

First Reading: 09/12/2011

Public Hearing: 10/10/2011

Final Reading: 10/10/2011

**CITY COUNCIL FOR THE CITY OF OAKWOOD
HALL COUNTY, GEORGIA**

RESOLUTION NO.: 2011-09-01

A RESOLUTION ADOPTING INDUSTRIAL DESIGN STANDARDS FOR THE REED MARTIN MCBRAYER CORRIDOR OVERLAY DISTRICT (RMMCOD) AND THE CHAMBLEE CORRIDOR OVERLAY DISTRICT (CCOD); BOULEVARD DESIGN STANDARDS FOR THE PLAINVIEW CORRIDOR OVERLAY DISTRICT (PCOD), RAILROAD CORRIDOR OVERLAY DISTRICT (RCOD), OLD OAKWOOD CORRIDOR OVERLAY DISTRICT (OOCOD) AND FLAT CREEK CORRIDOR OVERLAY DISTRICT (FCCOD); AVENUE DESIGN STANDARDS FOR THE MUNDY MILL/WINDER HIGHWAY CORRIDOR OVERLAY DISTRICT (MWCOD) AND MUNDY MILL CORRIDOR OVERLAY DISTRICT (MMCOD); AND PARKWAY DESIGN STANDARDS FOR THE MCEVER ROAD CORRIDOR OVERLAY DISTRICT (MCOD), THURMON TANNER PARKWAY SOUTH CORRIDOR OVERLAY DISTRICT (TTPSCOD), THURMON TANNER PARKWAY NORTH CORRIDOR OVERLAY DISTRICT (TTPNCOD) AND ATLANTA HIGHWAY CORRIDOR OVERLAY DISTRICT (AHCOD) ESTABLISHED IN SECTION 54-669 OF THE OAKWOOD CITY CODE PURSUANT TO THE AUTHORITY OF SECTION 54-710 OF THE OAKWOOD CITY CODE ENTITLED "ADOPTION AND MAINTENANCE OF DESIGN STANDARDS" AND FOR OTHER PURPOSES

WHEREAS, Section 54-669 of the Oakwood City Code established various overlay districts in the City of Oakwood, Georgia and, in particular, Plainview Corridor Overlay District (hereinafter PCOD or Plainview); Railroad Corridor Overlay District (hereinafter RCOD or Railroad); Mundy Mill/Winder Highway Corridor Overlay District (hereinafter MWCOD or Mundy Mill/Winder Highway); Mundy Mill Corridor Overlay District (hereinafter MMCOD or Mundy Mill); Old Oakwood Corridor Overlay District (hereinafter OOCOD or Old Oakwood); Flat Creek Corridor Overlay District (hereinafter FCCOD or Flat Creek); McEver Road Corridor Overlay District (hereinafter MCODE or McEver); Chamblee Road Corridor Overlay District (hereinafter CCOD or Chamblee); Thurmon Tanner Parkway South Corridor Overlay District

(hereinafter TTPSCOD or TTP South); Thurmon Tanner Parkway North Corridor Overlay District (hereinafter TTPNCOD or TTP North); Atlanta Highway Corridor Overlay District (hereinafter AHCOD or Atlanta Highway) and Reed/McBrayer/Martin Corridor Overlay District (hereinafter RMMCOD or Reed); and

WHEREAS, Section 54-710 authorizes the adoption of design standards to be maintained by the City Clerk following a public hearing and comment on said proposed design standards; and

WHEREAS, the Oakwood City Council is in favor of adopting design standards as set forth hereinafter and incorporated herein by reference thereto;

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Oakwood, Georgia and it is hereby resolved by the authority of the same as follows:

After public hearing and comment and upon motion, second and approval of the City Council, the following are hereby adopted as the design standards for the designated corridor overlay district as contemplated by City Code Section 54-710:

- Industrial design standards for Reed (RMMCOD) and Chamblee (CCOD) attached hereto as Exhibit "A".
- Boulevard design standards for Plainview (PCOD), Railroad (RCOD), Old Oakwood (OOCOD) and Flat Creek (FCCOD) attached hereto as Exhibit "B".
- Avenue design standards for Mundy Mill/Winder Highway (MWCOD) and Mundy Mill (MMCOD) attached hereto as Exhibit "C".
- Parkway design standards for McEver (MCOD), TTP South (TTPSCOD), TTP North (TTPNCOD) and Atlanta Highway (AHCOD) attached hereto as Exhibit "D".

