

# Campaign for Walkable Communities

## Sidewalk Analysis Report

Spring/Summer 2006

Written by Jeffrey O. Myers for PEDS



## General findings

The report reviews the sidewalk ordinances of the thirteen central counties of the Atlanta region as identified by the Atlanta Regional Commission (ARC). The policies examined are those that affect the walkability of the public realm. This research is aimed at residential and commercial developments. As such any policies regarding industrial area sidewalks or sidewalks solely used as interior walkways were not examined.

### Sidewalk Requirements

#### General Requirement

Requirement	# of Counties	% of Counties
Yes	6	46%
No	2	15%
Sometimes	5	38%

Yes: Sidewalks are required in most developments.

No: Sidewalks are optional.

Sometimes: Sidewalks are only required in specific situations.

- Common sidewalk situational requirements:
  - Road type – higher classes are more likely to require sidewalks,
  - Density - more dense areas are more likely to require sidewalks,
  - Schools/parks –areas closer are more likely to require sidewalks,
  - Zone type – sidewalk requirements are based on density or design preference.

#### Location on street

(Please note that it is possible for a county to have both requirements.)

Along One Side	# of Counties	% of Counties
Yes	4	31%
No	6	46%
Sometimes	3	23%

Along Both Sides	# of Counties	% of Counties
Yes	4	31%
No	4	31%
Sometimes	5	38%

#### Frontage Requirements

Residential Frontage	# of Counties	% of Counties
Yes	6	46%
No	3	23%
Sometimes	4	31%

Commercial Frontage	# of Counties	% of Counties
Yes	7	54%
No	5	38%
Sometimes	1	8%

### Notes

- Sidewalks are commonly not required along the entire length of cul-de-sac roads.
- Some ordinances contain pedestrian considerations for large scale developments, but fail to provide them for smaller developments.
- Some counties have sidewalk requirements that are tied to being part of an overlay/special district of some kind.
  - These districts may be corridor overlay districts, specialized zoning districts or conservation subdivisions.
  - Such practices can lead to a sidewalk infrastructure with gaps in it as areas develop near by that aren't required to have sidewalks.
  - *Counties should move from selective overlay districts as a base level for sidewalk requirements to across-the-board regulations.*
- Sidewalk petition districts allow for installation of sidewalks in existing neighborhoods.
  - Process includes a petition and typically a public hearing.
  - The county may provide design work and cost estimation.
  - The residents may have several repayment options.
  - Cobb, DeKalb & Paulding Counties currently have such districts.
    - No county has seen significant usage of this petition district.
  - *Each county should have a sidewalk petition district.*

### Standards

Sidewalks construction is typically associated with the actual construction of a building on the property. Subdividers will generally contract with builders to provide sidewalks in common areas and along exterior roads. Otherwise, the builder will construct sidewalks in line with building process so as to avoid damaging them during construction. These sidewalks are generally required to be in place prior to the issuance of the final certificate of occupancy. If the sidewalk is located in the right of way it is usually dedicated to the county at the same time as the adjacent road.

### Sidewalk widths

Residential Sidewalk Width	3 $\geq$	4	5
# of Counties	1	8	4
% of Counties	8%	62%	31%

Commercial Sidewalk Width	3 $\geq$	4	5	6
# of Counties	1	5	6	1
% of Counties	8%	38%	46%	8%

### **Thickness & material**

All but one county (which has no specific regulation) require the sidewalk depth to be 4". All of the counties require sidewalks to be constructed of concrete.

### **Planting Strip**

The planting strip is defined as the space required between the back of the curb and the sidewalk. Please note that one county provided different requirements dependant on if street trees were to be planted.

Width of Planting Strip	2'	3'	4'	5'
#of Counties	6	1	3	3
% of Counties	46%	8%	23%	23%

### **Repair and Maintenance**

Counties typically require a maintenance bond or surety be issued to ensure the adequate construction of sidewalks. Any incomplete or damaged sidewalks during the duration of the bond must be rectified by the developer or the county may cash the bond and use it to remedy the problem. This bond may be issued separately for sidewalks or be packaged with road construction bonds. After the maintenance period expires, the responsibility to maintain sidewalks typically falls to the county or adjacent property owner.

