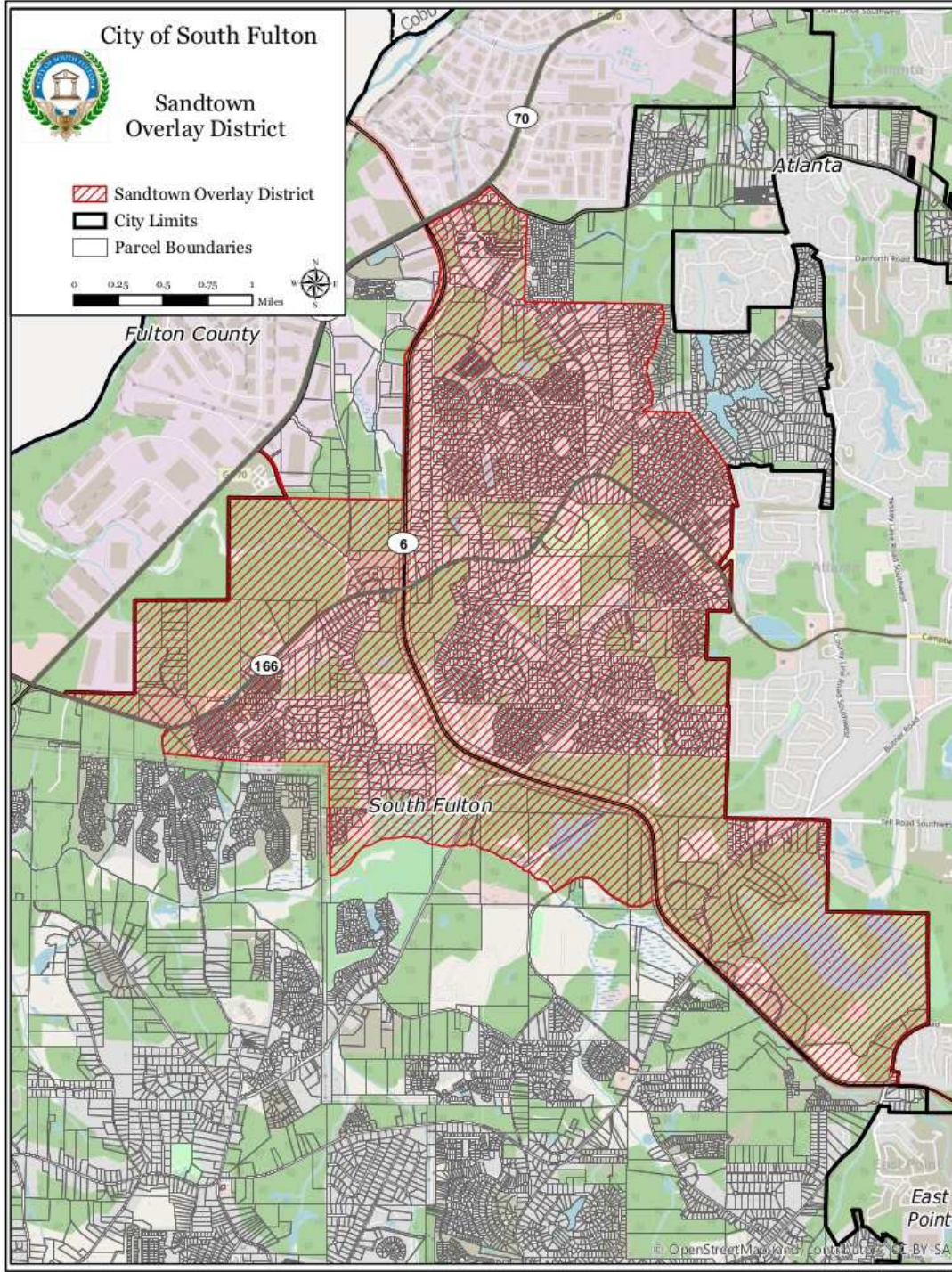


Sec. 512 Sandtown Overlay District.

Sec. 512. Sandtown Overlay District.

