

Article 5. - Subdivisions and Planned Developments

Sec. 501 - Purpose of Article 5.

This Article sets out the different types of subdivisions and planned developments addressed in this Development Code, the methods for their creation, and standards that apply to each type of subdivision or planned development. Design and construction standards that all subdivisions, multi-family and nonresidential developments must meet are found in Article 10. Procedures for the approval of a subdivision and other development projects are contained in Article 12.

Sec. 502 - Minor and major subdivisions; defined.

Sec. 502 (a) Minor subdivision.

A "minor subdivision" is one in which no public improvements (such as new streets, stormwater drainage facilities or public utilities) are to be made. Minor subdivisions are defined as any one of the following:

(1) Re-subdivision "Revised Final Plat".

The re-subdivision of a lot within a recorded subdivision requires a revised final plat. For the purposes of this minor subdivision definition, "subdivision" means the named subdivision final plat including the subject lot as recorded in the office of the Clerk of the Superior Court. The title of the revision plat shall be "Revised Final Plat" for the named subdivision and depict all previously recorded information and incorporate the requested changes. The plat must be submitted to the Planning and Zoning Department for review by all agencies that authorized the originally recorded plat and allow them to affix their stamp/signature of approval on the plat, along with appropriately titled deeds for each parcel created or reconfigured, and the plat and deeds must be recorded in the records of the Clerk of Superior Court of Douglas County. *(Amended 03/2006, 04/03/2007 - TXT2007-03)*

(2) Nondevelopment land sales.

The sale of a parcel or tract of land for which no new streets or roads are created, or no new utility improvements are required, or no new sanitary sewer or approval of a septic tank is required. Any plat for such sale that is filed for recordation by the Clerk of the Superior Court must contain a certification signed and sealed by a licensed surveyor that approval of the plat is not required under the provisions of O.C.G.A. 15-6-67(d), and the plat shall be clearly captioned "The tract or tracts depicted on this plat are not eligible for connection to a sanitary sewer system or for septic tank approval."

(3) Rearrangement/Recombination, Lot Split, and Lot Combination as Minor Subdivisions.

Minor rearrangement or alteration of lot lines or the subdivision of an original tract that creates no more than two lots, building sites, or other divisions (including the remaining portion of the original tract) may be made to any tract of land whether described by a recorded survey plat, unrecorded survey plat, or deeded description of a tract. It is subject to administrative review and approval of the County Development Services Director or his designee, provided such minor rearrangement, combination or split: fronts on an existing public road and meets the requirements for public access and meets the minimum standards for development of the zoning district. Further, for a two-

lot split request, neither lot created under this definition may be further subdivided within 24 months of the recordation of the plat. Lot line rearrangements or lot combinations are permissible at any time and would still be eligible for lot split approvals, however, once a two-lot split approval has been granted, neither lot created under this definition as a two-lot split may be further subdivided within 24 months of the recordation of the plat. The rearrangement, lot combination or two-lot split is exempt from the final plat review procedures but must meet the following requirements: The property being rearranged, split or combined must be shown on a plat prepared, stamped and signed by a professional engineer or land surveyor displaying the information required under the Procedures and Permits Article of this Development Code. The plat must be submitted to the Planning and Zoning Department for its stamp of approval and the plat, along with appropriately titled deeds for each parcel created, must be recorded in the records of the Clerk of Superior Court of Douglas County. *(Amended 03/2005)*

(4) Five-lot split.

The subdivision of an original tract that creates no more than 5 lots, building sites, or other divisions (including the remaining portion of the original tract). Each lot shall front on an existing paved public road and meet the minimum requirements of the zoning district. None of the lots created under this definition may be further subdivided except as a major subdivision. A subdivision under this category is reviewed by the Plat Review Committee and those agencies will affix their approval stamp/signature to the plat to authorize its recordation. The plat shall be titled as a named minor subdivision. The plat, along with appropriately titled deeds for each parcel created, must be recorded in the records of the Clerk of Superior Court of Douglas County

(5) Large lot subdivision.