Length of Period (Years)	1.5 $\geq$	2	3	Not Available
# of Counties	6	5	1	1
% of Counties	46%	38%	8%	8%

### **Community design**

#### **Block minimum-maximum**

Minimum Block Length	300'	400'	500'	600'	No Standard
#of Counties	5	1	1	1	5
% of Counties	38%	8%	8%	8%	38%

Maximum Block Length	1,200'	1,500'	1,800'	No Standard
#of Counties	3	2	4	4
% of Counties	23%	15%	31%	31%

### Mid-block pedestrian easement

Some ordinances provide specific wording that allows the requirement of mid-block pedestrian easements. Such easements provide for pedestrian movement separate from the street system. Such easements are especially useful in areas where the street system is not pedestrian friendly. Typical ordinance wording of these easements generally provides for a minimum block length to be present and the need to connect different land uses.

Mid-Block Pedestrian Easement	# of Counties	% of Counties
Yes	8	62%
No	5	38%
Minimum Block Length for Easement*	# of Counties	% of Counties
No Standard	3	37%
800'	2	25%
1,000'	3	37%
(* This measurement only applies to the counties with easements.)		

### Notes

- Required landscaping standards tend to be more aesthetic in nature as opposed to being a functional part of the pedestrian environment.
  - Street trees are located between sidewalk and curb. No ordinance reviewed consistently required the planting of street trees.
- Mid-block easement wording typically ignores residential to residential trips.
- Most ordinances provided very little guidance in regards to street connectivity.
- Alleys:
  - Only two (15%) of the counties consistently allow alleys as a right.
  - Four counties (31%) do not have specific regulations for alleys.
- Seven (54%) of the counties consistently require streetlights.
  - When required, lights are not typically required to be pedestrian oriented.
- Streetlight petition districts:
  - Seven (54%) of the counties have streetlight petition districts.
  - They allow exiting neighborhoods without lights to install and pay for streetlights.
  - Usually involves petition and public hearing processes.
  - They are used to varying degrees from county to county.

# Cherokee County, GA

## Sidewalk Requirements

### Location:

- Both sides of major residential roads.
- One side when density is more than 1 unit/40,000 square feet.
- Residential and commercial frontage.

### Standard:

- 4' width.
- 5' from back of curb.
- Concrete (3,000 psi at 28 days).
- 15 month maintenance bond.

## Community Design

- No block length standards.
- No pedestrian easement wording.
- Commercial street lights are required; residential lights are required if density is more than 1 unit/40,000 square feet.
- Alleys are not regulated.

## Comments

- Ordinance also covers the jurisdictions of Waleska, Nelson and Ball Ground.
- 5' width for County built sidewalks.
- Sidewalks not required for developments without curb and gutter.
- TND (Traditional Neighborhood Development) district:
  - Requires residential sidewalks, commercial sidewalks and street lights.
  - Limited in location to certain corridors and activity areas.

## Recommendations & Opportunities

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - If residential density is above 1 unit/40,000 square feet, require sidewalks along both sides of the street.
    - Improves sidewalk infrastructure coverage.
  - If residential density is 1 unit per 40,000 - 80,000 square feet, require sidewalks along one side of the street.
    - Reduces the likelihood of gaps in the sidewalk infrastructure.
    - Does not include "AG" Agricultural district or "R-80" Estate Residential district developments.
- Opportunities

- Currently considering street tree and alley regulations.
- Aware of discrepancies in ordinance that need to be cleaned up.
- Working on comprehensive transportation plan with the ARC.
  - May undertake sidewalk inventory.
  - Possible ordinance revisions.

# Clayton County, GA

## Sidewalk Requirements

### Location:

- One side in all residential developments.
- Both sides in condo/townhouse developments.
- Residential frontage and commercial frontage.

### Standard:

- 4' width (residential); 5' (commercial).
- 4' from curb.
- Concrete (2,500 psi).
- 2 year maintenance period.

## Community Design

- Blocks 600' – 1,500'.
- The ordinance suggested a minimum block length of 1,000' along major roads.
- Pedestrian easements may be required in long blocks.
- Alleys are not regulated.
- Street lights are required in new developments.

## Comments

- Generally, small lots are rarely allowed and minimum house size is 2,000 SF.
- Street light petition district is available and regularly applied for.
- Lake City and Lovejoy are generally in line with Clayton County standards.

