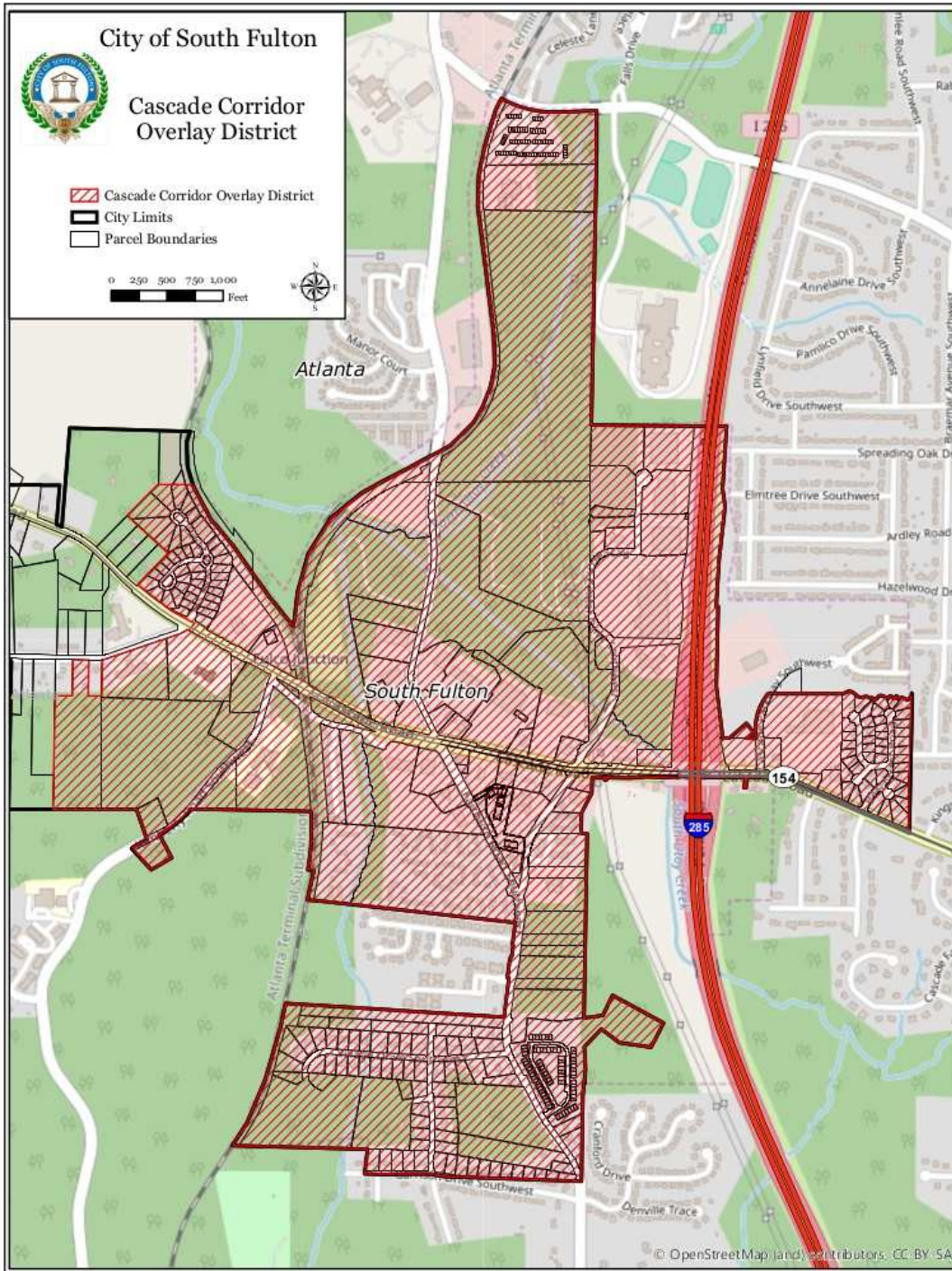


Sec. 506 Cascade Corridor (Cascade) Overlay District.