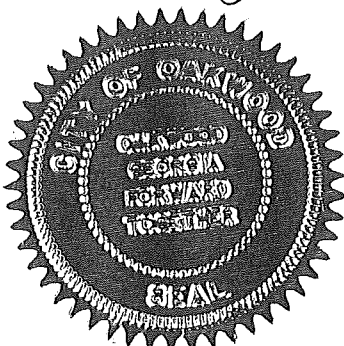
PASSED AND ADOPTED by the City Council for the City of Oakwood, Georgia this 10th day of October, 2011.

City of Oakwood, Georgia

ATTEST:

Tangee B. Puckett
City Clerk

By Samar Scroggs
Mayor Lamar Scroggs



GEORGIA, HALL COUNTY

I, Tangee Puckett, City Clerk of the City of Oakwood, Hall County, Georgia do hereby certify that the attached resolution which appears of record in the minutes proceedings of the City of Oakwood, Hall County, Georgia known as "Resolution No. 2011-09-01" entitled "Adoption of Industrial and Corridor Design Standards" was duly passed on the 10th day of October 2011 and same is true and correct copy of said resolution.

H. Lamar Scroggs
MAYOR

Ron McFarland
Montie Robinson, Sr.
Sam Evans
Martha Collins
Gary Anderson

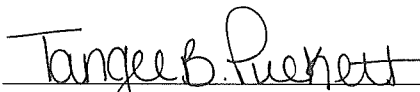
Donald T. Hunt
CITY ATTORNEY

Stan Brown
CITY MANAGER

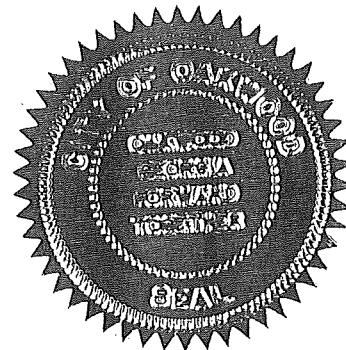
Patti J. Doss-Luna
ASSISTANT
CITY MANAGER

Tangee Puckett
CITY CLERK

WITNESS, my official signature and seal of the City of Oakwood, Hall County, Georgia on the 11th day of October 2011.



Tangee B. Puckett
City Clerk
City of Oakwood, Georgia



Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566

770.534.2365
f: 770.297.3223
CityOfOakwood.net

Exhibit "A"

Industrial Design Standards for Reed/McBrayer/Martin Corridor Overlay District and Chamblee Corridor Overlay District

Section I - Setbacks and Building to Land Ratios

1. Minimum setback requirement for specific roads.

The minimum setback requirement from Reed/McBrayer/Martin and Chamblee Road shall be 75 feet.

2. Building setback requirements.

All buildings shall be set back a minimum of 50 feet from any other street or public right-of-way and 20 feet from any side yard property line. The minimum rear yard setback (rear property line) shall be 20 feet.

3. Loading docks.

No loading docks shall face any street or public right-of-way unless said loading dock is screened or bermed to ensure that said loading dock is not visible from the street or public right-of-way.

4. Certain uses permissible between building structure and property lines.

Only driveways, walkways, parking spaces and landscaped areas shall be permitted in the area between building structures and the front property line or any property line facing a street or public right-of-way.

5. Coverage limitations.

(a)

No building or other structure shall be constructed which will cover more than 50 percent of the total land area of a building site or 75 percent of the buildable area, whichever is less, excluding parking facilities.

(b)

Initial building coverage shall not be less than ten percent of the area of the building site so as to ensure proper utilization of the building site.

6. Minimum size of building site.

The minimum size of any building site shall be one acre for commercial, three acres for light industrial and five acres for heavy industrial.

Section II - Prohibited Uses

Although not an exhaustive listing of prohibited usages, the following usages are prohibited:

(1)

Any usage which creates a nuisance;

(2)

The discharge, storage or burial of any liquid waste, solid waste or airborne particulate matter defined as hazardous by federal, state, county or local law;

(3)

The drilling for and/or removal of oil, gas or other subterranean substances;

- (4) The operation of junkyards;
- (5) The dumping, disposal, incineration or reduction of garbage, sewage, offal or dead animals;
- (6) The smelting of iron, tin, zinc or other ores;
- (7) The raising of animals of any kind except inside research laboratories;
- (8) The tanning of animal hides;
- (9) The refining or storage of petroleum products or other highly combustible materials except for consumption on building sites;
- (10) The manufacture of fertilizer;
- (11) The use as a coal or wood yard;
- (12) The manufacture or storage of explosives and/or fireworks;
- (13) Truck terminals (other than as an integral part of a permitted use);
- (14) Commercial petroleum storage yards or asphalt plants; and
- (15) The discharge of any matter that may adversely affect water quality in the district or the riparian rights of property owners within or contiguous to the district.

