

ARTICLE XIV, NORTH GEORGIA 400 OVERLAY DISTRICT:

Design Plan Administrative Review

All plans shall address and conform to all provisions set forth under Chapter 21, Article XIV. Should a design not meet all the non-numerical standards contained within this Article, then the proposed design must be submitted, for public hearing, to the Forsyth County Board of Commissioners for review and approval as an Alternate Design.

- × Architectural elevations, exterior finish schedules, and landscape plans must be submitted to the department at the time of application for a land disturbance permit.

Site Design Standards:

- × New developments and substantial improvements to existing developments shall provide for pedestrian and automobile access connections between adjacent properties.
 - Provide recording information for cross-access connection easements.
- × Parcels and buildings must be arranged and designed to allow for the opening of future streets and must provide access to those areas not presently served by streets. No development may be designed to completely eliminate street access to abutting parcels.
- × The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel at the point where the connection to the anticipated street is expected.
- × If a stub-out street exists next to an abutting parcel, the street system of any new or substantially renovated development must connect to the stub-out street to form a through-street.
- × Where pedestrian crossings must cross parking areas and drives, decorative paving material (i.e., pavers, stamped or textured concrete, or color concrete) shall be used to delineate the pedestrian crossing.

Landscaping.

- × Properties located along Georgia Highway 400 must meet applicable planting requirements in section 10-1.10 of this Code.
- × For all other properties, a minimum twenty (20) foot wide landscape strip shall be installed along existing or proposed rights-of-way for all development within the North Georgia 400 District; except that to the extent a specific zoning designation establishes a greater landscape strip requirement than this Overlay, the larger requirement shall control. These landscape strips shall be located behind utility easements so plant material will not be disturbed after installation.
- × Plant materials shall be used as accent elements at roadside entryways to provide a definite sense of arrival to businesses. These materials shall be clustered while maintaining adequate sight distance to and from the entryway.
- × For residential projects fronting Georgia Highway 400, a landscaped entrance median shall be required.

Civic Space.

- × Delineate and label civic space areas such as a passive or active park, pocket park, square, plaza, or playground. Include public art installations; provide detail.

Building Placement.

- × Non-residentially zoned properties located along Georgia Highway 400 must meet applicable setback requirements in section 10-1.10 of this Code.
- × For residential projects located along Georgia Highway 400, a minimum two hundred (200) foot building setback is required.
- × For commercial and office zoning districts, the principal entrance of a building shall be located on the side of the building facing a public street. Lots with double frontage shall provide orientation and principal entrance(s) on facades along the highway or major street.
- × Delivery & Ride Share Parking: Establishments that are serviced by ride-share, courier, or other delivery services shall take affirmative steps to ensure such services comply with parking requirements and do not impede the flow of traffic.
- × For non-residentially zoned properties, provide one (1) bicycle rack per fifty (50) parking spaces, but no less than one (1), for every building. A rack shall consist of a fixed location for locking at least two (2) bicycles.

Screening.

- × All parking areas shall be screened from view of the right-of-way of the highway or major street with evergreen shrubs. Shrubs shall reach no less than three (3) feet in height as measured from the top of curb of the parking area.
- × All dumpsters and compactors shall be enclosed on three (3) sides by materials and architectural elements to match the primary structure and gated on the fourth side.
 - The enclosure shall be at least one (1) foot taller than the highest point of the dumpster or compactor.
 - The opening of the enclosure shall measure a minimum of twelve (12) feet in width.
 - The gate shall be composed of decorative metal or other durable materials which shall reach the height of the three-sided enclosure and with colors coordinated with those of the primary structure. Chain link material is prohibited.
 - All dumpsters and compactors shall be equipped with lids.
 - A sixty (60) foot maneuvering apron is required adjacent to the enclosure’s gate.
- × Drive-throughs.
 - No drive-through shall exit directly onto the right-of-way.
 - Service windows are prohibited from facing a public right-of-way.
 - Car wash openings shall be oriented away from any public right-of-way.
- × Businesses requiring a fleet of service vehicles shall park such vehicles to the rear of the building or otherwise provide adequate screening to ensure the vehicles are not visible from the public right-of-way.
- × Storage of shopping carts shall be located indoors. Where indoor storage is not feasible, shopping carts shall be located adjacent to the building and screened by an enclosure made of masonry to match the exterior building materials.
 - Shopping cart corrals in parking areas shall be curbed within parking islands so that additional railings are not required for secure cart positioning.
 - Parking islands that contain cart corrals must include four hundred (400) square feet of landscaped space.
 - One (1) identifying sign at the rear of each corral is permitted for visibility within the parking lot.
- × Mechanical equipment at ground level shall be screened from the public right-of-way and pedestrian paths by opaque walls or fencing and a screen of evergreen shrubs.
 - Delineate and label all ground level mechanical equipment.
- × Stormwater detention and retention ponds that require a fence must not be visible from the public right-of-way unless a twenty (20) foot planted buffer is provided outside of the required fencing. Access to stormwater ponds shall not be facing the public right-of-way.

