

ARTICLE XIID

Old National Highway Overlay District

- 12D.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 Old National Highway 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 Old National Highway 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.

- 12D.2. **OLD NATIONAL HIGHWAY OVERLAY DISTRICT REGULATIONS.**
The Old National Highway Overlay District applies to all properties zoned or developed for nonresidential and residential uses (except single family detached dwelling units) which have frontage on Old National Highway or have direct access to Old National Highway, or are located on streets that intersect Old

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National Highway in Fulton County between the City of College Park limits, Union City limits, and Fayette County (see attached map). Within the Old National Highway 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.

12D.3. **DEVELOPMENT STANDARDS.**

12D.3. A. Landscaping

1. 15-foot wide landscape strip along any property line adjacent to a 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.
3. All landscaped areas shall be maintained by the property owner(s).
4. Landscape treatments shall not obscure street addresses.

12D.3. B. Screening

1. Refuse areas shall be enclosed on four (4) 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

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self-closing gate. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.

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. When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
6. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
7. 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. (Amended 07/02/03)

12D.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.

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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.
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.

12D.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. All buildings shall be brick, precast concrete, natural stone, cementitious stucco, tinted glass or horizontal clapboard siding. Exterior metal siding is allowed in industrially zoned districts but only on non street-facing facades.
3. The exterior wall materials of all structures except industrial buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: horizontal clapboard siding, brick or stone.
4. Accent wall materials of glass, architecturally treated concrete masonry, precast stone, or stucco shall not exceed 40% per vertical wall plane.
5. The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
6. Exterior finishes for accessory structures shall be consistent with the principle structure.

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7. Permitted colors for exterior walls, building components, sign structures, accent and decorative elements shall be as specified by Table 12D or as approved by the Director of Environment and Community Development.

Table 12D Allowable Architectural Treatment, Accent and Trim Colors for the Old National Overlay District (Reference Pantone Color Formula Guide)						
Red Tones	Blue Tones	Yellow Tones	Green Tones	Brown Tones	Gray Shades	Black Shades
162 C	270 C	100 C	3288 C	406 C	420 C	432 C
1625 C	271 C	101 C	3298 C	407 C	421 C	433 C
1635 C	275 C	107 C	336 C	408 C	422 C	Cool Gray 11
180 C	2706 C	113 C	348 C	409 C	423 C	432 U
1805 C	2726 C	117 C	349 C	410 C	424 C	433 U
1815 C	2756 C	120 C	357 C	411 C	425 C	438 U
434 C	2707 C	121 C	364 C	438 C	427 C	439 U
435 C	2717 C	122 C	365 C	439 C	428 C	440 U
436 C	2727 C	1205 C	366 C	Warm Gray 10 C	429 C	
437 C	2708 C	1215 C	372 C	Warm Gray 9 C	430 C	
691 C	277 C	127 C	441 C	Warm Gray 6 C	431 C	
697 C	278 C	128 C	442 C	719 C	Cool Gray 1 C	
	2758 C	134 C	443 C	720 C	Cool Gray 2 C	
	283 C	135 C	444 C	722 C	Cool Gray 3 C	
	290 C	1345 C	445 C	726 C	Warm Gray 1 C	
	291 C	1355 C	614 C	728 C	Warm Gray 1 U	
	317 C	1365 C	615 C		Warm Gray 2 U	
	324 C	141 C			Cool Gray 1 U	

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Table 12D Allowable Architectural Treatment, Accent and Trim Colors for the Old National Overlay District (Reference Pantone Color Formula Guide)						
Red Tones	Blue Tones	Yellow Tones	Green Tones	Brown Tones	Gray Shades	Black Shades
	656 C	142 C				
		143 C				
		148 C				
		149 C				
		155 C				
		156 C				

8. Neon lights outlining and/or detailing building features are prohibited.
 9. Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
 10. Cinder block, corrugated steel, wood siding, exposed plywood and exposed pressboard are prohibited as exterior finishes.
 11. 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.
 12. 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.
 13. Chain link fencing is prohibited except in retention/detention areas. All chain link fencing must be black or green vinyl clad.
 14. Vending machines, paper stands, and other similar devices must be located inside a building.
- 12D.3. E. Miscellaneous Provisions
1. Previously disturbed vacant lots shall not be paved unless it is a pre-existing condition.

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2. 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.
3. All openings of abandoned structures shall be secured from unauthorized entry.
4. 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.
5. All garbage, trash, and other debris shall be removed from the interior and exterior of vacant premises.
6. A deadbolt shall be installed on the front exterior door above the existing lock of an abandoned structure.
7. 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)
8. Shopping carts shall be stored inside the structure or in parking lot receptacles.

12D.3. F. Architectural Review Process (Added 03/03/04)

1. 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 ten 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.
2. 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 demonstrate compliance with the architectural design standards set forth in this ordinance.

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3. Fulton County 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.

