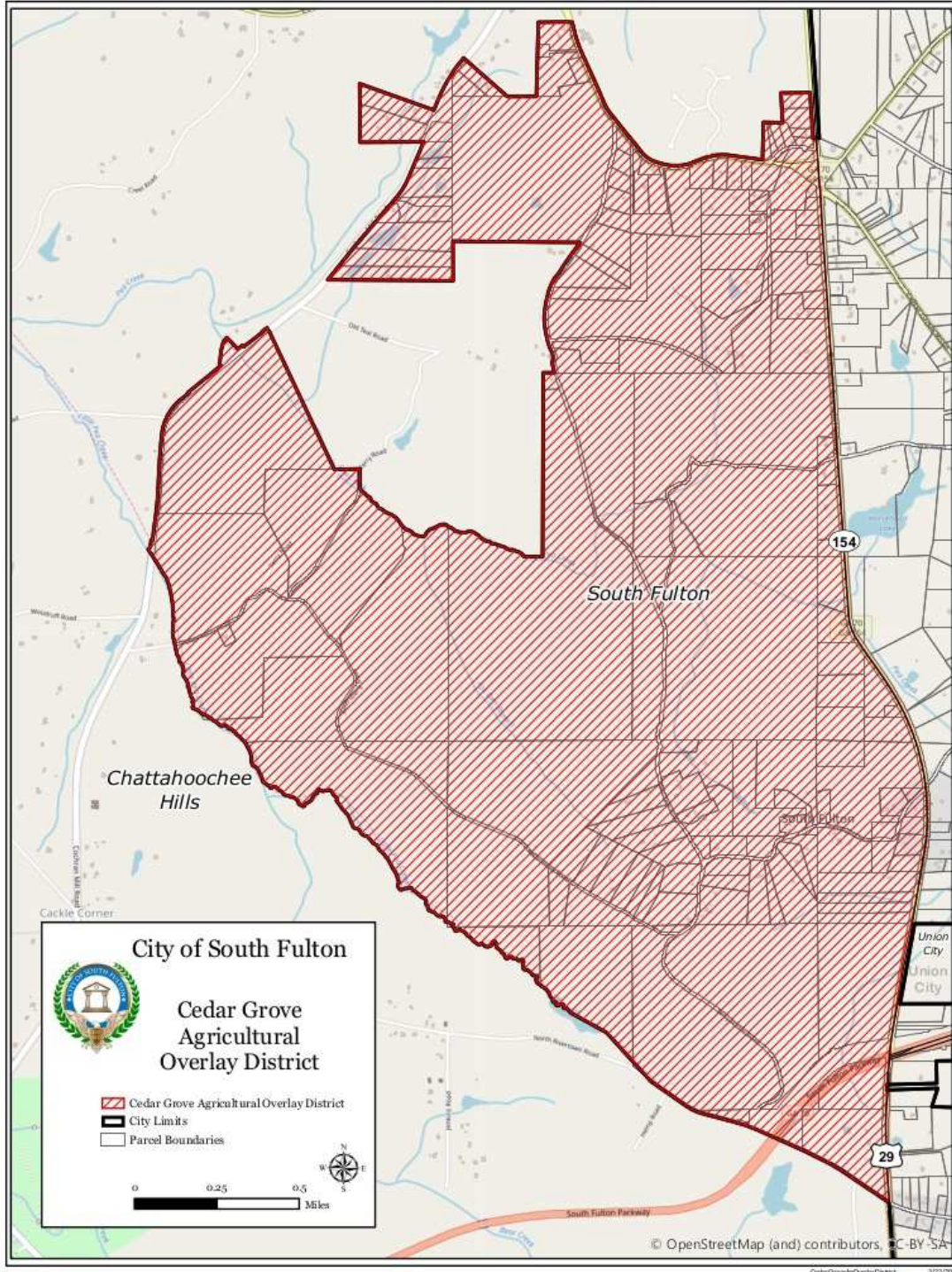


Sec. 508 Cedar Grove Agricultural Overlay District

Sec. 508. Cedar Grove Agricultural Overlay District

508.01 [Boundary Map.](#)



Sec. 508 Cedar Grove Agricultural Overlay District

508.02 Purpose and Intent.

- (a) The purpose and intent of the Cedar Grove Agricultural Overlay District (~~District~~) is to protect the natural areas and ensure responsibly planned economic and social growth.
- (b) Within the Cedar Grove Agricultural Overlay District, the Mixed Use – Cedar Grove Agricultural zoning ~~District~~ (MIX-CGA) and the Community Unit Plan – Cedar Grove Agricultural zoning district ~~District~~ (CUP-CGA) allow for developments with a mix of uses for residents to live, work and relax.
- (c) To further protect the rural land and natural resources of the area, standards have been established to provide for green space and open space throughout the ~~district~~District.
- (d) Agriculturally zoned properties and rural services will remain prevalent throughout the area.
- (e) The Cedar Grove Agricultural District will ensure that mixed-use future growth occurs and that many types of housing for all incomes and ages will be provided. The developments will provide connectivity for pedestrians, bicyclists and motorists.

