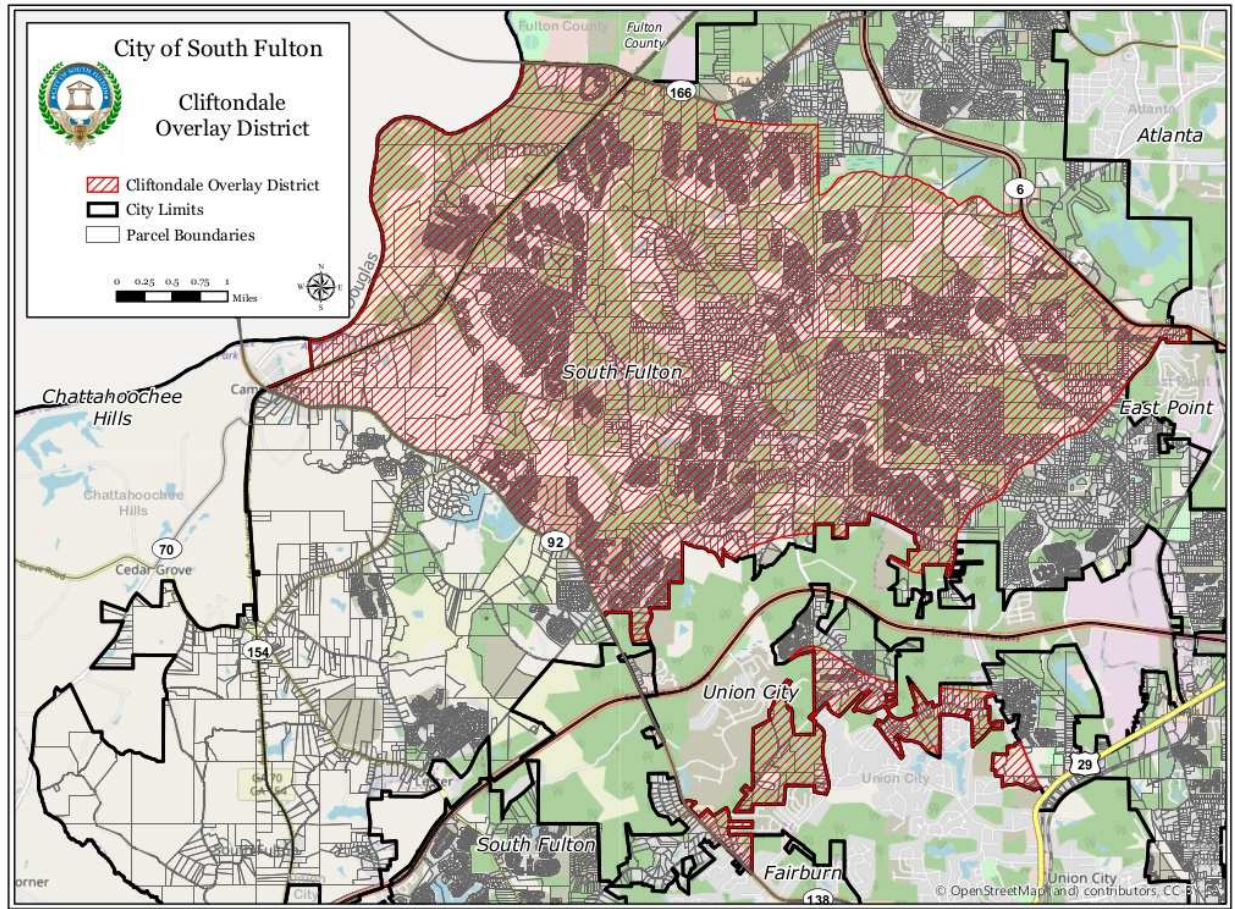


Sec. 509. Cliftdale Overlay District.

509.01 [Boundary Map](#)



509.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of this ~~Sec. 509~~ [Resolution Cliftdale Overlay District \(District\)](#) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of sites, buildings, structures, streets, neighborhoods, and landscape features in the ~~Cliftdale Overlay District (District)~~ in accordance with the provisions herein.
- (b) This ~~Resolution regulations~~ [Cliftdale 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](#) 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

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sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

- (d) This ~~Resolution-District~~ also seeks 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, to stimulate business and promote economic development.
- (e) In consideration of the character of the District, ~~these~~ regulations in this Sec. 509 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.

509.03 ~~Cliftdale overlay district use regulations~~ Applicability.

- (a) The District and the regulations of this Section 509 apply to all properties zoned or developed for nonresidential and residential uses (except ~~single-family detached dwelling units~~ as indicated in Sec. 509.03(b) below) and structures within the area illustrated on the ~~following~~ map in Sec. 509.01.
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the building material prohibitions in Sec 507.12(b)509.12(b) shall apply.
- (c) If any portion of a parcel and/or development is located in the defined boundary area, the entire parcel and/or development shall comply with the standards herein.
- (d) The District also recognizes the Cliftdale Crossroads as designated ~~on the 2015 South Fulton Land Use Map~~ in the South Fulton Comprehensive Plan.