512.01 [Boundary Map.](#)



Sec. 512 Sandtown Overlay District.

512.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of ~~this Resolution~~ the Sandtown Overlay District (District) 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 Sandtown District in accordance with the provisions herein.
- (b) ~~This Resolution~~ The Sandtown 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 Sandtown District, ~~these~~ regulations in this Sec. 512 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.

512.03 ~~Sandtown Overlay District use regulations~~ Applicability.

- (a) The Sandtown Overlay District and the regulations of this Section 512 ~~applies~~ apply to all properties zoned or developed for nonresidential and residential uses as illustrated on the map below in Sec. 512.01 above. Single-family developments are exempted except for compliance with ~~section~~ Section 512.05 ~~12F.4.A.~~ (Buffers and Landscaping) and the exterior finish prohibitions in Sec. 512.11(f).
- (b) Single-family dwelling units not part of a subdivision are exempt from ~~this ordinance~~ the requirements of this District except for compliance with Sec. 512.11(f).

512.04 Architectural Review Process.

- (a) Prior to the issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed 10 working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (c) ~~South-Fulton~~ CDRA 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.

512.05 Buffers and Landscaping Requirements.

- (a) A 40-foot wide natural, undisturbed buffer (except for approved access and utility crossings, improvements, and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist), with a 10-foot improvement setback or as may be approved by the Director of Community Development and Regulatory Affairs shall be provided, along Camp Creek Parkway.
- (b) All AG-1 zoning district and residential ~~zonings-zoning districts~~ or uses shall provide a minimum 25-foot wide natural undisturbed buffer with a ~~ten~~10-foot improvement setback or provide a minimum ~~six~~6-foot high earthen berm planted to landscape strip standards, with a maximum slope of 3 to 1 or combination thereof along all public streets.
- (c) All nonresidential (except AG-1) ~~zonings-zoning districts~~ or uses shall provide a minimum 25-foot wide landscape strip along all public streets.
- (d) A Fifteen15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.

512.06 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-~~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) Except as provided for in Article ~~19~~3, 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.
- (e) Vending machines, paper stands, and other similar devices must be located inside a building.
- (f) 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.

512.07 Screening.

- (a) 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.
 - ~~(2)~~ Opaque-Required opaque walls shall be a minimum of 12 inches higher than the receptacle.
 - ~~(2)~~(3) Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 ~~(Agricultural)~~-zoning district.
- (b) Fencing and walls; placement and materials.

Sec. 512 Sandtown Overlay District.

- (1) Opaque fences are prohibited adjacent to public streets.
- (2) Fencing materials along public streets and side yards are restricted to stone, wrought iron, material designed to have the appearance of wrought iron, treated wood, or material designed to have the appearance of natural wood.
- (3) 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.
- (4) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
- (5) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

(c) Parking and loading areas.

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.

512.08 Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages, on both sides.
- (b) Except in truck loading and parking areas of industrial and warehouse-distribution uses, 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.

512.09 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) Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. The wattage shall not exceed 420 watts/480 V per light fixture. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off luminaries with a maximum lamp wattage of 400 watts.
- (c) Light sources (lamps) shall be incandescent, fluorescent, LED lighting, metal halide, mercury vapor, natural gas, or color corrected high-pressure sodium (CRI of 60 or

better). The same type must be used for the same or similar type of lighting on any one site.

- (d) Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting for a pole is 35 feet. Any fixture and pole located within 20 feet of a residential zoning shall be a type four or forward throw distribution.
- (e) Lights shall be architecturally decorative with a historic style (includes shepherds crook, pole top, and bollard), or a style that complements the architecture of the principal building. The same type of design must be used along pedestrian pathways and/or common areas.
- (f) ~~Shoe~~ Non-LED shoebox lighting fixtures, cobra lighting fixtures, and neon lighting are prohibited.
- (g) All site lighting shall be designed so that the illumination as measured in foot-candles at any one point meets the following standards: Minimum and maximum levels are measured at any one point. Average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
- (h) Future renovations, upgrades, or additions to existing facilities prior to the effective date of this Ordinance shall not exceed existing illumination levels below. The entire site must be brought into conformance with this Sec. 512 ~~article~~ should a renovation, upgrade, or addition occur that would require a land disturbance permit.