12D.4. **SIGNS.**

1. Multi-tenant developments with a minimum of 500 feet of frontage are allowed one (1) identification monument for the overall development which shall not exceed 64 square feet in surface area. Height shall be in accordance with Article 33 of the Zoning Resolution.
2. Multi-tenant developments with less than 500 feet of frontage and single tenant developments are allowed one (1) identification monument not to exceed 32 square feet in surface area and 6 feet in height measured from finished grade. Gas stations are allowed an additional 24 square feet of surface area to advertise gasoline prices.
3. Outparcels are allowed one (1) identification monument sign per outparcel. The identification monument shall not exceed 24 square feet in surface area and 4 feet in height measured from finished grade.
4. Each business in a multi-tenant development, single tenant developments, and outparcels are allowed one (1) wall sign except businesses located on corner lots which are allowed one (1) wall sign on each street-facing wall. Wall signs shall not exceed 5% of the corresponding wall area.
5. Wall sign faces shall be flush against the wall, shall not cover architectural features or details, and shall not extend beyond the roof line or outer edges of the building.
6. Except for principle anchors, wall signs shall be uniform in alignment and height in developments in which multiple businesses share a building
7. Sign lighting shall be in accordance with Article 33 of the Zoning Resolution.
8. All sign surfaces and structures shall be kept in good repair.
9. The architectural color standards of the Overlay District apply to the sign structure and not the sign face.

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10. Businesses which close or move are required to remove all signage (including sign structures) identifying the business inclusive of free standing signs and any structures attached thereto within three (3) months of abandoning the structure.
 11. Awnings and canopies with a company's name and/or logo are considered signs.
 12. Sign structures and faces constructed of wood or canvas materials are prohibited.
 13. Sandwich board signs and electronic/manual reader boards are prohibited. Rotating, pole, pylon, projecting, portable, flashing, animated, blinking or fluctuating, and neon signs (except those which read "open" or "closed") are prohibited as signage and as signage accents.
 14. No vehicle with lettering or graphics greater than two (2) inches in height identifying or promoting a business or commercial activity shall be stored within 50-feet of the curb of any public street if visible from the public street.
 15. Windows shall not be painted for permanent advertising purposes, except for temporary holiday decorations and to display proprietors' name, business name, and address for identification purposes.
 16. Posters, placards, or signs affixed to or placed in windows along the Old National Highway Corridor are prohibited.
 17. Lettering for address signage must be 4 inches in height or as required by the Fulton County Building Code. (Amended 07/02/03)
- 12D.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.
- 12D.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

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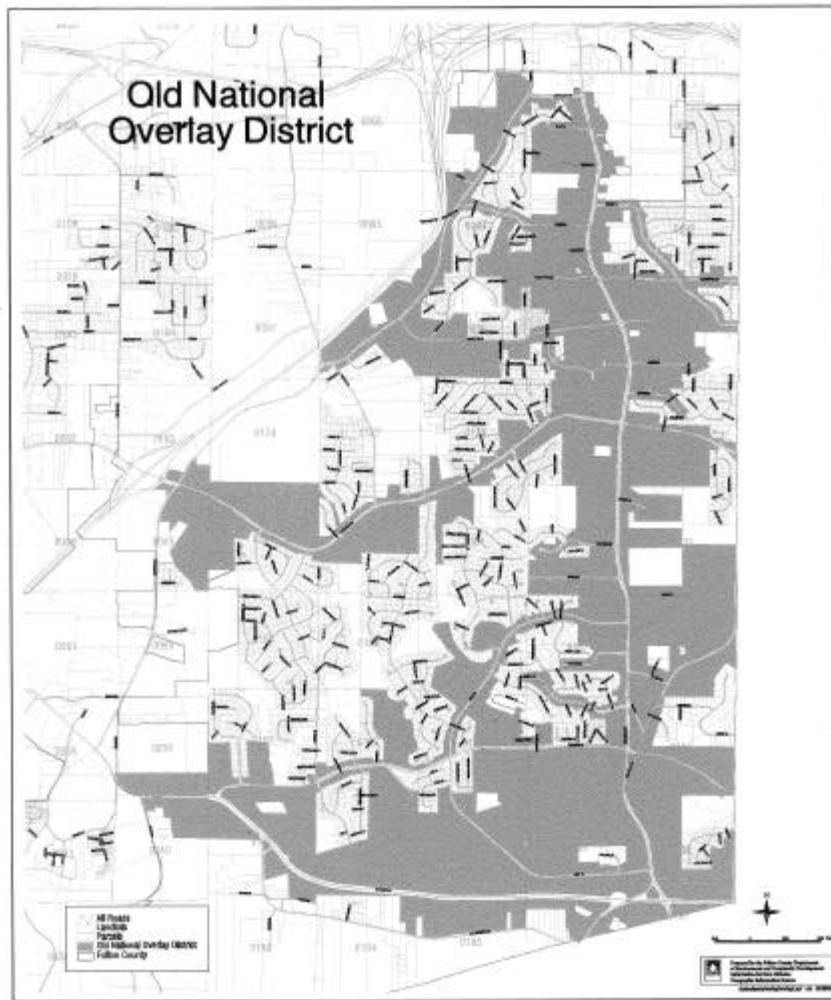
Fulton County Zoning Resolution. Such appeal shall be filed within 30 days after the final decision of the department is rendered.

12D.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 XIID to the Zoning Resolution of Fulton County, Georgia.

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