508.03 ~~Cedar Grove agricultural overlay district regulations~~Applicability.

The Cedar Grove Agricultural Overlay District and the regulations of this Section 508 applies apply to all properties located in that portion of South Fulton bordered to the west by the Chattahoochee River, to the south by Coweta County, and to the east by Cascade-Palmetto Highway (SR 154) that are not within the municipal limits of the City of Chattahoochee Hill Country except as noted in ~~section~~Sec. 508.06 below. See Sec 508.01 above for a boundary map.

508.04 Architectural Review Process.

- (a) Prior to issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed 10 working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (c) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this overlay district and upon determination of compliance will provide a certificate of endorsement (COE) in the form of signing the formally submitted plans and drawings.

508.05 ~~Permitted uses in~~ MIX-CGA and CUP-CGA Districts-; Requirements.
See Article 4 for allowed uses and development standards.

508.06 Area Wide Development Standards.

- (a) The area wide development standards apply to all properties zoned or developed for nonresidential and residential uses including all single-family platted subdivisions but excluding all properties zoned for MIX-CGA and CUP-CGA as well as the scenarios described in Sec. 508.06(b) below.

- (b) Stand-alone single-family detached dwelling units and minor subdivisions are excluded from these [area wide](#) standards with the exception of the South Fulton Parkway buffer and setback requirements, [and the building materials standards in Sec. 508.06 \(f\)](#) below.

[\(c\) See Article 4 for requirements that pertain to buildings and lots in the MIX-CGA and CUP-CGA zoning districts.](#)

~~(d)~~(d) [Streetscape features.](#)

Lighting, signage, benches, recycling bins, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the surrounding area.

~~(d)~~(e) [Lighting.](#)

- (1) Cobra [light fixtures](#), [non-LED](#) shoebox light fixtures, and neon lighting are prohibited.

- (2) Light fixtures shall be designed and located to minimize spillage onto adjoining properties.

[\(3\) Lighting shall use a type of shielding to direct lighting downward.](#)

~~(e)~~(f) [Building materials.](#)

[\(1\) Vinyl siding, aluminum siding and synthetic stucco are prohibited materials on all dwelling types.](#)

~~(1)~~[\(2\) Reflective and mirrored glass is prohibited on non-residential buildings.](#)

~~(f)~~(g) [Telecommunications Wireless telecommunications uses.](#)

- (1) Telecommunications switchboards, power generators, and other telecommunication relay equipment rooms or floors housing such uses are limited to the following areas of a building:

- a. Subterranean levels;
- b. First and second floors which are set back a minimum of 50 feet from the street; or
- c. Third and fourth floors.

- (2) Cellular towers.

- a. Alternative antenna support structures are required for all cell towers. Man-made trees are allowable.
- b. Height of towers shall not exceed 199 feet.
- c. The wireless communications facility shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.

~~(g)~~(h) [Water towers.](#)

- (1) Towers shall be constructed of natural materials or if metal painted to blend with the landscape.

- (2) Except for safety purposes, water tower lighting shall be allowed only during maintenance periods. Each outdoor light that is not required for safety shall be fully shielded. The safety lighting shall use a type of shielding to provide lighting downward.

~~(H)~~(I) Signage.

(1) General provisions for all signs.

- a. Internal illumination is not allowed. If illumination is used, the sign shall be externally illuminated. External lighting is limited to either top mounted fixtures where the fixture is mounted on the top of the sign structure and the light directed downward or ground mounted fixtures where the light fixture is screened from view with landscaping.
- b. Freestanding and walls signs including both the sign structure and the sign face shall be made out of wood, material designed to have the appearance of natural wood, or metal. Plastic inserts are not allowed.
- c. ~~Identification~~ Project entrance pillar sign standards.
 1. ~~Identification pillar~~ Pillar signs shall be designed to have the appearance of a four-sided column and shall be constructed of natural stone, wood or materials designed to have the appearance of natural wood. Brick is a prohibited material.
 2. ~~Identification p~~ Pillar sign faces shall be constructed of natural stone, metal, wood or materials designed to have the appearance of natural wood. Plastic inserts are not allowed. Brick is a prohibited material.