The subdivision of an original tract that creates any number of lots that are 5 acres in size or greater (including the remaining portion of the original tract). Any lot created under this exemption, including the remainder of the original tract, may not be further subdivided except as a major subdivision. A subdivision under this category is reviewed by the Plat Review Committee and those agencies will affix their approval stamp/signature to the plat to authorize its recordation. The plat shall be titled as a named large-lot minor subdivision. The plat, along with appropriately titled deeds for each parcel created, must be recorded in the records of the Clerk of Superior Court of Douglas County

(6) Subdivision Exemption.

The subdivision of an original tract that creates any number of lots, whether conforming or not, because of a Court-ordered procedure such as the probate of a will or divorce decree or the result of condemnation proceedings. Such subdivisions shall have a plat prepared by a registered surveyor under their seal and signature depicting the property according to the requirements of the Georgia Plat Act and the plat must be submitted to the Planning and Zoning Department for its stamp/signature granting administrative recognition. The plat, along with appropriately titled deeds for each parcel created, must be recorded in the records of the Clerk of Superior Court of Douglas County.

Sec. 502 (b) Major subdivision.

A "major subdivision" is any subdivision that does not qualify as a "minor subdivision." A major subdivision commonly involves the construction of a new street or widening of an existing roadway, the provision of stormwater drainage facilities, or the construction or improvement of public utilities, or which otherwise has 6 or more lots (not in a large lot minor subdivision), building sites or other divisions.

Sec. 503 - Subdivision activity.

Sec. 503 (a) Creation of minor subdivision.

- (1) A "minor subdivision" is the subdivision of an original tract in which each lot has frontage on an existing County street or road, and the subdivision does not require the construction of a new street or the widening of an existing roadway, the provision of stormwater drainage facilities (other than driveway culverts), or the construction or improvement of any public utilities.
- (2) The term "original tract" as used in this Article means the entire tract of land as it existed as a legal lot of record prior to its division or reconfiguration as a minor subdivision.

Sec. 503 (b) Creation of major subdivisions.

Major subdivisions fall into the following categories for the purpose of development regulation:

- (1) Conventional subdivisions, in which the maximum density allowed for the zoning district determines the total number of lots in the subdivision, and all of the lots meet the minimum lot size for the zoning district as shown on Table 4.1 of Article 4. Open space outside of the lots may be created, but is not required.
- (2) Private estate subdivisions, a type of conventional subdivision with minimum 5-acre lots and no more than 4 lots served exclusively by a private road.
- (3) Planned unit developments approved under the PUD District. Projects approved as PUDs will be reviewed as conventional subdivisions when subdivision is requested under the Overall Development Plan, however the standards of development shall be governed by the Overall Development Standards contained in the approved PUD ODP and ODS as granted by the Board of Commissioners unless otherwise stated in the authorizing ordinance.
- (4) Master planned developments. No applications to establish new mixed-use master planned developments or to expand the boundaries of existing mixed-use master planned developments shall be accepted for processing after December 5, 2020, except that any special use application for a mixed-use master planned development that is in process on December 5, 2020 shall continue to be processed and may be approved.

Sec. 503 (c) RESERVED

Sec. 503 (d) Conservation easement required.

- (1) All primary conservation areas in a conventional subdivision, open space subdivision or master planned development that are required to be protected by the provisions of this Development Code, shall be permanently protected from further subdivision,

development and unauthorized use, by a conservation easement in an open space subdivision or master planned development, or a natural resources easement for conventional subdivisions.

- (2) Land within conservation easements and natural resource easements may be included within the lots in a subdivision, or ownership may be transferred to a homeowners' association or to a nonprofit conservation organization or land trust organized under Georgia law.
- (3) See the Environmental Protection Article of this Code regarding conservation and natural resource easements.

Sec. 504 - Conventional residential subdivisions.

Sec. 504 (a) Maximum number of lots.

The maximum number of lots (or dwelling units) in a conventional residential subdivision shall be determined by the minimum lot size required for the zoning district where the subdivision is located.

Sec. 504 (b) Minimum lot size.

In a conventional residential subdivision, the lot area per dwelling unit shown in the Sections of Article 4 establishes the minimum lot size for each lot.

Sec. 504 (c) Minimum lot width, setbacks.

The lot width and setback requirements of Article 4 apply to each lot in a conventional residential subdivision.

Sec. 504 (d) Open space optional.

The developer may set aside common open space in a conventional residential subdivision voluntarily, but such open space is not required by this Code. Designated conservation areas required under this Development Code must be included within a natural resources easement, established in accordance with the conservation and natural resources easements Division of Article 9; such conservation areas may be located on the subdivision lots or within common open space.