## Recommendation & Opportunities

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along both sides of street in single family developments with average lot sizes of less than 1 acre.
    - Improves sidewalk infrastructure coverage.
  - Creation of sidewalk petition district ordinance.
    - Citizen application for streetlight districts is strong.
    - Could signify strong participation for potential sidewalk districts.
- Opportunities
  - Ordinance acknowledges Board of Education designated “Walk Areas”.
    - Currently sidewalks are required in such areas.
    - This existing concept could be built upon in Kidswalk program.
  - Currently County is trying to increase the residential sidewalk width to 5'.
    - Been in process for approximately one year.

# Cobb County, GA

## Sidewalk Requirements

### Location:

- Both sides of higher classified residential streets.
- One side of lower classified residential streets.
- Residential and commercial frontage.

### Standard:

- 4' width along most residential streets.
- 5' width along major roads and commercial developments.
- 3' from the back of curb.
- Concrete.
- One year maintenance period.

## Community Design

- Street lights are required for new developments with streets.
- Alleys are not permitted in residential; alleys are permitted in commercial.
- The maximum block length is 1,200'.
- No pedestrian easement provision.

## Comments

- Sidewalk district petition is available.
  - Seldom applied for and never fully approved.
- Street light petition district is available.
- It appears that there are no zone specific sidewalk requirements.

## Recommendation & Opportunities

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along both sides of street in multi-family developments and in single family developments with average lot sizes of less than 1 acre.
    - Improves sidewalk infrastructure coverage.
  - Increase planting strip size to 5' along residential and commercial frontage.
    - Improves safety and perception of safety for pedestrians.
- Opportunity
  - Currently considering “Alternative Compliance” regulation for sidewalks.

- Developers can choose to forgo sidewalk construction along arterials and major/minor collectors and instead contribute funds to a County Sidewalk Development Fund.
- The fund is used to construct sidewalks as planned in the County's Master Sidewalk Plan.
- Contributed funds must be used in the same commission district in which they originated.
- Proposal is applicable to residential and commercial developments.

# Coweta County, GA

## Sidewalk Requirements

Location:

- Optional.

Standard:

- 4' – 6' width.
- 4' from back of curb.
- Concrete (3,000 lb mix).
- 3 year maintenance period.

## Community Design

- 600' – 1,800' block length.
- Pedestrian easements/walkways can be required in blocks over 1,000'.
- Street lights are not required.
- Alleys are not regulated.

## Comments

- Sidewalks are not required; but if provided must meet set standards.
- Street light district is available, commonly used.
- Currently most subdivisions average 1.6 acres per lot.

## Recommendations & Opportunity

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along residential and commercial frontage.
    - Targets likely pedestrian routes and high vehicular traffic areas.
  - Require sidewalks along one side of street in multi-family developments and in single family developments with average lot sizes less than 2 acres.
    - Improves sidewalk infrastructure coverage.
    - Generally includes the R-100 and R-160 zoning districts.
  - Require sidewalks on both sides of street in “NC” New Community district.
    - This district is designed to be a large scale district (minimum size of 4,000 acres) with a required mixture of land uses.
- Opportunity
  - Currently updating comprehensive plan and ordinance.
    - Updates will include the way sidewalks are addressed.
    - October 2006 is anticipated timing of enactment.

# DeKalb County, GA

## Sidewalk Requirements

### Location:

- Both sides in residential and commercial developments.
- Residential and commercial frontage.

### Standard:

- 5' width.
- 5' or 6' planting strip (depending on street type).
- Class B concrete.
- 1 year maintenance period.

## Community Design

- Blocks 300' – 1,200' long.
- A pedestrian easement can be required in blocks over 800' in length.
- Alleys are permitted. They may be required along arterial roads.
- Street lights are required in all developments.

## Comments

- Sidewalks on minimum of one side of road in poor topographic areas.
- Director can require sidewalk extension beyond the development to the nearest major street (seldom used).
- Sidewalk ordinance is of a very reasonable length.
- Sidewalk petition district is available. Has not yet been used.
- Industrial streets are only required to have sidewalks on one side.
- Ordinance provides incentives to plant street trees.
- Ordinance has solid street connectivity requirements.
  - Discourages speeding of through traffic with the usage of traffic calming devices rather than elimination of through traffic.
- Some districts specify pedestrian scaled lighting.
- PC: Pedestrian Community (zoning) District has:
  - 9' residential sidewalks (4' planting strip, 5' pedestrian zone).
  - 13' commercial sidewalks (4' planting strip, 9' pedestrian zone).
  - Requires multi-modal access plan & grid pattern streets.
  - Allows smaller lots & a mixture of uses.

