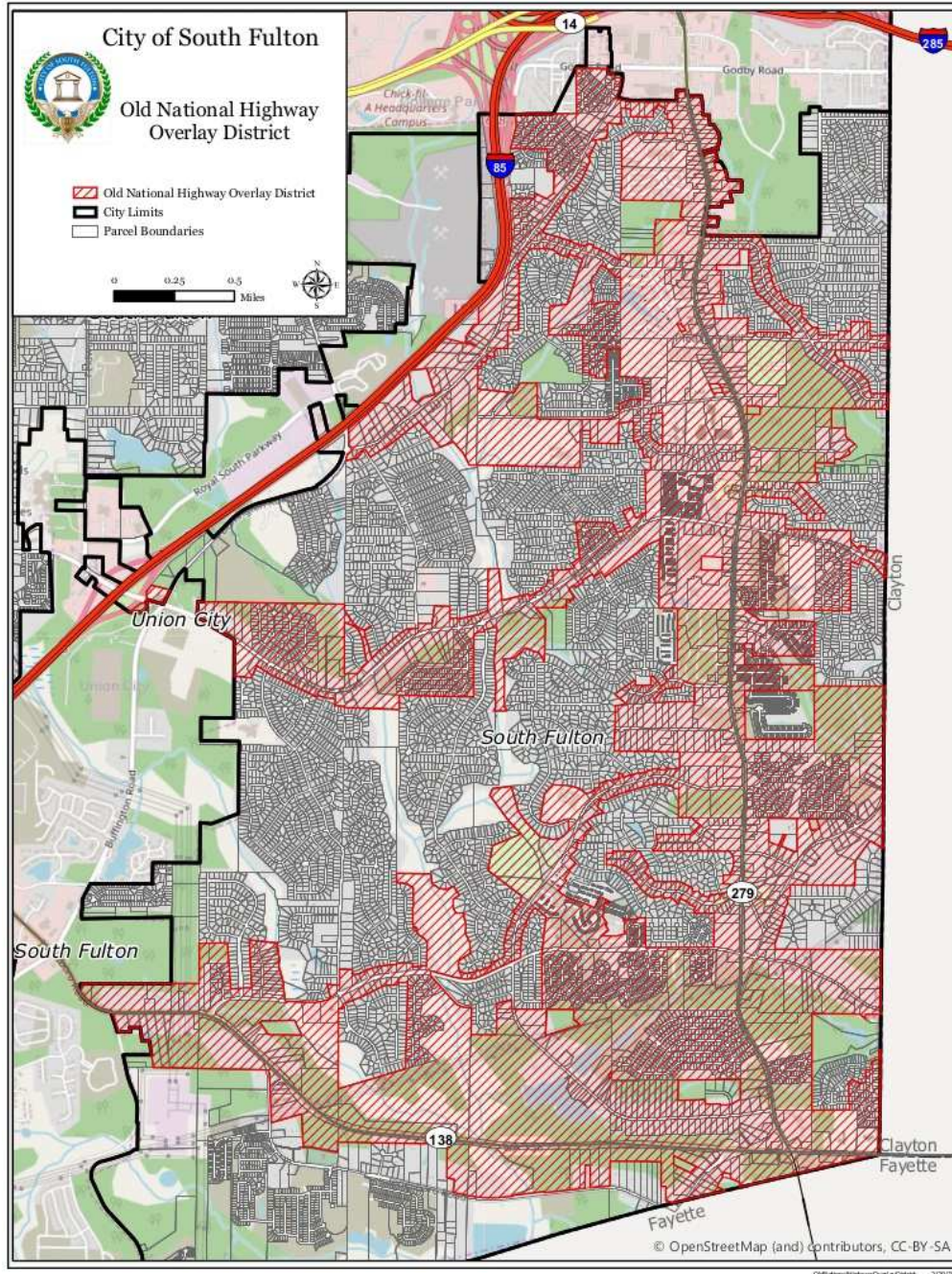


Sec. 511 Old National Highway Overlay District.

Sec. 511. Old National Highway Overlay District.

511.01 [Boundary Map.](#)



Sec. 511 Old National Highway Overlay District.

511.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of ~~this the Old National Highway Overlay District (District) resolution~~ to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Old National Highway District in accordance with the provisions herein.
- (b) ~~The is resolution~~ Old National Highway Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This ~~resolution~~ District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This ~~resolution~~ District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the Old National Highway District, ~~these~~ regulations in this Sec. 511 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

511.03 ~~Old National Highway Overlay District regulations~~ Applicability.

- (a) The Old National Highway Overlay District and the regulations of this Section 511 ~~applies~~ apply to all properties zoned or developed for nonresidential and residential uses (except ~~single family detached dwelling units~~ as indicated in Sec. 511.03(b) below) which have frontage on Old National Highway or have direct access to Old National Highway, or are located on streets that intersect Old National Highway in South Fulton between the City of College Park limits, Union City limits, and Fayette County (see ~~attached~~ map in Sec. 511.01 above).
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the prohibitions on certain exterior finishes in Sec. 507.12(b) 511.10(e) and Sec. 511.10(f) shall apply.