Sec. 504 (e) Private estate subdivisions.

Subject to the following conditions, private estate subdivisions shall be allowed as conventional residential subdivisions in Douglas County:

- (1) Single-family dwellings only shall be constructed in each residential subdivision.
- (2) All lots within the platted subdivision must be a minimum of 5 acres, with only one dwelling per lot, and each lot shall have a minimum of 50 foot frontage on a public street or a private street serving the subdivision.

There shall be no greater than 4 lots that front only on the private roadway, and the entire development shall be shown on a plat that must be approved by the Development Services Director and recorded upon the records of the clerk of the superior court of Douglas County. All property to be served by the private roadway

shall be subdivided at the time of the approval of the private estate subdivision. Without the approval of the Board of Commissioners and all lot owners within the private estate subdivision, and subject to all provisions of this Development Code, there shall be no further subdivision of any of the lots following the date of the approval of the subdivision. At no time shall the total number of lots that front only on the private roadway in the private estate subdivision exceed 4.

- (3) The private estate subdivision shall meet the requirements of the Project Design and Construction Standards Article of this Development Code as a major subdivision, including the standards for the street upon which each lot in the subdivision fronts, whether public or private.
- (4) If the property is served by a well, all costs incurred in connection therewith shall be borne by the property developer or the individual lot owners. If public water is to be used, all water lines serving the private estate subdivision shall be constructed solely at the expense of the developers of the private estate subdivision, and each residence must have a separate water meter located at or near the intersection of the public right-of-way and the private drive. Separate lines shall be run from the water meters to each residence.
- (5) The developer and/or lot owner shall be responsible for and bear expenses of the placement of an operable fire hydrant at the intersection of the private drive and the public right-of-way to which it intersects; provided, however, that fire hydrants shall not be necessary if the county public water system is a distance of 1000 feet or more from the intersection of the private driveway and the public roadway.
- (6) Each lot with a house shall have its address posted on the house and at its driveway.
- (7) The roadway serving the private estate subdivision shall have placed thereon an identifying road sign that meets the requirements of the Project Design and Construction Standards Article of this Development Code.
- (8) School buses will not enter the subdivision, but shall stop at its entrance to serve eligible students who live in the subdivision.
- (9) Each deed to lots located within private estate subdivisions fronting on a private street shall contain the following recital:

"The property represented by this instrument is located within a private estate subdivision as defined and regulated by the Unified development Code of Douglas County, Georgia, and the record title holder hereof agrees to be bound by the terms and conditions of such regulations with respect to the lots and common roadway located in such subdivision."
- (10) All provisions of this Development Code not inconsistent with this section shall be complied with by the developer and/or lot owners.

Sec. 504 (f) Residential development standards. *(Amended 05/03/2016 - TXT-2016-02, § 4; Amended 09/07/2007 - TXT-2007-07)*

- (1) Recreation amenity.
 - a. Every conventional residential subdivision having any lots less than 2 acres in size and proposed to contain 25 dwelling units or more must include a community recreation amenity to serve the development, based on the number of lots in the subdivision.

- b. Unless otherwise established as a condition of zoning approval for the subdivision or exempted by the Board of Commissioners, the recreation amenity shall be as required on the following Table 5.1: Recreation Amenities—Conventional Residential Subdivisions.

Table 5.1: Recreation Amenities—Conventional Residential Subdivisions

Amenity Required	Number of Dwellings in the Subdivision			
	25 to 50	51 to 100	101 to 200	201 or more
Active Play Area ¹	1 (1 acre)	1 (1 acre)	1 (1 acres)	2 (1 acre each)
Athletic Court ²		1 (1 acre)	1 (3 acres)	2 (1.5 acres each)
Swimming Pool ³			Min. 1,800 sf, 30 x 60 ⁴	Min. 2,250 sf 30 x 75 ⁵
Clubhouse		Min. 1,500 sf	Min. 2,000 sf	Min. 2,600 sf ⁵

¹ Children's play area including active play equipment.

² Any combination of greenspace, pavilion, picnic area, etc.

³ Pools shall meet or exceed ANSI/NSPI-1 standards for Class B public pools.

⁴ Pool may be located in the active play area.