Sec. 506. Cascade Corridor (Cascade) Overlay District.

506.01 [Boundary Map.](#)



506.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of this Cascade Corridor 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 Cascade Corridor District in accordance with the provisions herein.
- (b) ~~This resolution is adopted~~ The Cascade Corridor 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 Cascade Corridor Overlay District, ~~these~~ regulations in this Sec. 506 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.

506.03 ~~Use Regulations~~ Applicability.

- (a) The Cascade Corridor Overlay District and the regulations of this Section 506 apply to all properties zoned or developed for nonresidential and residential uses (except ~~single family detached dwelling units~~ as indicated in Sec.506.03(b) below) within 3,500 feet of the center line of Cascade Road in ~~unincorporated~~ South Fulton between the Atlanta City limits and Danforth Road (see attached map under Sec. 506.01 above).
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the exterior finish prohibitions in Sec. 506.10(c) shall apply.

506.04 Architectural Review Process.

- (a) 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 Sec. 506 ~~Article~~.
- (b) South Fulton staff will review all requests for land disturbance, building (excluding interior renovations), and sign permits for compliance with this ~~Article~~ Section. Upon determination of compliance, a Certificate of Endorsement (COE) will be provided in the form of signing the formally submitted plans and drawings.
- (c) Prior to the issuance of a building permit, the community will be allowed 10 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.

506.05 ~~Development Standards~~ Landscaping Requirements.

A 15-foot wide landscape strip along any public street shall be required when Article 4 of the Zoning Ordinance otherwise specifies a smaller landscape strip, in accordance with the following requirements:-

- (a) 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.
- (b) Shrubs shall be a minimum height of 3 feet at time of planting.
- (c) A minimum of one ~~32"-inch~~ 32"-inch caliper diameter at breast height (DBH) hardwood shade tree is required for every ~~thirty (30)~~ linear feet of landscape strip.
- (d) A 10-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.

506.06 Accessory Site Features; Placement and Screening.

- (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 Community Development and Regulatory Affairs.
- (d) Roof-mounted equipment and flat roofs 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.
- (e) Refuse areas and receptacles.
 - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth 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.
 - (2) Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.

506.07 Fencing and Wall Requirements.

- (a) Chain link fencing ~~may be used~~ are only allowed along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated. Fences should not be visible from the street.
- (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) Screening walls shall be screened with a hedge of evergreen shrubbery, a minimum of 2 feet in height at planting.

(d)(e) Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood.

506.08 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.
- (i) 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.

506.09 ~~Architectural Treatments~~Building Design.

- (a) Developments shall include architecture elements, including: ~~such as columns, arcades, covered entry walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.~~
 - (1) Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;
 - (2) Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;
 - (3) Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;
 - (4) Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;
- (b) Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.
- (c) The ~~principle~~principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (d) 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.

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- (e) Flat roofs are prohibited unless screened by a parapet in accordance with Sec. 506.06(d) above.
- (f) Neon lights outlining and/or detailing building features are prohibited.
- (g) Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.

506.10 Building Materials.

- (a) The exterior finish of all principal buildings shall be at least 51 ~~percent~~% brick ~~(or an equivalent alternative treatment approved by the Director Community Development and Regulatory Affairs)~~ per vertical wall plane.
- (b) Accent building materials on principal buildings ~~of shall be~~ nonreflective glass, natural stone, precast concrete, stucco, stucco-like material, glass block, Hardi-plank and/or tile (or an equivalent alternative treatment approved by the Director Community Development and Regulatory Affairs) and shall not exceed 49 ~~percent~~% per vertical wall plane.
- (c) Exposed concrete masonry unit (CMU) block, corrugated steel, aluminum siding, vinyl siding, wood siding, synthetic stucco, prefabricated metal, exposed plywood, reflective glass, and exposed pressboard are prohibited as exterior finishes, with the exception that wood siding is allowed on single-family detached dwellings.
- (d) Exterior finishes for accessory structures shall be consistent with the ~~principle~~principal structure.