## Recommendation

- Recommendation
  - Require sidewalk width of 6' along residential and commercial frontage.
    - Improves usability of sidewalks.

# Douglas County, GA

## Sidewalk Requirements

### Location:

- Both sides of interior roads in subdivisions over 25 lots.
- Both sides within one mile of public school.
- Residential frontage within one mile of school.

### Standard:

- 4' width.
- 4' from curb.
- Class B concrete.
- 2 year maintenance bond.

## Community Design

- 600' – 1,800' block length.
- Pedestrian easements are allowed in blocks over 1,000'.
- Alleys are permitted by right only in multi-family and commercial developments.
- Street lights are required for commercial & larger residential developments.

## Comments

- Sidewalks are not required for commercial developments.
- One mile distance to school is measured between nearest property corners.
- No access streets are allowed from single family areas to commercial or multi-family areas.
- Street light petition district available; seldom used.
- The condo district (R-5) is the only district that specifically requires sidewalks.
- The County does not take on responsibility of maintaining sidewalks.

## Recommendations

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along residential and commercial frontage.
    - Targets likely pedestrian routes and high vehicular traffic areas.
    - Reduces likelihood of gaps in sidewalk infrastructure.
  - Require sidewalks along both sides of street in multi-family districts.
    - Improves sidewalk infrastructure coverage.
  - Require sidewalks along one side of street in residential subdivisions otherwise not currently required sidewalks.
    - Reduces likelihood of gaps in sidewalk infrastructure.
    - Exclude developments zoned AG Agricultural.

# Fayette County, GA

## Sidewalk Requirements

Location:

- Optional.

Standard:

- 3' maximum width.
- 2' from back of curb.
- No thickness standard.
- Concrete.
- 2 year maintenance bond.

## Community Design

- Residential blocks 400'-1,500', no commercial block standards.
- Pedestrian easements are available (no minimum block length).
- Street lights are not required.
- Alleys are not regulated.

## Comments

- When requested, the ordinance also covers the cities of Brooks and Woolsey.
- The County accepts no maintenance responsibility for sidewalks.
  - Sidewalks are the responsibility of adjacent property owner.
- Sidewalks are generally only allowed on lots permitted for construction.
- Street light petition districts are available and actively used.
- The densest single family district is required to provide at least one acre/unit.

## Recommendations & Opportunity

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along residential and commercial frontage.
    - Targets likely pedestrian routes and high vehicular traffic areas.
  - Require sidewalks along one side of street in multi-family development and in single family residential developments with average lot sizes of less than 2 acres.
    - Improves sidewalk infrastructure coverage.
    - Generally includes the R-100 and R-160 zoning districts.
  - Increase planting strip size to 5' along residential and commercial frontage.
    - Adds safety and perception of safety for pedestrians.
  - Require a sidewalk construction depth of 4".

- Ensures a minimum quality sidewalk will be constructed.
  - Brings up to standard with other jurisdictions.
- Opportunity
  - Currently considering revisions to ordinance that may address the location and size of sidewalks and street trees.
    - Possible changes could be within the next few months.

# Forsyth County, GA

## Sidewalk Requirements

Location:

- Sometimes required in line with Bicycle and Pedestrian plan.

Standard:

- 5' width.
- 2' from curb.
- Class A concrete.
- 18 month maintenance bond.

## Community Design

- Street trees are not specifically required.
- Residential blocks between 600' – 1,800'.
- Pedestrian easements are available (no minimum block length).
- Alleys are permitted.

## Comments

- County Engineering Department appears to have a high degree of flexibility as to when sidewalks are a development requirement.
- The Unified Development Code states that sidewalks shall be required in accordance with the comprehensive plan. That plan acknowledges the lack of ordinance standards then refers to the 2002 Bicycle & Pedestrian Plan, which in turn does not appear to contain any firm development regulations.
- Sidewalks are discouraged in rural subdivisions in favor of trail systems.
- Activity Centers:
  - Land use districts put in place by the County.
    - Various zoning districts may be found within an Activity Center.
  - Designed to be more urban in nature, including pedestrian considerations.
  - No actual sidewalk requirements.

## Recommendations & Opportunity

- Recommendations
  - Require sidewalk width of 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along residential and commercial frontage.
    - Targets likely pedestrian routes and high vehicular traffic areas.
  - Increase planting strip size to 5' along residential and commercial frontage.
    - Improves safety and perception of safety for pedestrians.
  - Require sidewalks on both sides of street in Activity Centers and “MP” Master Planned Districts.