⁵ Pool and clubhouse must be located outside of any other required active or passive play area.

All required active and passive areas must be placed within the subdivision to equally serve all residents. If more than one active or passive area is required, each area must be located individually and may not be combined.

- c. The proposed amenity area(s) and recreation amenities to be provided shall be submitted as part of the preliminary subdivision plan application for project approval as required under Article 12 of this Development Code.
- d. All required amenities shall be completed and available for use prior to the issuance of final plat approval for the initial phase of the subdivision.
- e. Such amenities may not be developed within a Primary Conservation Resource Area.
- f. All required amenities shall be located interior to the subdivision. No such amenities shall be located immediately adjacent to existing county or state right-of-way or to existing residentially zoned properties.
- (2) Lots within the subdivision shall be serviced with underground utilities (electric power, natural gas, telephone, TV cable. etc.) unless this requirement is waived by the County Engineer due to physical construction constraints.

- (3) All dwelling units shall have front, side and rear facades which consist entirely of those materials allowed on residential construction as provided for in Article 3, Section 307.
- (4) Each dwelling unit must include at least two paved off-street parking spaces.

Sec. 505 - Commercial and industrial subdivisions.

(Amended 04/03/2007 - TXT2007-03)

Sec. 505 (a) Maximum number of lots.

The maximum number of lots in a commercial or industrial subdivision shall be determined by the minimum lot size required for the zoning district where the subdivision is located.

Sec. 505 (b) Minimum lot size.

In a commercial or industrial subdivision, the lot area shown on the zone district development standards tables in Article 4 establishes the minimum development standards for each lot.

Sec. 505 (c) Minimum lot width, setbacks.

The lot width and setback requirements of Article 4 apply to each lot in a commercial or industrial subdivision.

Sec. 505 (d) Open space optional.

The developer may set aside common open space in a commercial or industrial subdivision voluntarily, but such open space is not required by this Code. Designated conservation areas required under this Development Code must be included within a natural resources easement, established in accordance with the conservation and natural resources easements Division of Article 9; such conservation areas may be located on the subdivision lots or within common open space.

Sec. 506 - Planned unit developments.

Sec. 506 (a) Purpose of planned unit developments.

1. Purpose

The PUD district is intended to permit the planning and development of parcels of land that are suitable in location and character for the uses proposed as unified and integrated developments in accordance with detailed development plans. These plans may supersede the regulations included in Articles 1-15 of the Unified Development Code (UDC) where indicated by these development plans. The PUD district is intended to provide a means of accomplishing the following specific objectives:

- a. To provide for development concepts not otherwise allowed within non-PUD zoning districts;
- b. To provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities;

- c. To accommodate varied design and layout of housing and other buildings;
- d. To allow appropriate relationships of open spaces to intended uses and structures;
- e. To encourage innovations in quality residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space;
- f. To lessen the burden of traffic on streets and highways; and
- g. To provide a procedure that can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.

2. Lot Development Standards

Table 5.06-1

Lot Dimensions	
Minimum Lot Area	5-acres minimum INITIAL development site
Minimum Lot Width	
Minimum Lot Frontage	
Maximum Density	
Minimum Setbacks	
<i>Principal Building</i>	
Front	
Side	
Rear	
<i>Accessory Building</i>	
From Principal Structure	
Front	
Side	
Rear	
Maximum Height	
Principal	

Accessory	
Minimum Floor Area	
Impervious Surface Coverage	

A. Minimum Standards.

- (1) No PUD district may be established without the concurrent approval of the Overall Development Standards (ODS) and an Overall Development Plan (ODP) by the Board of Commissioners, in accordance with the provisions herein.
- (2) PUD districts shall have a minimum contiguous area of five acres.
- (3) PUD districts shall provide a mix of a minimum of two of the following use categories, whether fully private or in partnership with public entities, and/or must contain two or more densities (units per acre) of residential type uses, which shall be accommodated in each building in vertical mixed-use development configuration or horizontally throughout the areas within the proposed development boundary:
 - a) Residential single, and/or multifamily units;
 - b) Commercial offices;
 - c) Retail;
 - d) Hotel/Lodging;
 - e) Light Industrial, warehousing, and/or distribution uses;
 - f) Civic/Convention/Sports uses, or
 - g) Agricultural Uses
- (4) Twenty percent open space, which shall include a town center, community green, park, or other community focal point.
- (5) The boundaries of each PUD, upon approval, must be shown on the Zoning Map, shall be in conformance with the adopted Comprehensive Plan, and the approved Overall Development Plan.
- (6) Any development standards not expressly defined by the ODP shall be regulated by the development standards as applicable and expressed in Articles 1-15 of the UDC.

