

ARTICLE XIIC

Cascade Corridor Overlay District

- 12C.1. **PURPOSE AND INTENT.** The Board of Commissioners of Fulton County, Georgia hereby declares it to be the purpose and intent of this 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 Cascade Corridor District in accordance with the provisions herein.

This Resolution is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of Fulton County through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

This Resolution 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.

This Resolution 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.

In consideration of the character of the Cascade Corridor District, these regulations are 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.

- 12C.2. **CASCADE CORRIDOR OVERLAY DISTRICT REGULATIONS.** The Cascade Corridor Overlay District applies to all properties zoned or developed for nonresidential and residential uses (except single family detached dwelling units) within 3,500 feet of the center line of Cascade Road in unincorporated Fulton County between the Atlanta City limits and Danforth Road (see attached map).

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Within the Cascade Corridor Overlay District, land and structures shall be used in accordance with the standards of the underlying district.

Whenever provisions of this Article conflict with any other Article in the Zoning Resolution of Fulton County or any other Fulton County ordinances, regulations, or resolutions, these standards shall prevail.

12C.3. **DEVELOPMENT STANDARDS.**

12C.3. A. Landscaping

1. 15-foot wide landscape strip along any public street when Article 4 of the Zoning Resolution otherwise specifies a smaller landscape strip.
 - (a) The landscape strip may be as specified by the Fulton County 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.
 - (b) Shrubs shall be a minimum height of 3 feet at time of planting.
 - (c) A minimum of one 3" caliper hardwood shade tree is required for every thirty (30) linear feet of landscape strip.
2. 10-foot wide landscape strip along any interior property line adjacent to a nonresidential zoning and/or use.

12C.3. B. Screening

1. Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on 3 sides with opaque walls. The 4th side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.

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2. Accessory site features are prohibited in the front yard of any property.
3. 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% opaque fencing, berm or vegetative screen planted to buffer standards.
4. Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director of Environment and Community Development.
5. Chain link fencing may be used along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated.
6. When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
7. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

12C.3. C. Pedestrian Paths

1. Sidewalks are required along all public and private road frontages.
2. Internal walkways (paths) are required from the public sidewalk to the main entrance of the principle use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
3. Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
4. Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit
5. Paths shall be designed to minimize direct auto-pedestrian interaction.

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6. Paths shall be connected to signalized crosswalks where applicable.
7. Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
8. Street furniture shall be located outside the specified width of any pedestrian path.
9. If a business is open after dark, the path shall be well-lit by a minimum of 0.9 foot-candles with an average to minimum uniformity ratio of 4:1. The lighting plan for pedestrian paths shall be included on the site plan submitted at the time of application for a Land Disturbance Permit.

12C.3. D. Building Materials and Architectural Treatments

1. 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.
2. The exterior finish of all buildings shall be at least 51% brick per vertical wall plane. (Amended 07/02/03)
3. Accent building materials of nonreflective glass, natural stone, precast concrete, stucco, stucco-like material, glass block, Hardi-plank and tile shall not exceed 49% per vertical wall plane.
4. The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building .
5. To the extent any rear or side of any building is visible from any public street or single family residence, architectural treatment shall continue through the rear or side.
6. Exterior finishes for accessory structures shall be consistent with the principle structure.
7. Permitted colors for exterior walls, building components, sign

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structures, accent and decorative elements shall be as specified by Table 12C or as approved by the Director of Environment and Community Development.