511.04 Architectural Review Process.

- (a) At the time of application for rezoning and/or use permit, a land disturbance permit or a building permit, the applicant will be directed to the community for a review of Old National Overlay Design Standards. The community will be allowed 10 working days to review and comment. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of a permit for more than 10 working days due to this review and comment period.
- (b) Prior to the issuance of a building permit, the applicant shall submit samples of exterior materials, colors, design and architectural details of proposed building(s) and

Sec. 511 Old National Highway Overlay District.

demonstrate compliance with the architectural design standards set forth in this Sec. 511.

- (c) ~~South Fulton~~CDRA staff will review land disturbance, exterior building and sign permit applications for compliance with the Old National Highway Overlay District. Upon determination of compliance, a Certificate of Endorsement (COE) will be provided in the form of signing the formally submitted plans and drawings.

511.05 Landscaping Requirements.

- (a) A 15-foot wide landscape strip shall be required along any property line adjacent to a public street when Article 4 of ~~the Zoning Resolution~~this Ordinance otherwise specifies a smaller landscape strip.
- (1) The landscape strip may be as specified by the South Fulton Tree Preservation Ordinance, or may be a combination of hardscape elements (plazas, planters, benches, fountains and tables, etc.), ground cover, shrubs, and the required number of hardwood trees as specified by the Tree Preservation Ordinance.
- (2) Shrubs shall be a minimum height of 3 feet at time of planting.
- (3) A minimum of one 32"-inch caliper diameter at breast height (DBH) hardwood shade tree is required for every ~~thirty (30)~~ linear feet of landscape strip.
- (b) A 10-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
- (c) All landscaped areas shall be maintained by the property owner(s).
- (d) Landscape treatments shall not obscure street addresses.

511.06 Accessory Site Features.

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning category by one of the following: placement behind the building, 100-~~percent~~% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director of Community Development and Regulatory Affairs.
- (d) Except as provided for in Article ~~193~~, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
- (e) Vending machines, paper stands, and other similar devices must be located inside a building.
- (f) Shopping carts shall be stored inside the structure or in parking lot receptacles and shall be subject to the requirements of Title 6, Chapter 5 Abandoned Shopping Carts of the City Codes of Ordinances.

511.07 Screening Requirements and Materials.

- (a) Refuse areas shall be enclosed on four sides with opaque fencing, 12 inches higher than the receptacle, and constructed of the same material as the building structure. One side shall be a self-closing gate. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.

Sec. 511 Old National Highway Overlay District.

- (b) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
- (c) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- (d) Loading docks shall be screened by a continuous hedge of evergreen shrubs. Shrubbery shall be a minimum height of ~~five (5)~~ feet at time of planting. Shrubbery must be cared for under a continuous maintenance program.
- (e) Chain link fencing is prohibited except in retention/detention areas. All chain link fencing must be black or green vinyl clad.

511.08 Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages.
- (b) Internal walkways (paths) are required from the public sidewalk to the main entrance of the ~~principle~~principal use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
- (c) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (d) Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (e) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (f) Paths shall be connected to signalized crosswalks where applicable.
- (g) Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
- (h) Street furniture shall be located outside the specified width of any pedestrian path.

511.09 Building Design.

- (a) Developments shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) The ~~principle~~principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (c) Neon lights outlining and/or detailing building features are prohibited.
- (d) Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than 4 feet above the roof.
- (e) Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear.

~~(f) Building heights in non-residential zoning districts and residential zoning districts, excluding single-family zoning districts, may exceed the height limits required by the zoning districts upon approval of an Administrative Variance. In making the determination of whether the height variance shall be approved, the CDRA Director will consider the proposed building location, the intent of the District, the vision for the area as described in the Comprehensive Plan, as well as surrounding land uses and building heights. The CDRA Director will also consult with the Fire Marshal and~~

Building Official, and the Federal Aviation Administration (FAA) must review proposals that are higher than 60 feet or 5 stories.