B. Application of Regulations.

- (1) Overall Development Standards (ODS). Development of the PUD is governed by the ODS that designates the standards of zoning and development for the property. These

standards will replace the development standards in the UDC and should include, at a minimum, the following:

- a. Permitted and prohibited uses;
 - b. Maximum FAR and/or density of units;
 - c. Maximum impervious surface;
 - d. Minimum open space;
 - e. Minimum and Maximum building height;
 - f. Minimum lot size;
 - g. Required Yard setbacks;
 - h. Maximum block length;
 - i. Parking requirements; and
 - j. Building massing.
- (2) Overall Development Plan (ODP) - Development of the PUD is also governed by the ODP which includes a series of plans and design related documents regulating the development of the property. At a minimum, the ODP shall include the following:
- a. Analysis of Existing Conditions. An analysis of existing site conditions including a boundary survey and topographic map of the site at a minimum 1 inch = 40 feet scale shall include information on all existing manmade and natural features, utilities, all streams and easements, and features to be retained, moved or altered. The existing shape and dimensions of the existing lot to be built upon including the size, measurement and location of any existing buildings or structures on the lot shall be included.
 - b. Overall Master Plan. A masterplan at a minimum 1 inch = 40 feet scale outlining all proposed regulations and calculations which shall include, but not be limited to, information on all proposed improvements including proposed building footprints, doors, densities, parking ratios, open space, height, sidewalks, yards, under and over-head utilities, internal circulation and parking, landscaping, grading, lighting, drainage, amenities, and similar details including their respective measurements.
 - c. Phasing Plan. Should a PUD be expected to require five years or longer to complete, a phasing plan shall be provided by the applicant that indicates the timeframe for construction and development of different aspects of the PUD.
 - d. Regulating Plan. A regulating plan shall be provided with street types and open space for all property within the PUD boundary. The regulating plan shall be keyed to a set of standards developed based on location. This plan should consider how all modes of transportation will be accommodated including pedestrians, bicycles, cars, transit, rideshare, etc. Detailed cross sections shall also be included in this plan or as an attachment to this plan.

- e. Streetscape and Hardscape Manual. A streetscape and hardscape manual shall be created that includes specifications for the following: sidewalk clear zones, landscape zones, supplemental zones including details regarding lighting fixtures, on-street parking, street furniture, landscape materials and other amenities. A streetscape map shall accompany this manual that identifies appropriate streetscape and hardscape designs for all streets, plazas, open space, locations for public art etc. within the plan.
 - f. Architectural Pattern Book. An Architectural Pattern Book demonstrating approved building materials, features, exterior finishes, windows, doors, colors, and other items affecting exterior appearance, such as signs, mechanical systems, fencing, etc. The pattern book shall include renderings of proposed buildings.
- (3) To the extent that the approved ODS and ODP for a PUD contradict the development regulations and this UDO, the approved ODS and ODP for the PUD district governs.
 - (4) Due to the mixed-use nature of PUD proposals, design must be determined based upon the context and guidance of the comprehensive plan and specific character area plan area in which the PUD is located, as applicable.
 - (5) Any additional information deemed necessary by the Development Department to determine compliance with ordinance standards.

C. PUD Perimeter Compatibility

Land uses developed at the perimeter of the site shall be developed in a manner that is compatible with adjacent off-site land uses or zoning, or a 100-foot wide buffer shall be provided between the uses in the PUD and the perimeter of the site. Compatibility shall be judged on the basis of similar land uses, average lot sizes, setbacks, and other development standards.

Sec. 507 - Mixed-use master planned developments.

Sec. 507(a) Legacy Status¹

- (1) No applications to establish new mixed-use master planned developments or to expand the boundaries of existing mixed-use master planned developments shall be accepted for processing after December 5, 2020, except that any special use application for a mixed-use master planned development that is in process on December 5, 2020 shall continue to be processed and may be approved.
- (3) The special use approval, concept plan, and development plan text govern the use and development of existing, approved mixed-use master planned developments. Amendments to existing mixed-use master planned developments require an amendment of the concept plan and development text by the Board of Commissioners following the special use approval procedures of this UDC.