506.11 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 ~~shall~~must be chosen from the tones and shades as specified by in the color chart below (from the Table 12C Pantone Formula Color Guide) or as approved by the Director of Community Development and Regulatory Affairs if a proposed color is not listed in the color chart but approximates one of the approved colors.

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Yellow



Orange



Brown



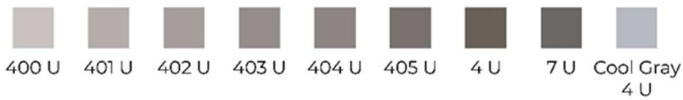
Blue



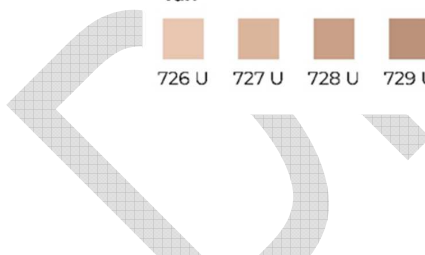
Green



Black



Tan



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.

506.12 Security Devices.

- (a) Burglar bars.
 - (1) Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior of a structure except at the structure's rear.
 - (2) Burglar bars are prohibited on the rear of a structure if visible from a public street.
 - (3) Burglar bars are also prohibited on the rear of an outparcel building if visible from the main structure.
- (b) Roll-down security devices.
 - (1) Roll-down security devices that allow visibility into the store when they are deployed, such as security shutters, are allowed if installed interior to the structure.
 - (2) Said interior security devices shall give the overall appearance of a uniform horizontal pattern and shall be placed so that the pattern is at a uniform height across the entire business front and shall match or compliment the color of the surrounding window frame.
 - (3) The interior security device shall be rolled up (out of sight) during business operating hours and if business has vacated.
 - (4) Extraneous items shall not be attached to the security device.
 - (5) The preferred security device is QMI, Vision Profile Security Shutters, Style 51.
- (c) Letter of Appropriateness required.
 - (1) Prior to the installation of all security devices the owner/leasee shall obtain a Letter of Appropriateness from the Director of Community Development and Regulatory Affairs.
 - (2) In order to obtain the Letter of Appropriateness, the ~~Owner~~owner/~~Leasee~~leasee shall provide ~~the following~~a signed and notarized letter in order to obtain the Letter of Appropriateness with attachments describing:
 - a. Building address where devices are to be installed.
 - b. Detailed information including site plan and elevation drawing showing location of security device in relation to building façade, windows, doors, etc.
 - c. Name of security product (provide manufacturer information).
 - d. Detailed information on the security product (color, material etc.).
 - e. Other information as may be requested to assure compliance with the security device standard.
 - f. Notarized letter from installer certifying that product shall be installed to manufacturer's specifications.
 - (3) ~~Planning and Zoning~~CDRA Staff will review the information for compliance with the security device standard and upon determination of compliance will provide a Letter of Appropriateness.

506.13 Outdoor Vending and Storage.

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- (a) Vending machines, paper stands, and other similar devices must be located interior to the building structure.
- (b) 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.
- (c) Storage of shopping carts is allowed without a permit, but is subject to the requirements of Title 6, Chapter 5 Abandoned Shopping Carts of the City Codes of Ordinances.

506.14 Sign Standards.

- (a) The base and framework of monument signs shall be made of the same brick as the principal structure.
- (b) The architecture color standards of the overlay district apply only to the sign structure, not to the sign face.
- (c) Window signs along the corridor are prohibited.
- (d) Wall signs shall be internally illuminated.

506.15 Utility Placement.

All utilities shall be located underground.

506.16 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.