, Multi-family for sale and for rent, Motion Picture Theaters, Business Schools, Colleges, Gas Stations, Hotels, Indoor & Outdoor Amusement Facilities, and others. Use-types like hospital, medical, or other would be accommodated through a text amendment to the TCMU ordinance.
- Maximum building coverage: Eighty-five (85%) percent of the **Net Lot Area**; TCMU Zoning allows for vertical development and up to 20 story buildings.
- Minimum required open space shall be at least 15% of gross acreage, however, required yards and requirements for sidewalk and supplemental zone widths constructed on private property may be counted towards this requirement. Open space may include new streets, roof-top terraces, residential balconies, sidewalks, street furniture and landscape strips, supplemental zones, planted areas, fountains, plazas, hardscape elements related to sidewalks and plazas, and similar features and shall include all non-impervious surfaces. If open space exceeds 15% of gross acreage, certain square footage/floor area bonuses are available.

TCMU Zoning Summary

- Required development buffers are 15' where property is adjacent to streets or thoroughfares. The buffer can be landscape improved. Property boundary buffers are 10' where not adjacent to a street.
- Stream, wetlands, or floodplain buffers are 75' Setbacks from top of bank (50' undisturbed natural buffers and an additional 25' buffer). No impervious surfaces can be put within the 25' buffer, however, some grading, filling, and earthmoving may occur.
- All sewer line easements and their associated permanent and temporary constructions should be at least 25' from the stream bank.
- Unpaved foot trails and paths may run alongside streams, wetlands and floodplain.
- Density Bonuses can be obtained to allow for up to four (4.00) times the total net lot area (i.e. Ground-floor, Retail & Open Space).

Residential Development Formula

Total Site Acreage
- Acreage in Right of Way & Water Impoundments
x 43,560 square feet
= **Net Lot Area**

Net Lot Area
x Density Multiplier of 1.5
= **Maximum Allowable & Buildable Square Footage**

Example for 20 Acre Multi-Family Pod:

20 Acres
- 5 Acres Right of Way & Water Impoundments
x 43,560 square feet
= **653,400 square feet Net Lot Area**

653,400 square feet
x Density Multiplier of 1.5
= **980,100 Maximum Allowable & Buildable Square Footage**

- **Interpretation:** Using this example, a townhome developer interested in lots of 1,960 sq. feet each (28' x 70' deep) could achieve a density of **25 lots (units) per acre** ($980,100 \text{ sf} \div 20 \text{ acres} \div 1,960 \text{ sf} = 25 \text{ units per acre}$).
- TCMU Zoning allows for vertical residential development of up to 20 stories high.