(2) Non-residential uses.

- a. All freestanding signs shall be of shingle design.
- b. The maximum size of the sign face shall be 9 square feet. Sign copy is allowed on both sides of the sign face.
- c. Wall signs shall be a maximum of 3% of the applicable wall area.
- d. Window signs are prohibited.

(3) Residential uses.

- a. One identification pillar sign or one freestanding sign is allowed per entrance.
- b. The maximum size of an identification pillar sign structure is ~~eight~~ 8 feet in height and ~~three~~ 3 feet in width per side.
- c. The maximum size of the sign face on identification pillar signs is ~~nine~~ 9 square feet for each side.
- d. The sign face shall be directly mounted on or in the identification pillar sign structure or can be mounted to hang perpendicular to the identification pillar sign structure in the manner of a shingle sign.
- e. Freestanding signs shall not exceed ~~ten~~ 10 feet in height.
- f. The maximum size of the sign face on freestanding signs shall be ~~nine~~ 9 square feet. Sign copy is allowed on both sides of the sign face.

~~(H)~~(I) Landscaping, buffers and setbacks.

- (1) Acceptable evergreen plant material and deciduous trees for undisturbed buffers within the bounds of the CGA Overlay District are limited to the following: Cherry Laurel, Eastern Red Cedar, Canadian Hemlock, Deodar Cedar, American Holly, Nellie R. Stevens Holly (cross between Chinese & English Hollies), Southern

Magnolia, Virginia Pine, Red Maple, River Birch, American Hornbeam, Hickories, Sugar Hackberry, American Beech, Sweet Gum, Poplar, Black Gum, Oaks and Linden/Basswood.

- (2) Along the entire frontage of the South Fulton Parkway, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on the South Fulton Parkway and along the rights-of-way of public roads which intersect the parkway for a distance of 300 feet measured from the intersection with the parkway, including stand-alone single family-detached dwelling units and minor subdivisions. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director of ~~Environment and~~ Community Development and Regulatory Affairs using materials listed in ~~section 12M(1)7.G.1 of this overlay district.~~ Sec. 508.06(j)(1) above.
- (3) Along the entire frontage of the South Fulton Scenic Byways, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on a South Fulton Scenic Byway and along the rights-of-way of public roads which intersect a South Fulton Scenic Byway for a distance of 300 feet measured from the intersection with the South Fulton Scenic Byway. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director of Community Development and Regulatory Affairs using materials listed in ~~section 12M(1)7.G.1 of this overlay~~ Sec. 508.06(j)(1) above.
- (4) All residential uses except stand-alone single family detached dwelling units and minor subdivisions shall provide a minimum 100-foot wide natural undisturbed buffer along all property lines with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings and replantings where sparsely vegetated). When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the CDRA Director using plant materials listed in ~~section 12M(1)7.G.1 of this overlay~~ Sec. 508.06(j)(1) above.

~~(j)~~(k) Fences and walls.

- (1) Fence standards.
 - a. Opaque fences along any road right-of-way are prohibited.
 - b. Chain link fences along any road right-of-way are prohibited except when constructed as part of recreational courts or recreational fields.
 - c. Allowable fence materials: wood, wire or materials designed to have the appearance of natural wood.
 - d. Allowable fencing types: split rail, 3-4 horizontal rail, crossbuck and horse wire or combination thereof.
- (2) Wall standards.

- a. Walls are limited to 2 feet in height.
- b. Allowable wall materials: wood, stone or materials designed to have the appearance of natural wood.

~~(k)~~(l) Street standards.

- (1) All newly created lots shall derive access from internal subdivision streets.
- (2) All streets should follow existing contour with a minimum of cut and fill and shall be designed for interparcel pedestrian and vehicular access.

~~(h)~~(m) Additional Standards Amenity areas.

Amenity areas and recreational facilities shall be located interior to the subdivision.

~~(m)~~(n) Stormwater management facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

~~(n)~~(o) Accessory site features.

Loading areas, dumpster areas, service yards, mechanical and electrical equipment and other utilities, including roof top equipment, shall be screened with evergreen plant material, opaque fences, or structural screens of materials matching the exterior building facade.

(p) Utility Placement.

All utilities shall be located underground.