511.10 Building Materials ~~and Architectural Treatments.~~

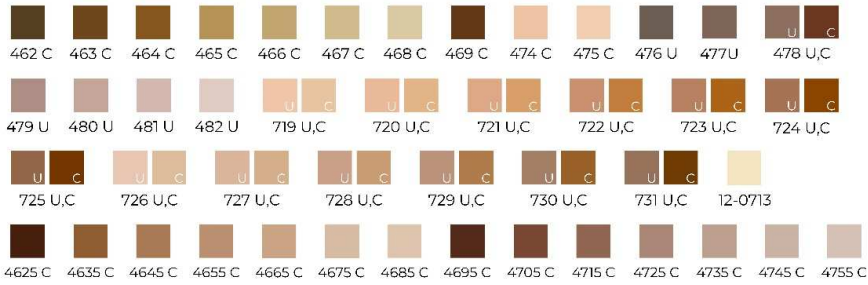
- (a) All buildings shall be brick, precast concrete, natural stone, cementitious stucco, tinted glass or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Exterior metal siding is allowed in industrially zoned districts but only on non-street-facing façades.
- (b) The exterior wall materials of all structures except industrial buildings shall consist of a minimum of 60 ~~percent~~% (per vertical wall plane) of the following: horizontal clapboard siding, brick or stone (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs).
- (c) Accent wall materials of non-reflective glass, architecturally treated concrete masonry, precast stone, or stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) shall not exceed 40 ~~percent~~% per vertical wall plane.
- (d) Exterior finishes for accessory structures shall be consistent with the ~~principle~~principal structure.
- (e) Cinder block, corrugated steel, wood siding, reflective glass, exposed plywood and exposed pressboard are prohibited as exterior finishes.
- (f) In addition to the prohibited materials listed in Sec. 511.10(e) above, synthetic stucco, vinyl siding and aluminum siding shall be prohibited as exterior finishes on residential uses.

511.11 Building Colors.

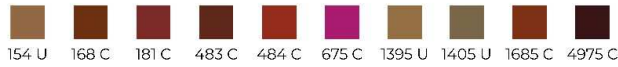
- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) ~~Permitted~~eColors for exterior walls, building components, sign structures, accent and decorative elements must ~~shall~~ be chosen from the tones and shades as specified by Table 12D the color chart below (from the Pantone Formula Color Guide) or as approved by the Director of Community Development and Regulatory Affairs.

Sec. 511 Old National Highway Overlay District.

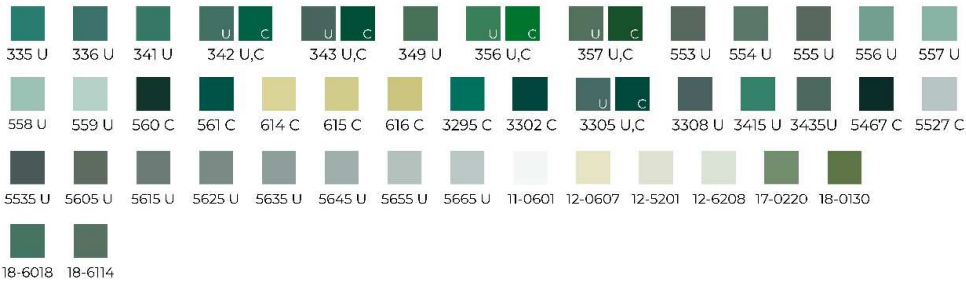
Browns, Beiges, Tans



Reds



Greens



Whites



Grays



The following colors apply to accent and decorative elements only.

Oranges / Yellows



Reds



Browns / Blacks



Greens



The code number under each color refers to the Pantone Matching System, an International Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

511.12 ~~Miscellaneous Provisions~~ Vacant Lots and Abandoned Structures.

- (a) Previously disturbed vacant lots shall not be paved unless it is a pre-existing condition.
- (b) Vacant lots shall not be overgrown (vegetative cover exceeding 6 inches in height) and must be maintained. The lot must remain free of trash and debris.
- (c) All openings of abandoned structures shall be secured from unauthorized entry.
- (d) All fabricated boards used to board up all openings of abandoned structures shall be painted on the exterior surface the same color as the building.
- (e) All garbage, trash, and other debris shall be removed from the interior and exterior of vacant premises.
- (f) A deadbolt shall be installed on the front exterior door above the existing lock of an abandoned structure.

511.13 Signs.

- (a) The architectural color standards of the overlay district apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.
- (c) Window signs along the Old National Highway Corridor are prohibited.

511.14 Streetscape Standards.

- (a) Lighting.
 - (1) A single decorative style light fixture and pole shall be used along the entire length of Old National highway and for a distance of 500 feet along the north and south sides of Flat Shoals Road where it intersects with Old National Highway.
 - (2) ~~Preferred~~ The preferred light fixture is Cooper Lighting "Traditionaire" Post Top Fixture. Lighting source shall be LED or the most energy efficient approved light source at the time of installation.
 - (3) Preferred streetlight pole is the Hapco manufacturing "Grand Series/Granville" decorative pole. This pole is FHWA approved as a 'breakaway' pole.
 - (4) Pole shall include banner arms as well as GFCI outlets as required.
 - (5) Lighting shall be installed behind the sidewalk at 80- to 100-foot intervals.
- (b) Sidewalks.
 - (1) All sidewalks along Old National Highway shall be a minimum of ~~eight~~ 8 feet wide. The sidewalk shall include two feet of brick pavers laid in a running bond course pattern adjacent to the back of the curb.
 - (2) All handicapped ramps shall be constructed per GDOT and South Fulton standards with a brick paver band installed.

511.15 Utility Placement.

All utilities shall be located underground.

511.16 Stormwater Management Facilities.

Sec. 511 Old National Highway Overlay District.

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.

DRAFT