Table 12C	
Acceptable Color for Architectural Treatment Elements	
Pantone Matching System (PMS)	
U denotes dull finish	
Color-Hue	Value
Yellow	138U, 1385U, 145U
Orange	1525U, 1535U, 159U, 160U, 1595U, 1605U, 1685U, 174U, 175U
Brown	462U-468U
Red	1945U
Blue	2748U, 280U, 287U, 293U, 294U, 301U, 3015U, 307U, 5425U, 5435U, 5445U, 5455U
Green	340U-343U, 3415U, 3425U, 3435U
Black	40U, 401U-405U, 4U, 7U, Cool Grey 4U
Tan	726U-732U

8. Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
9. Exposed concrete masonry unit (CMU) block, corrugated steel, aluminum siding, vinyl siding, wood siding, prefabricated metal, exposed plywood, and exposed pressboard are prohibited as exterior finishes.
10. Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior and interior of a structure except at the structure's rear. Burglar bars are prohibited on the rear if visible from a public street. Burglar bars are also prohibited on the rear of an outparcel building if visible from the main structure.
11. Neon lights outlining and/or detailing building features are prohibited.
12. 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 roof.
13. Vending machines, paper stands, and other similar devices must be located interior to the building structure.

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- 12C.3. E. Architectural Review Process
1. Prior to the issuance of a building permit, the applicant shall submit plans which include details of exterior materials, colors, design and architectural elements of proposed building(s) as specified by this Article.
 2. Fulton County staff will review all requests for land disturbance, building (excluding interior renovations), and sign permits for compliance with this Article. Upon determination of compliance, a Certificate of Endorsement (CoE) will be provided in the form of signing the formally submitted plans and drawings.
 3. Prior to the issuance of a building permit, the community will be allowed ten working days to review and comment. In no event shall a proposal which otherwise conforms to applicable codes and regulations be delayed issuance of a building permit for more than 10 working days due to this review and comment process.
- 12C.3. F. Miscellaneous Provisions
1. Except as provided for in Article 19, 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. (Amended 03/03/04)
 2. Storage of shopping carts is allowed without a permit.
- 12C.4 **SIGNS.**
- 12C.4 A. Commercially zoned properties with frontages of 500 feet or more shall be permitted:
1. One (1) identification monument for the overall development which shall not exceed a maximum surface area of 64 square feet. Height shall be as specified by Article 33.
 2. One wall sign at the front of each place of business except on corner lots which are allowed two walls signs, one on each street-facing wall. Wall signs shall not exceed 5% of the corresponding wall area.
- 12C.4 B. Commercially zoned properties with less than 500 feet of frontage, outparcels and properties zoned for office and/or institutional uses shall be

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permitted:

1. One (1) identification monument sign which shall not exceed 32 square feet in surface area and a maximum of 6 feet in height measured from finished grade.
 2. One wall sign at the front of each place of business except on corner lots which are allowed two walls signs, one on each street-facing wall. Wall signs shall not exceed 5% of the corresponding wall area.
- 12C.4 C. Gas stations, convenience stores, discount warehouses and similar facilities that sell gasoline may have an additional 24 square feet of surface area to advertise gasoline prices.
- 12C.4 D. Other Standards:
1. Base and framework of monument signs shall be made of the same brick as the principal structure.
 2. Wall signs shall be flush against the wall, not cover architectural features or details, and not extend beyond the roof line or outer edges of the building.
 3. Awnings and canopy signs (e.g. service stations) containing the company's name are considered signs and may be substituted for monument or wall signs.
 4. The architecture color standards of the district apply only to the sign structure not to the sign face.
- 12C.4 E. Prohibited Sign Types:
1. Free standing, rotating, projecting, pylon, pole, portable, flashing, animated, sandwich, blinking, fluctuating, and electronic/manual reader boards, and neon signs (except those which read "open" or "closed") are prohibited.
 2. Vehicles with lettering or graphics greater than two inches in height identifying or promoting a business or commercial activity shall not be parked or stored within 50 feet of the curb of any public right-of-way.
This standard does not apply to vehicles used regularly for delivery, pick-ups, service calls, or transporting customers, except

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that such vehicles shall not be parked within 50 feet of the curb of any public right-of-way after hours if the vehicles are visible from the public right-of-way.

3. Windows may permanently display proprietor's name, business name, and address for identification purposes only. Except for temporary holiday decorations, no other window painting or signage shall be allowed.
4. Posters, placards, or signs affixed to or placed in windows along the corridor are prohibited.