Section III - Building Material and Construction Requirements

1. Materials required for exterior walls.

Exterior walls of all buildings placed on the building site shall be of either concrete, concrete block and brick, steel or other equivalent or superior construction; provided, however, that at least 60 percent of the exterior walls of any building shall be of either concrete, brick, exposed stone or stucco. The building exterior portions of concrete or concrete block shall be covered with brick, exposed stone, stucco or other finish approved by the DDRC.

2. Colors and textures of exterior building structures.

Colors and textures of exterior building structures shall be harmonious and compatible with the colors of other buildings within the park. The general or overall color of all such buildings shall be natural muted earth and wood tones. Accent colors and finish materials may be used with discretion where appropriate.

3. Prohibited materials.

Prohibited construction materials shall include without limitations exposed concrete block, prefabricated metal buildings, simulated brick, stone or wood, weeping mortar joints, unnatural brick tones and silver finish aluminum doors and windows. No such material shall be utilized upon any building site unless approved in writing by the DDRC (which approval shall be furnished or withheld in the sole discretion of the DDRC).

Section IV. - Parking

1. Duty of owner to provide parking spaces and loading facilities.

(a)

The owner of a building, which is constructed on a site within a corridor overlay district, shall provide sufficient and adequate parking spaces and loading facilities to serve the needs of the building in accordance with applicable regulations of the city or any other public authority having jurisdiction over the park. Parking spaces, truck docks and curb cuts shall be so located that there shall be no maneuvering in any adjacent street or right-of-way. Driveways, parking areas and loading spaces shall be paved with concrete or asphalt and shall be curbed and guttered.

(b)

Exception to setback requirement. Notwithstanding the provisions of this subdivision, the following may fall within the area of setback:

(1)

Unsupported roof overhang or sunscreen subject to approval in writing from the DDRC, provided said overhang or sunscreen does not extend more than six feet into the setback area;

(2)

Steps, walkways and access roadways;

(3)

Parking areas and associated curbing shall not generally be permitted within the front or side setback areas and then only with the written permission of the DDRC;

(4)

Landscaping and irrigation systems;

(5)

Planters, architectural fences or walls not exceeding 42 inches in height; and

(6)

Underground utility facilities and sewers.

2. Accommodation of parking needs.

Parking shall be sufficient to accommodate all parking needs for employees, company vehicles, residents and visitors without the use of on-street parking. If parking needs increase, the owner shall provide additional off-street parking.

3. No parking permitted forward of setback line.

No parking shall be permitted forward of the 50-foot building setback line. However, where appropriate, parking will be allowed in front if adequate setback and landscaping provisions are made. Additionally, no paving for parking shall be permitted within 20 feet to the rear boundaries. Circular drives in front of buildings are permissible if such drives make adequate allowance for the parking setback. No use shall be made of a building site or any building constructed thereon which requires or attracts parking in excess of the capacity of the facilities maintained therefor.

4. Minimum standards.

(a)

Parking will be provided along the following minimum standards in relation to personnel or whichever is greater in light industrial and industrial districts:

- (1) One space for each 1" production or warehousing employees, per one shift.
 - (2) One space for each managerial personnel per shift.
 - (3) One visitor space for each ten managerial personnel per shift.
- (b) In commercial districts, parking shall be as provided by ordinance in the city for each specific use

5. Sidewalk connections.

Parking must be connected by sidewalks to the main building.

6. Painted lines to designate spaces.

Lines painted upon the paved surface shall designate parking spaces.

7. Minimum width of driveways.

- (a) *Automobile parking.* Driveways for automobile parking areas shall be a minimum width of 12 feet for one-way drives; 24 feet for two-way.
- (b) *Truck loading areas.* Driveways for truck loading areas shall be a minimum width of 25 feet and a maximum width of 35 feet.

8. Grassed/landscaped areas required.

All drives and parking areas must have grassed/landscaped areas within 15 feet of drives. All internal parking islands and medians will be landscaped and all buildings must be grassed/landscaped for a distance of 30 feet around the buildings. Landscaping shall be in accordance with the overall district theme and subject to DDRC approval.