Architectural Design Standards. The architectural design standards established herein are intended to contribute to the overall character of the overlay district. The architectural criteria listed below establish minimum design standards within the overlay district to reduce the impacts of development on adjacent properties. These standards are required for all non-residentially zoned properties in addition to the design criteria contained in Chapters 12 and 14:

- × Building materials shall comply with the requirements of Table 21.14.

Table 21.14

Allowed	Prohibited
Brick	Concrete block Including smooth and split-face
Stone	Non-architectural grade metal Excluding roofs
Glass	Tile

Stucco or cementitious or wood siding	Maximum fifty percent (50%) per façade	
Architectural grade metal	Prefabricated steel buildings shall not have corrugated seam metal siding and shall include a variety of materials in the design	

- × The use of muted, subdued or earth tone colors are required for all buildings and associated structures. Vending and ice machines, lock boxes, and other dispensing equipment visible from the public right-of-way shall use only earth tone and/or neutral colors. Fuel dispensing units visible from the public right-of-way shall feature earth tone and/or neutral colors in their overall design. Notwithstanding the foregoing requirement, small functional parts of the fuel dispensing units and reasonable safety features may utilize additional colors for enhanced visibility and safety purposes, subject to the discretion of the director. In addition, any wall or fence shall use only earth tone and/or neutral colors. Earth tone colors refer to browns, umbers, sienna, or terracotta and brick tones. Neutral colors refer to black, whites, beiges, or grays.
- × The principal entrance of a building shall be articulated and express greater architectural detail than other portions of the building. Building entries shall be identified by hierarchical massing, contrasting architectural styling, or prominent architectural elements, such as overhead structures, arbors, roof overhang, or canopy.
- × Buildings shall be designed to avoid large, uninterrupted facades. Window and door openings, varied front façade setbacks, material variation, a palette of colors, a variety of roof types, tower features, parapets, awnings, cornices, canopies, corbels, bandings, moldings and other architectural embellishments and details shall be used to promote architectural features that prevent monotony.
- × Façades over one hundred (100) feet in length must incorporate wall projections or recesses a minimum of six (6) inches in depth. The combined length of said recesses and projections must constitute at least twenty percent (20%) of the total façade length.
- × Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building facades exceeding one hundred (100) continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentils, bricksoldier courses, or similar details.
- × Burglar bars, fiberglass awnings, and steel-roll down curtains are prohibited.
- × Structured parking facilities shall consist of materials and architectural elements that complement the primary structure.
- × Covered structures within parking lots are prohibited.
- × Retaining walls shall be faced with stone, brick, or a material that is complementary to the primary building, when visible from the right-of-way.
- × Sidewalks, no less than five (5) feet, shall be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas.

Fencing. Fencing materials shall be designed to contribute to the overall architectural character of the principal land use and shall incorporate the details below when located along any property frontage for non-residential uses or when present along entrance frontage for major subdivisions.

- × Unless otherwise specified by a zoning condition, fences shall be one (1) of the following types:
 - Black, four (4) board with stone or brick columns.
 - Black “wrought iron” in appearance.
- × No chain link fence shall be visible from the right-of-way.
- × All vinyl fencing is prohibited with the boundary of the North Georgia 400 Overlay.