- Require regardless of zone type.
    - Provide sidewalks in areas intended to be pedestrian oriented.
  - Require sidewalks along one side of street in the following:
    - Multi-family developments.
    - Single family developments with average lot sizes less than 2 acres.
    - Developments within ¼ mile of Activity Centers and “MP” Master Planned districts.
      - Each of the above extends the coverage of the sidewalk infrastructure and reduces the potential for gaps in it.
- Opportunity
  - Bicycle & Pedestrian Plan to be updated in 2007.
    - Appears to be the responsibility of the Engineering Department.

# Fulton County, GA

## Sidewalk Requirements

### Location:

- Both sides in residential areas with 4 units per acre.
- One side in residential areas with 1-3 units per acre.
- Residential and commercial frontage.
- Several additional performance standards requirements.

### Standard:

- 5' width in residential areas, 6' in commercial areas.
- 2' from back of curb.
- Concrete (3,000 psi).
- Complete maintenance period information not available.
  - Residential sidewalks completed within 2 years of final plat approval.
  - Commercial sidewalks completed prior to certificate of occupancy.

## Community Design

- Pedestrian oriented street lights are required in new developments.
- No block length standards.
- No pedestrian easement provision.
- Alleys do not appear to be regulated and are not typically used in new developments.

## Comments

- Performance standard areas include:
  - Street classification; anticipated pedestrian traffic.
  - Land use; development density.
  - Relation to residential areas; proximity of parks, paths, trails etc.
  - Proximity to schools, school bus stops, shopping areas.
- Ordinance still in use by newly incorporated Sandy Springs.
- Accounts for "proposed schools".
- If installed by developer when not required, minimum width can be reduced to 4'.

## Recommendations & Opportunity

- Recommendations
  - Require sidewalk width of 6' along residential frontage.
    - Improves usability of sidewalks.
  - Require planting strip of 5' along residential and commercial frontage.
    - Improves safety and perception of safety for pedestrians.
  - Simplify standards.

- Change individual performance standards to across the board requirements.
    - These revised standards will be easier to administer and minimize the potential for gaps in sidewalk infrastructure.
  - Creation of a sidewalk petition district ordinance.
    - The current standards and enforcement practices are fairly new.
    - Allows older neighborhoods the opportunity to upgrade their pedestrian infrastructure.
- Opportunity
  - Newly incorporated communities will typically use the Fulton County Ordinance as a basis for their future development patterns.
    - Having a strong county ordinance sets the precedence for strong city ordinances.

# Gwinnett County, GA

## Sidewalk Requirements

### Location:

- Both sides of internal streets.
- Residential and commercial frontage.

### Standard:

- 4' width along internal streets.
- 5' width along external streets.
- 2' feet from curb (6' if street trees are provided).
- Class B concrete.
- 1.5 year maintenance period.

## Community Design

- Alleys are not permitted by right.
- Street lights are generally required.
- No block length standards.
- Pedestrian easements are allowed in blocks over 1,000'.

## Comments

- Certain overlay districts require spaced pads along sidewalks for other pedestrian amenities such as transit shelters and trash cans.
- At the end of 2006, the required maintenance period may be extended to 2 years.

## Recommendations & Opportunity

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Creation of a sidewalk petition district ordinance.
    - Allows existing neighborhoods without sidewalks the opportunity to upgrade their pedestrian infrastructure.
  - Along residential and commercial frontage require 6' wide planting strips.
    - Increases distance from moving vehicles and pedestrians.
    - Adds safety and perception of safety for pedestrians.
- Opportunity
  - Currently considering traffic calming and pedestrian crosswalk issues.
    - Changes in policy may be reflected in ordinance changes.

# Henry County, GA

## Sidewalk Requirements

### Location:

- Sidewalk requirement is based on zone type.
  - Only required in two residential districts.

### Standard:

- 5' width.
- 2' from back of curb.
- Portland cement concrete.
- 2yr maintenance period.

## Community Design

- Block length 500' – 1,200'.
- Pedestrian easement can be required on blocks over 800' long.
- Street lights are required in new developments.
- Alleys are not permitted by right.