9. Information required in plans and specifications.

All plans and specifications submitted to the DDRC shall include specific information as to construction materials, construction methods to be used and diagrams of the number, type and configuration of parking spaces necessary.

10. Driveway paving.

Unless otherwise approved by the DDRC in writing, driveways shall be paved with concrete or asphalt. All driveways shall have a stabilization base under the paving.

11. Driveway approaches.

No driveway approach shall be permitted within 50 feet of a street intersection or so close to a property line that the adjoining property owner would be unable to have similar access to its property.

Section V. - Landscaping

1. Required.

Every building site shall be landscaped in accordance with plans and specifications submitted to and approved by the DDRC. All disturbed or graded ground areas of a building site shall be grassed or covered with plants or landscaping materials. Landscaping shall be completed within 180 days of occupancy or completion of the building, whichever event shall first occur. To the extent feasible, existing trees shall not be cut but shall be incorporated into the landscaping plans.

2. City approval of plans required.

No plans for any building, structure or other improvement to be erected, placed or altered in or upon any building site shall be approved by the DDRC unless there shall also have been submitted separate landscape plans satisfactory to the DDRC which shall include at least the following: location and type of plant material to be used, grading plan for required berming and proposed erosion control.

3. Minimum area required.

Except as otherwise required herein, a minimum of five percent of the total property area shall be landscaped between the building and all street right-of-way lines but in no event shall be less than 15 feet in depth from all street right-of-way lines.

4. Treatment.

Landscape treatment of the building site shall be in the form of grass lawns and ground covers, shade trees in parking areas, trees along streets, plantings in areas used as dividers and in any areas of limited use. Landscaping shall be used to mark entrance points and parking areas. It shall be used to shield or define service areas and property divisions.

5. Berms.

- (a) Earthen berms shall vary in height smoothly so that a straight line "levee" effect is avoided.
- (b) Berms shall have a maximum slope of 2:1 unless otherwise approved by the DDRC.
- (c) Berms shall have shrubbery planting in order to more fully screen off the view of loading docks and cars in parking lots.

6. Manholes, cleanouts, etc.

Manholes, cleanouts or other points of access to utility lines shall be preserved in the design and construction of the berms.

7. Sight-line requirements.

Sight-line requirements for landscape treatment shall not interfere with sight-line requirements at street or driveway intersections.

8. Maintenance.

All landscaping shall be designed for reasonable maintenance and all landscaped areas shall be maintained in a quality manner at all times. Paving or terracing may be used in areas where excessive maintenance would otherwise be required.

9. Grading and drainage.

Grading and drainage for site sediment control and erosion control shall be provided during the construction process to protect the overall quality of development.

Section VI. - Signage

1. Required; approval by city; certain types prohibited.

(a)

Each occupant must have signage; however, the city recognizes that there exists a need for a systematic signage control program for all owners and occupants within each corridor overlay district. All signage shall be in conformity with the overall appearance of the area. A property owner within the district shall install no sign until plans for said sign are submitted to and approved in writing by the city and the city planning commission. All signage must comply with existing applicable ordinances as well as the design and development standards. Said plans shall be submitted in writing by the property owner and shall contain such information as may be reasonably required by city including, but not limited to, the building and trim materials to be used in constructing the sign, the base layout of the sign, the color and size of the sign and the place of installation of the sign on the building site within the district. Pending written approval by the city, the owner shall be permitted to use its own logo, wording and other lettering materials. Changes in approved plans which materially alter the building and trim materials used in constructing the sign, the base layout of the sign, the size and color of the sign or the place of installation of the sign on the building site within the district must be similarly submitted to and approved by the city. The city shall be permitted to modify the signage requirements contained herein if in the reasonable opinion of the city the requested signage does not violate the overall standard of the district established herein.

(b)

The following signage shall be prohibited in each corridor overlay district:

(1)

Flags, banners, twirling signs, A-type signs, sandwich type signs, sidewalk or curb signs and balloons or other air or gas filled figures.

(2)

Rotating, flashing, blinking, fluctuating, portable or other animated signage.

(3)

Outdoor advertising.

(4)

Signs nailed to a tree or signage affixed to a rooftop.

(5)

No signs larger than eight feet long by six feet tall above finished grade.

(6)

Signs shall be lighted by ground mounted floods and no internal lighting shall be accepted. Appropriate landscaping shall accent the sign.