Sec. 508 - Master planned developments.

(Amended 05/06/2008 - TXT2008-02)

Sec. 508(a) Legacy Status

- (1) No applications to establish new master planned developments or to expand the boundaries of existing master planned developments shall be accepted for processing after December 5, 2020, except that any special use application for a master planned development that is in process on December 5, 2020 shall continue to be processed and may be approved.
- (2) The special use approval, concept plan, and development plan text govern the use and development of existing, approved master planned developments. Amendments to existing master planned developments require an amendment of the concept plan and development text by the Board of Commissioners following the special use approval procedures of this UDC.

Sec. 509 (a) Centralized or clustered mailbox units, where allowed.

This amendment applies to developments where the USPS has determined that individual mail delivery will not be available to a new development. This section applies specifically to mail kiosks and their attached parking areas when not in association with other principle amenities that may be covered by other Articles of the Development Code.

Sec. 509 (b) Standards for development.

- (1) Centralized or clustered mailbox units will be in place prior to the approval of the final plat. Centralized or clustered mailbox units shall be developed on individual lot(s) within the subdivision.
- (2) The Homeowner's Association will own and maintain the lot(s) where the mailbox units are located. The lot serving the centralized mailbox units shall not be in a cul-de-sac or at a dead-end. The neighborhood amenities lot can serve as the location for the centralized mailbox units, provided that the amenities are centrally located to equally serve all residents. There may be more than one lot dedicated to the centralized mailbox units.
- (3) All lots dedicated to centralized mailbox units shall be identified on all preliminary and final plats as well as construction plans. Completion of all lots serving centralized mailbox units shall be the responsibility of the developer and/or builders in the subdivision.
- (4) Parking shall be provided on a hardened and treated surface constructed to county standards as provided for in this development code. Access into and out of the lot shall be from a driveway which is subject to the approval of the Douglas County Department of Transportation. On-street parking shall not be allowed at the location of the centralized mailbox units. Parking for mail kiosk without any other amenities shall be implemented according to the standards of this Section 512 as follows:
 - (a) Automobile parking spaces.
 1. Every automobile parking space shall provide a useable rectangular area at least 9 feet wide by 20 feet long. Access aisles shall not encroach into this minimum rectangular area.

2. Every parking space shall be clearly marked by lines painted on or otherwise applied to the parking lot surface.
- (b) Layout and circulation.
1. No automobile parking spaces shall be accessible directly from an access driveway within the first 20 feet of the driveway back from the street back of curb.
 2. Aisles serving off-street automobile parking spaces shall be no fewer than 24 feet in width, except that aisles designed for one-way circulation systems shall be no fewer than 11 feet in width for 1 to 30 degree parking, 13 feet in width for 31 to 45 degree parking, 18 feet in width for 46 to 60 degree parking and 22 feet in width for 61 to 90 degree parking.
 3. One-way traffic aisles must be clearly marked with directional arrows on the pavement at each intersection with another aisle.
 4. Off-street parking for mail kiosks without any other amenities shall be set back from the front property line by at least 5 feet. An additional 5-foot setback from any zoning buffer required along a side or rear property line shall also be maintained.
- (5) The maximum required parking provided shall be 10% of the number of mailbox units provided on the lot. The minimum number of spaces provided for mail kiosks shall be no less than 60% of the required maximum, but not less than two parking spaces. If located in a principle amenity area, the number of parking spaces serving the centralized mailboxes and their design shall be in addition to the number of required spaces serving the amenity and shall be so designated to serve the mailbox units.
- (6) The lot serving the centralized mailbox units shall not be within less than 500 feet of the entrance to the subdivision.
- (7) Centralized mailbox units shall be at least 3 feet off the edge of the right-of-way or 12 feet from the edge of pavement, whichever is greater.
- (8) Lots serving the centralized mailbox units shall be lighted with pedestrian scale lighting and landscaped so that there is visual screening from adjoining residential properties.
- (9) Centralized mailbox units shall be covered with a decorative roofing structure to provide all weather coverage for individuals picking up mail.