## Comments

- This ordinance covers the incorporated city of Stockbridge.
- The cities of Hampton and Locust Grove appear to have adopted (only) the same subdivision ordinance as Henry County.
- Sidewalks required in two districts:
  - R-2: Low density single-family district (when connected to sewer).
  - R-3: Moderate density residential district.
- Street light district available & commonly used.
- Board of Commissioners appears to have a high degree of discretion in application of requirements.

## Recommendations & Opportunity

- Recommendations
  - For new Unified Land Development Code (ULDC).
    - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
      - Improves usability of sidewalks.
    - Increase planting strip size to 5' along residential and commercial frontage.
      - Adds safety and perception of safety for pedestrians.
    - Require sidewalks along one side of road in the R-1 (single-family) and in both manufacturing districts (M-1 & M-2).
      - Reduces likelihood of gaps in sidewalk infrastructure.
      - Expands sidewalk system to additional land uses.

- Require sidewalks along both sides of the RMH (mobile home), OI (Office-Institutional) and C-1 (Neighborhood Commercial) districts.
  - Bring into conformance with other districts.
  - Reduces likelihood of gaps in sidewalk infrastructure.
- Opportunity
  - Proposed new ULDC sidewalk regulations.
    - In review phase; anticipated approval in 6 - 18 months.
    - Sidewalks required along both sides of road in more intense commercial and residential districts.
    - Sidewalks required along one side of road in office and less intense commercial districts.
    - Not required in low density residential districts.
    - 4' width.
    - 2' planting strip.
    - 3 year maintenance period.

# Paulding County, GA

## Sidewalk Requirements

### Location:

- One side in residential developments within a one mile drive of school/park.
  - Excludes developments if the mile includes crossing a state highway.
- Frontage of residential developments within one mile drive of school/park.
- One side when adjacent to county or state road with sidewalks.
- One side in specific residential districts.

### Standard:

- 4' wide (6' width adjacent to schools, parks, accel/decel lanes).
- 2' from curb.
- Class "A" Concrete.
- 1 year maintenance period.

## Community Design

- No block length standards.
- No pedestrian easement wording.
- Alleys are not permitted by right.
- Street lights are specifically required in certain districts.

## Comments

- Ordinance also covers the City of Hiram.
- Drive distance measured from entrance to entrance.
- Commercial corridor overlay districts may require sidewalks.
- Sidewalks required along one side of road in the following zoning districts:
  - R-2: Suburban residential (when connect to sewer).
  - R-4: Multi-family (renter occupied).
  - R-7: Multi-family (owner occupied).
  - PRD: Planned residential development.
- The relevant school/park may be existing or proposed.
- Sidewalk petition district is available (5' minimum width).
  - Fairly new district.
  - Has been applied for four times in past two years. Not yet successfully approved by all necessary parties.

## Recommendations

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
    - Targets likely pedestrian routes and high vehicular traffic areas.

- Reduces likelihood of gaps in sidewalk infrastructure.
- Increase planting strip size to 5' along residential and commercial frontage.
  - Adds safety and perception of safety for pedestrians.
- Eliminate drive distance requirements and instead require sidewalks as follows:
  - Along residential and commercial frontage.
  - Along one side of streets in all single family residential developments (excluding those zoned "A-1" Agricultural).
  - Along both sides of street in multi-family developments.
    - Each of the above improves the coverage of the sidewalk infrastructure and reduces the potential for gaps in it.

# Rockdale County, GA

## Sidewalk Requirements

Location:

- One side in single family (internal roads only) & multi-family.
- Commercial frontage.

Standard:

- 4' width.
- 5' from curb.
- Concrete.
- 2 year maintenance bond.

## Community Design

- 600' - 1,800' block length.
- No pedestrian easement wording.
- Alleys are not permitted by right for single family areas; permitted for other uses.

## Comments

- Sidewalks are not required in single family developments if:
  - The minimum lot size is greater than 25,000 square feet; or if
  - The development has at most 4 lots and no new roads are created.
- Sidewalk may be required on both sides of the road in conservation subdivisions.
- The County Board of Education has requested that mid block easements to schools not be requested or required by the County government.
- Graphic sidewalk construction examples in ordinance don't fully match the ordinance text.
- Street light petition district is available and is sometimes requested.