2. Industrial and light industrial districts.

In industrial and light industrial districts, one primary sign located on the building site will be allowed. The only signage allowed on the exterior of a building will be a company's logo.

3. Flagpoles.

(a)

Flags and poles should be sized in accordance with the height of the building constructed. However, no flagpole in a corridor overlay district will be taller than 30 feet and no flag larger than five feet by eight feet. The following guide should be used:

(1)

For a 15-foot pole: three-foot by five-foot flag.

(2)

For a 20-foot pole: four-foot by six-foot flag.

(3)

For a 25-foot pole: four-foot by six-foot flag.

(4)

For a 30-foot pole: five-foot by eight-foot flag.

(b)

Flagpoles should relate as follows to building height:

(1)

A 20-foot pole for one story up to 10,000 square feet.

(2)

A 25-foot pole for two stories or more than 30,000 square feet.

(3)

A 30-foot pole for larger/taller structures.

(c)

All flagpoles will be of bronze-colored metal.

4. Proposals; decision by city.

All signs desired to be used by any owner, including, but not limited to, building signs, site signs, temporary signs, corporate identifications, vehicular control signs, parking signs and directional signs shall be presented to the city for its written approval (which may be refused in the sole discretion of the city). In the event the city does not disapprove any such signage proposals within 30 days after submission and receipt thereof by the city, said approval shall be deemed to have been given.

5. Signage Design Standards

All sites within the overlay district shall comply with the City of Oakwood Signage Design Standards as adopted and set forth in the Downtown Overlay District Design Standards adopted by the City of Oakwood on August 8, 2011 in Oakwood Resolution 2011-07-02.

Section VII - Outside Storage

1. Closed building or visual barrier required; outdoor refuse collection areas.

Unless specifically approved by the city in writing, no materials, supplies or equipment shall be stored in any area within a corridor overlay district except in a closed building or behind a visual barrier screening such area so that such stored items are not visible from the neighboring sites or streets. Garbage and refuse containers shall be concealed by means of a screened wall or fence of material similar to and compatible with that of the adjoining building and landscaped. Said

screening fence or wall shall be of a height at least equal to that of the materials or equipment being stored but in no event shall be less than six feet in height; adequate screening must also be provided to shield such sorted materials and equipment from view from adjacent buildings, if any. All outdoor refuse collection areas shall have concrete floors and shall be sufficient in size to contain all refuse generated on each building site but in no event smaller than six feet by eight feet. All storage shall be limited to the rear two-thirds of the property and in no event shall any material or equipment be stored forward of the front wall of the building nearest to the front lot line of the building site or within 50 feet of any street right-of-way. Storage of fuel oils or other bulk fluids shall be underground or, if above ground, shall be located in such a manner as to minimize the visibility from the street and shall be visually screened by masonry wall or landscaping. No exterior silos, storage hoppers or other similar structures shall be installed or erected except as approved by the city. All such elements shall be integral to the concept of the building planning and shall be located in the most inconspicuous manner reasonably possible.

2. Landscaping and screening.

Landscaping or other appropriate screening shall be provided between incompatible land uses. The DDRC shall have the right, in its sole discretion, to determine where incompatible land uses exist and screening must be provided.

3. Location of fences.

The location of fences to the rear and side of the forward most building located on the building site are not subject to setback lines and may be located on the rear and side lot boundaries. No fence shall obstruct the line-of-sight where driveways enter roads or at road intersections. No fence shall be located forward of the front wall of the building nearest to the front lot line of the building site. In the absence of a building, no fence shall be located nearer than 50 feet to the front boundary of the building site. The DDRC shall approve fencing material.

4. Loading areas.

Adequate area shall be required on the property for all loading and maneuvering of trucks and other vehicles in order that such operations will not be carried out in the streets. Such areas (including dumpsters or private garbage facilities) shall be located on the side or rear of a building. No loading will be allowed facing a street.

5. Exterior lighting.

All exterior lighting shall be designed, erected, altered and maintained in accordance with plans and specifications submitted to and approved in writing by the DDRC. Lighting shall be compatible and harmonious throughout the entire development and shall be in keeping with the specific function and building type served.

Section VIII - Utilities

1. Utility lines and antennas.

(a)

No sewage, drainage or utility lines or wires or other devices for the communication or transmission of electric current, power or signals, including telephone, television, microwave or radio signals, shall be constructed, placed or maintained anywhere in or upon any portion of a building site other than within buildings or structures unless the same shall be contained in conduits or cables constructed, placed or maintained underground or concealed in or under buildings or other structures.