At Property Lines Including Rights-of-Way	Maximum Foot-candles
At property line abutting a residential or an agricultural use	1.0
At property line abutting an office or institutional use	1.5
At property line abutting a commercial or industrial use	1.5

Off-Street Parking Lots	Minimum Foot-candles	Average Foot-candles	Maximum Foot-candles
Residential areas	0.5	2.0	4.0
Office-professional areas	1.0	3.0	6.0
Commercial areas	2.0	6.0	12.0
Light industrial areas	1.0	4.0	8.0

512.10 Building Design ~~Materials and Architectural Treatments~~.

- (a) Nonresidential buildings are limited to 35 feet in height. Residential buildings and mixed-use buildings that contain a residential component are limited to 3 stories.
- (b) 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.

- (c) Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the ~~director~~[CDRA Director](#).
- (d) The ~~principle~~[principal](#) entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (e) 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.
- (f) 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.
- (g) 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 four feet above roof.
- (h) Burglar bars, steel gates, and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear. Security grilles are allowed if installed interior to the place of business. Grilles shall be of a grid or brick pattern and placed so that the grid or brick pattern is at a uniform height across the entire business front.
- (i) Neon lights outlining and/or detailing building features are prohibited.

512.11

[Building Materials.](#)

- (a) The exterior of all industrial building facades shall be provided with an architectural treatment such as stucco, stone, brick, wood or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (b) The exterior wall materials of all nonresidential buildings except industrial buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: solid wood siding, cementations siding, stucco, brick, stone or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (c) The exterior wall materials of all residential buildings, [excluding single-family detached dwellings and developments](#), shall consist of a minimum of 60% (per vertical wall plane) of the following: [traditional](#) stucco, cementitious siding, solid wood siding, brick, stone or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (d) Accent wall materials on residential ([excluding single-family detached dwellings and developments](#)) and nonresidential buildings shall consist of glass, architecturally treated concrete masonry, precast stone, stucco, material designed to have the appearance of stucco if installed a minimum of ~~four~~4 feet above grade or combination thereof and shall not exceed 40% per vertical wall plane.
- (e) Exterior finishes for accessory structures shall be consistent with the ~~principle~~[principal](#) structure.
- (f) Prohibited building materials for exterior walls and accents [on all residential and nonresidential buildings](#): metal panel systems, vinyl siding, site-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum siding, pressed-wood panels, plywood panels, mirrored glass, and corrugated steel (exceptions: mechanical penthouse and roof screens). [In addition, synthetic stucco and aluminum siding is prohibited on all residential buildings.](#)
- (g) 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 Director of Community Development and Regulatory Affairs.

512.12 Building Colors.

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

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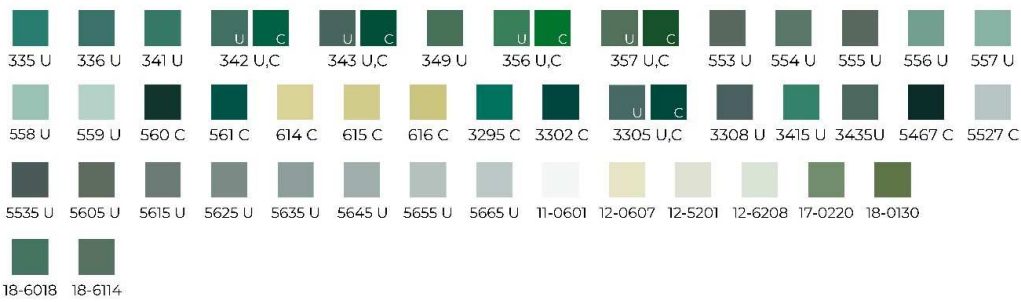
Browns, Beiges, Tans



Reds



Greens



Whites



Grays



The following colors apply to accent and decorative elements only.

Oranges / Yellows



Reds



Browns / Blacks



Greens



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.