## Recommendations & Opportunities

- Recommendations
  - Require sidewalk widths of 5' along interior streets and 6' along residential and commercial frontage.
    - Improves usability of sidewalks.
  - Require sidewalks along residential frontage.
    - Targets likely pedestrian routes and high vehicular traffic areas.
    - Reduces likelihood of gaps in sidewalk infrastructure.
  - Require sidewalks along both sides of street in multi-family developments & in single family developments with average lot sizes of less than 1 acre.
    - Increases the effectiveness of the sidewalk system.
- Opportunity
  - The Director of the Public Service and Engineering Department may be a big proponent of sidewalks.

res = residential com = commercial		<b>Cherokee</b> (Includes Waleska, Nelson & Ball Ground)	<b>Clayton</b> (Generally includes Lake City & Lovejoy)	<b>Cobb</b>
<b>Sidewalk Requirements</b>				
Sidewalk Location	Required	Sometimes	Yes	Yes
	One side	res over 1 unit/40k sf	res developments	lower classified res streets
	Two sides	major residential streets	townhouse & condo developments	higher classified res streets
	Along existing residential frontage	Yes	Yes	Yes
	Along commercial frontage	Yes	Yes	Yes
<b>Sidewalk Standards</b>				
Sidewalk Standards	Width	4'	4' res; 5' com	4' res; 5' com & major roads
	Distance from curb (tree lawn)	5'	4'	3'
	Material	Concrete	Concrete	Concrete
	Maintenance period	15 Months	2 years	1 Year
<b>Ranking</b>		6	5	4
<b>Community Design</b>				
Community Design	Block length	No standards	600' - 1,500'	1,200' max
	Mid block easement statement	No standards	Yes	Yes (for cul-de-sacs)

res = residential com = commercial		Coweta	DeKalb	Douglas
<b>Sidewalk Requirements</b>				
Sidewalk Location	Required One side	No	Yes	Sometimes
	Two sides Along existing residential frontage Along commercial frontage		res & com Yes Yes	25+ lots or w/in 1 mile of school w/in 1 mile of school No
Sidewalk Standards	Width Distance from curb (tree lawn) Material Maintenance period	4' - 6' 4' Concrete (3,000 lb mix) 3 years	5' Min. 5' or 6' Class B Concrete 1 Year	4' 4' Class B Concrete 2 years
<b>Ranking</b>		12	1	9
<b>Community Design</b>				
	Block length Mid block easement statement	600' - 1,800' Yes, over 1,000'	300' - 1,200' Yes, over 800'	600' - 1,800' Yes, over 1,000'

res = residential com = commercial		Fayette (Sometimes includes Brooks & Woolsey)	Forsyth	Fulton
<b>Sidewalk Requirements</b>				
Sidewalk Location	Required One side	No	Sometimes Per ENG/DOT	Yes 1 - 3 units/acre res 4+ units/acre res or leading to public place
	Two sides Along existing residential frontage Along commercial frontage		Per ENG/DOT Per ENG/DOT Per ENG/DOT	Yes Yes
Sidewalk Standards	Width	3' max	5'	5' res; 6' com
	Distance from curb (tree lawn)	2'	2'	2'
	Material	Concrete	Class A Concrete	Concrete
	Maintenance period	2 years	1.5 years	Not Available
<b>Ranking</b>		13	11	3
<b>Community Design</b>				
	Block length	400' - 1,500'	600' - 1,800'	No standards
	Mid block easement statement	Yes	Yes	No

res = residential com = commercial		Gwinnett	Henry (Includes Stockbridge)	Paulding (Includes Hiram)	Rockdale
<b>Sidewalk Requirements</b>					
Sidewalk Location	Required	Yes	Sometimes	Sometimes	Yes
	One side			dense res; w/in 1 mile of school/park; next to St. Rd. w/ walks	res & com
	Two sides	res	In certain res districts		
	Along existing residential frontage	Yes	In certain res districts	w/in 1 drive mile of school/park	No
	Along commercial frontage	Yes	No	No	Yes
Sidewalk Standards	Width	4' internal; 5' external	5'	4'; 6' adjacent to schools/parks	4'
	Distance from curb (tree lawn)	2'; 6' if trees provided	2'	2'	5'
	Material	Class B Concrete	Portland Cement Concrete	Class A Concrete	Concrete
	Maintenance period	1.5 years	2 years	1 year	2 years
<b>Ranking</b>		2	10	7	8
<b>Community Design</b>					
	Block length	No standards	500' - 1,200'	None	600' - 1,800'
	Mid block easement statement	Yes, over 1,000'	yes, over 800'	No	No