12C.4 F. Sign Lighting.

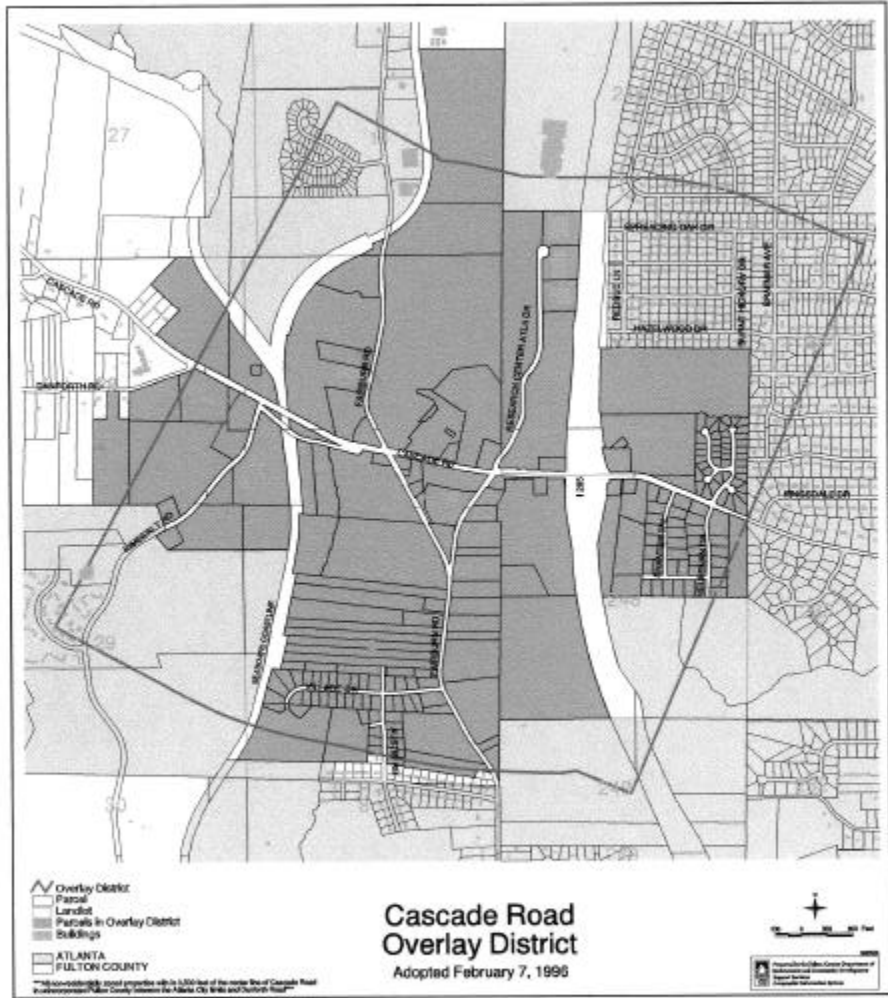
1. Wall signs shall be internally illuminated.
2. Monument signs may be either indirect or internally illuminated.

12C.5. **SEVERABILITY**. In the event that any section, subsection, sentence, clause or phrase of this Article shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses or phrases of this Article, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

12C.6. **APPEALS**. Any persons aggrieved by a final decision of the Department of Environment and Community Development relating to this article may appeal such final decision to the Board of Zoning Appeals by filing in writing setting forth plainly, fully and distinctly why the final decision is contrary to law per the Fulton County Zoning Resolution. Such appeal shall be filed within 30 days after the final decision of the department is rendered.

12C.7. **ADOPTION AND EFFECTIVE DATE**. NOW, THEREFORE BE IT RESOLVED, the Fulton County Board of Commissioners does hereby ordain, resolve and enact the foregoing Article XIIC to the Zoning Resolution of Fulton County, Georgia.

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