509.04 Architectural Review Process.

- (a) Prior to issuance of a building permit, the applicant shall submit details of exterior materials, colors, design and architectural features of the proposed building which demonstrate compliance with the design standards set forth in this ordinance.
- (b) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this overlay district and upon determination of compliance will provide a Certificate of Endorsement (COE) 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. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of a building permit for more than 10 working days due to this review and comment process.
- (d) All building plans submitted as an application for a building permit should clearly indicate all of the proposed building materials and colors for each facade ~~as described herein~~ in accordance with Sec. 509.12 and Sec. 509.13. The plans should clearly show the location and calculate the amount/percentages of all building materials per facade.

509.05 Landscaping, Buffers and Street ~~trees.~~ Tree Requirements.

- (a) All AG-1 and residentially zoned developments shall provide a minimum 50-foot wide natural, undisturbed buffer with a 10-foot improvement setback along all public streets.

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- (b) All non-residentially (except AG-1) zoned developments shall provide a minimum 50-foot wide landscape strip along all public streets.
- (c) A minimum 50-foot wide natural, undisturbed buffer with a 10-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use.
- (d) A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
- (e) Large, overstory trees shall be planted 40 to 60 feet on center and are allowed along residential and commercial streets.
- (f) Small, understory trees shall be planted 10 to 30 feet on center along residential streets.
- (g) Street trees shall be a minimum of ~~32-inches~~ caliper diameter at breast height (DBH).
- (h) Street trees shall be selected from Appendix E of the South Fulton Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the South Fulton Arborist.

509.06 Screening 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~~ district by one of the following: placement behind the building, 100% 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.

509.07 Refuse Areas and Receptacles.

- (a) 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 ~~4th~~ fourth side shall be a self-closing gate made from noncombustible materials.
- (b) ~~Opaque~~ Required opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block.
- (c) Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.
- (d) Opaque fences are prohibited adjacent to public streets.

509.08 Fencing and Walls.

- (a) Fencing materials along public streets and side yards, golf courses, play fields and other recreational areas are restricted to decorative stone, iron, wrought iron, treated wood, white picket, and/or minimum three-rail horse fencing with posts.
- (b) When required, fencing material around detention/retention facilities shall be constructed in accordance with the South Fulton Subdivision Regulations or as approved by the CDRA Director. Vegetation shall be planted in accordance with Article ~~34-4 of the South Fulton Zoning Resolution~~ this Ordinance.
- (c) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

509.09 Sidewalks/Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.
- (b) Sidewalks and other paths (multi-purpose or pedestrian) shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit.
- (c) Meandering sidewalks are permissible upon approval by the ~~director~~ [CDRA Director](#).
- (d) Pedestrian paths shall be a minimum width of ~~five~~ 5 feet.
- (e) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (f) Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the director when the path is part of the South Fulton Bicycle and Pedestrian Plan.
- (g) Multi-use paths designed for use by bicyclists and pedestrians shall be a minimum of 15 feet wide; ~~five~~ 5 feet for the pedestrian sidewalk and ~~ten~~ 10 feet for the bicyclists.
- (h) Street furniture shall be located outside the specified width of any path.
- (i) Paths shall be connected to signalized crosswalks where applicable.
- (j) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (k) Paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
- (l) Pedestrian access should be provided to all entrances including access from rear parking areas.

509.10 Lighting.

- (a) A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a land disturbance permit.
- (b) Open parking lots and walkways providing access thereto shall be provided with a maintained minimum 2-foot candles (a measure of illumination) of light measured at grade level.
- (c) The maximum to minimum foot candle level shall not exceed a 12:1 ratio.
- (d) ~~Non-LED S~~ ~~shoe-box~~ [lighting fixtures](#), cobra lighting fixtures, and neon lighting are prohibited.
- (e) Any luminaire with a lamp or lamps rated at a total of MORE than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- (f) Any luminaire with a lamp or lamps rate at a total of MORE than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens, shall be mounted at a height equal to or less than the value $3 + (D/3)$, where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 25 feet.
- (g) Any luminaire with a lamp or lamps rated at a total of 1800 lumens or LESS, and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or LESS, may be

used without restriction to light distribution or mounting height, except that if any spot of flood luminaire rated 900 lumens or LESS is aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.

- (h) Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.
- (i) All temporary emergency lighting needed by the police or fire departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this article.
- (j) All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of this article, except that all luminaries used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
- (k) Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.
- (l) Lighting fixtures used to illuminate ~~an outdoor advertising sign~~ billboard shall be mounted on the top of the sign structure. All such fixtures shall use a type of shielding to direct lighting downward~~comply with the shielding requirements of Section 1-10.3(A)~~. Bottom-mounted ~~outdoor advertising sign~~ lighting shall not be used.
- (m) ~~Existing outdoor advertising structures shall be brought into conformance with this Code within ten years from the date of adoption of this provision.~~
- (n) The use of laser source light or any similar high intensity light, ~~for outdoor advertising or entertainment~~, searchlights, permanent mounted exterior neon lights, ~~and~~ back-lit awnings, and roof mounted lights are prohibited.