- (b) No antenna for transmission or reception of telephone, television, microwave or radio signals shall be placed on any building or other improvement located on a building site unless such antenna shall be located so that:
- (1) It cannot be seen from any point at ground level of the subject property or an adjacent building site; or
 - (2) Consent of the city shall be first obtained.
- (c) Nothing contained herein shall be deemed to forbid the erection of temporary power or telephone facilities incidental to the construction or repair of improvements on a building site.

2. Screening of transformers and meters.

Transformers and meters of any type, including electric, gas or other meters or other apparatus, shall be adequately screened.

3. Utility poles.

No wooden utility poles will be allowed in the park except for temporary construction or repair. All utility poles will be of bronze-colored metal.

Section IX - Miscellaneous

1. Building height.

Unless the prior written approval of the DDRC is granted, the maximum height of any structure within the subject property shall be 40 feet as measured from ground level. The height of any structure will conform to applicable zoning ordinances and the rules and regulations of the Federal Aviation Administration.

2. Timeframe; maintenance of site during construction.

After commencement of construction of any improvements on any building site, the occupant shall diligently pursue completion of the work to the end that the improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion. All improvements shall be completed within 18 months after approval of plans by the DDRC. During construction, the occupant shall cause the building site to remain in a reasonably neat and orderly condition preventing the accumulation of trash and shall prevent runoff of surface water and soil from the building site onto adjacent property or streets.

3. Greenway Design Standards

All sites within the overlay corridor shall comply with the City of Oakwood Greenway Design Standards as adopted and set forth in the Downtown Overlay District Design Standards adopted by the City of Oakwood on August 8, 2011 in Oakwood Resolution 2011-07-02.

4. Site Furnishings Design Standards

All sites within the overlay corridor shall comply with the City of Oakwood Site Furnishings Design Standards as adopted and set forth in the Downtown Overlay District Design Standards adopted by the City of Oakwood on August 8, 2011 in Oakwood Resolution 2011-07-02.

Exhibit "B"

Boulevard Design Standards for Plainview (PCOD), Railroad (RCOD), Old Oakwood (OOCOD) and Flat Creek (FCCOD)

Section I - Street and Sidewalk System Standards

See portions of Sections 1, 2 and 5 of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section II - Building Material and Construction Requirements

See portions of Section 7 of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section III. - Parking

See portions of Section 2 (H) of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section IV. - Landscaping

See portions of Section 4 of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section V. - Signage

See portions of Section 6 of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VI - Outside Storage

See portions of Section 3 (A) of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VII - Utilities

See portions of Section 3 (B) of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VIII - Miscellaneous

See portions of Sections 3 (C), 3 (D) and 8 of the Downtown Overlay District Design Standards applicable to streets classified as "Boulevards" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Exhibit "C"

Avenue Design Standards for Mundy Mill/Winder Highway (MWCOD) and Mundy Mill (MMCOD)

Section I - Street and Sidewalk System Standards

See portions of Sections 1, 2 and 5 of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section II - Building Material and Construction Requirements

See portions of Section 7 of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section III. - Parking

See portions of Section 2 (H) of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section IV. - Landscaping

See portions of Section 4 of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section V. - Signage

See portions of Section 6 of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VI - Outside Storage

See portions of Section 3 (A) of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VII - Utilities

See portions of Section 3 (B) of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VIII - Miscellaneous

See portions of Sections 3 (C), 3 (D) and 8 of the Downtown Overlay District Design Standards applicable to streets classified as "Avenues" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Exhibit "D"

Parkway Design Standards for McEver (MCOD), TTP South (TTPSCOD), TTP North (TTPNCOD) and Atlanta Highway (AHCOD)

Section I - Street and Sidewalk System Standards

See portions of Sections 1, 2 and 5 of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section II - Building Material and Construction Requirements

See portions of Section 7 of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section III - Parking

See portions of Section 2 (H) of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section IV - Landscaping

See portions of Section 4 of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section V - Signage

See portions of Section 6 of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VI - Outside Storage

See portions of Section 3 (A) of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VII - Utilities

See portions of Section 3 (B) of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.

Section VIII - Miscellaneous

See portions of Sections 3 (C), 3 (D) and 8 of the Downtown Overlay District Design Standards applicable to streets classified as "Parkways" adopted by the City of Oakwood on August 8, 2011 in Resolution 2011-07-02.