509.11 Building Design.

- (a) Buildings 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) All buildings shall be oriented to face a street or a courtyard.
- (c) The ~~principle~~principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (d) All primary entrances which face a street shall be at street level.
- (e) Buildings are limited to 35 feet in height.
- (f) 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.
- (g) For large commercial/retail buildings, variations in facade, roofline and depth should be provided to lend the appearance of multi-tenant occupancy.
- (h) Fuel pumps, canopies and associated gasoline station service areas should be located at the rear of the structure, not between the building and the street, to allow the building to be the spatial edge of the streetscape.
- (i) Permissible roofs are gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches shall be 5/12 to 12/12.

- (j) Roof mounted flagpoles are prohibited

509.12 Building Materials.

- (a) The exterior wall materials of all nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, or clapboard (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Reflective glass is prohibited.
- (b) The exterior wall materials of all residential buildings shall consist of a minimum of 69% (per vertical wall plane) of the following: brick, stone, stucco, solid plank, cementitious plank, or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Vinyl siding, aluminum siding and synthetic stucco is prohibited.
- (c) Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the ~~director~~CDRA Director. Black glass, ~~and/or~~ tinted glass, and/or mirrored glass is prohibited.
- (d) Accent wall materials on residential and nonresidential buildings shall consist of glass, architecturally treated concrete masonry, precast stone, or traditional stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) and shall not exceed 40% per vertical wall plane.
- (e) Exterior finishes for accessory structures shall be consistent with the ~~principle~~principal structure.
- (f) Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, wood shingles, wood shake, slate, terra cotta or as may be approved by the CDRA Director.

509.13 Building Colors.

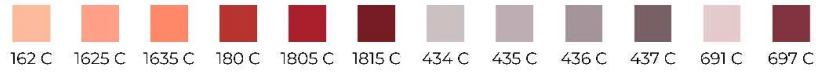
- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) ~~Permitted~~eColors for exterior walls, building components, sign structures, accent and decorative elements ~~shall~~must be chosen from the tones and shades a specified by in Table 12L the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

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Browns



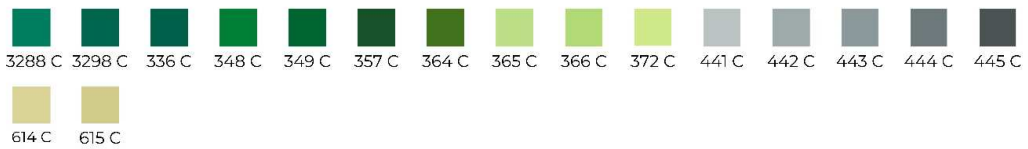
Reds



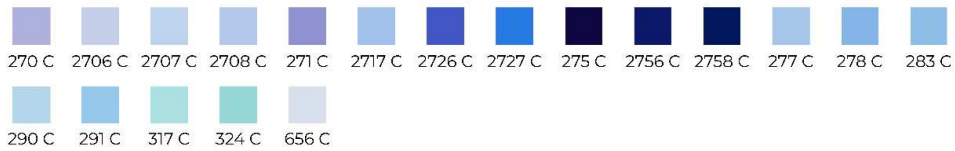
Yellows



Greens



Blues



Grays



Blacks



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 into the search box. Include a space between the number and letters.

509.14 Parking.

- (a) Off-street parking shall be located to the rear or side of the building.
- (b) Parallel and angle-in on-street parking is allowed subject to the approval of the [CDRA](#) Director.
- (c) For commercial and multi-family uses only, no more than 50 ~~percent~~ % of the required parking spaces shall be located in the front and side of a building.
- (d) Shared parking within a multi-tenant development is required and shall be in accordance with the provisions of Article ~~18-6~~ of the Zoning Resolution.
- (e) No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
- (f) Bicycle parking areas shall be provided for each nonresidential development.
- (g) All parking and loading areas shall be screened from public streets by either a minimum 4-foot high berm and/or a continuous hedge of evergreen shrubs.

509.15 [Wireless Telecommunications.](#)

- (a) Stealth design is required for all cell towers.
- (b) Height of cell towers shall not exceed 199 feet.
- (c) Wireless communications facilities shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.
- (d) Vending machines, paper stands, and other similar devices must be located inside a building.

[509.16 Utility Placement.](#)

Utilities shall be installed underground.

[509.17 Stormwater Management Facilities.](#)

Retention/detention shall comply with the requirements of the South Fulton Subdivision Regulations.

~~509.16~~ [509.18 Signs.](#)

- (a) ~~The architectural color~~ [Building color](#) standards shall apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.

[\(c\) Door signs are allowed up to a maximum of 25% of the door area.](#)

[\(d\) Window signs are prohibited.](#)

[Up to three window signs, each no greater than 4 square feet, are allowed on a principal building. The window sign\(s\) shall not cover more than 10% of the area of each window in which the sign is placed.](#)