

ADOPTED BY THE BOARD OF COMMISSIONERS FEBRUARY 4, 2004
AMENDED JUNE 4, 2008

ARTICLE XII-M

Cedar Grove Overlay District

A RESOLUTION TO ADD ARTICLE XII-M TO THE ZONING RESOLUTION OF FULTON COUNTY, GEORGIA; TO DELINEATE THE CEDAR GROVE COMMUNITY OVERLAY DISTRICT IN UNINCORPORATED FULTON COUNTY; TO ESTABLISH DEVELOPMENT STANDARDS; AND FOR OTHER PURPOSES.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FULTON COUNTY, GEORGIA.

12M.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 Cedar Grove Overlay 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.

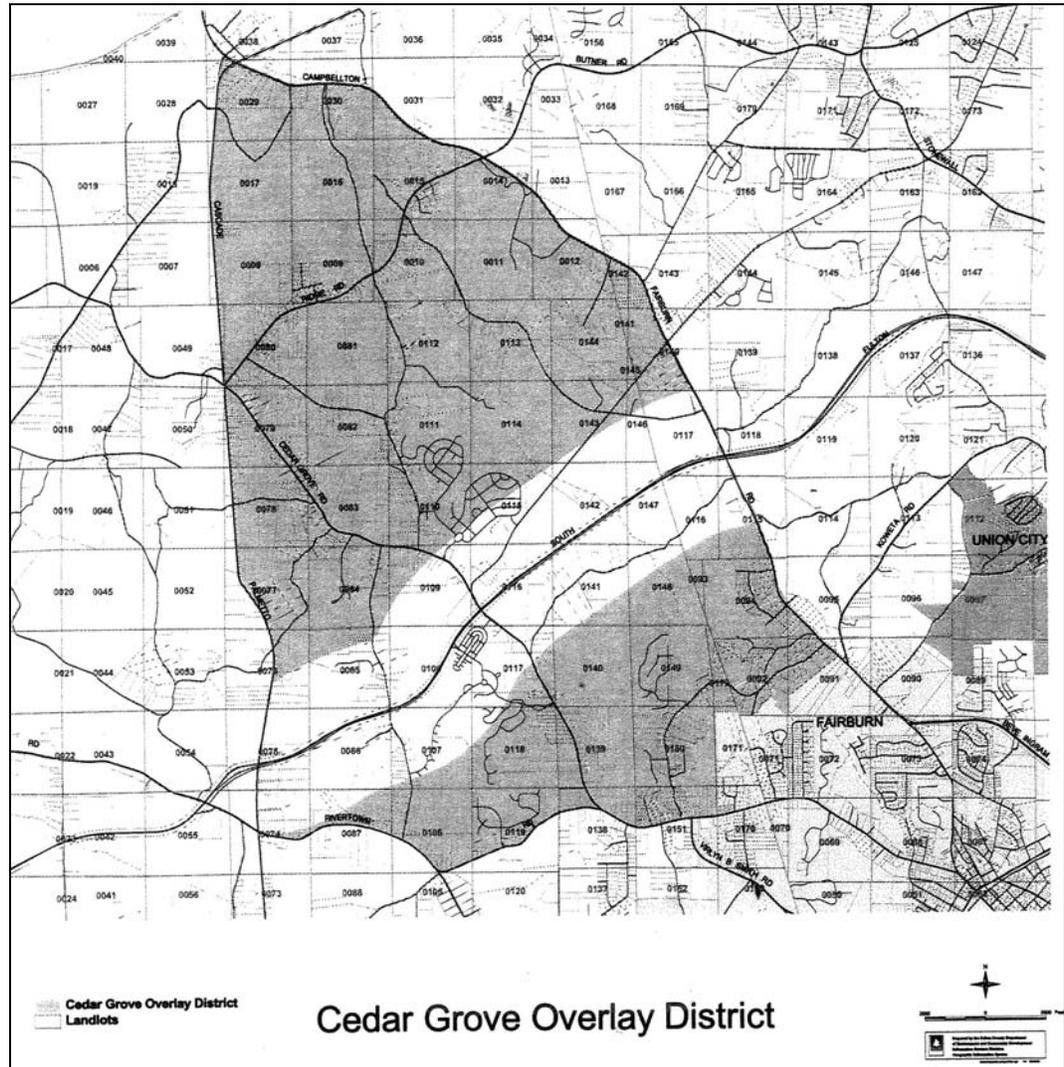
This Resolution also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous 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 rural character of the Cedar Grove Overlay District, these regulations are to define and 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.

CEDAR GROVE OVERLAY DISTRICT USE REGULATIONS.

The Cedar Grove Overlay District applies to all properties zoned or developed for nonresidential and residential uses (except single family detached dwelling units), within the area illustrated on the following map (excluding the South Fulton Parkway Overlay District). The District also recognizes the Cedar Grove Crossroads as designated on the 2015 South Fulton Land Use Map.



Within the Cedar Grove 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.

12M.3. **ARCHITECTURAL REVIEW PROCESS.**

Prior to 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.

Prior to the issuance of an LDP or building permit, the community will be allowed ten 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.

Fulton County 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.

12M.4. **DEVELOPMENT STANDARDS.**

12M.4. A. Buffers and Landscaping

1. 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.
2. All nonresidentially (except AG-1) zoned developments shall provide a minimum 50-foot wide landscape strip along all public streets.
3. A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
4. Large, overstory trees shall be planted 40 to 60 feet on center and shall be located along both sides of all public streets (except residential streets).
5. Small, understory trees shall be planted 10 to 30 feet on center and shall be located along both sides of residential streets.
6. Street trees shall be a minimum 3" caliper.
7. Street trees shall be selected from Appendix E of the Fulton

County Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the Fulton County Arborist.

12M. 4 . 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, stone, or split-faced concrete masonry block. Refuse receptacles shall not be placed within 100 feet of an existing residential or AG-1 (Agricultural) zoning district.
2. Screening walls shall be screened with a hedge of evergreen shrubbery, a minimum of 2 feet in height at planting.
3. Accessory site features are prohibited in the front yard of any property.
4. 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.
5. Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director.
6. Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood.
7. Chain link fencing may be used only along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated.
8. When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
9. Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
10. 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.

12M. 4. C. Sidewalks/Pedestrian Paths

1. Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.
2. 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.
3. Sidewalks shall be a minimum width of five feet.
4. Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
5. Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the Director and the Traffic Engineer when the path is part of the Fulton County Bicycle and Pedestrian Plan.
6. Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
7. Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, 10 feet for bicycles and 5 feet for pedestrians.
8. Street furniture shall be located outside the specified width of any path.
9. Sidewalks and paths shall be connected to signalized crosswalks where applicable.
10. Sidewalks and paths shall be designed to minimize direct auto-pedestrian interaction.
11. Sidewalks and paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
12. Pedestrian access should be provided to all entrances including access from rear parking areas.
13. Inter-parcel connectivity shall be required for multiuse, pedestrian paths and sidewalks.

D. Lighting

1. A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a Land Disturbance Permit.
2. Street lights shall be installed on all interior streets within community crossroads, as identified in the 2015 South Fulton Comprehensive Amendment for the Cedar Grove Community Policies and Strategies.
3. Open parking lots and walkways providing access thereto shall be lighted at a minimum of two foot candles measured at grade level.
4. The maximum to minimum foot candle level shall not exceed a twelve to one (12:1) ratio.
5. Shoe box, cobra lighting fixtures and neon lighting are prohibited.
6. Any luminaire with a lamp or lamps rated at a total of more than 1800 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.
7. Any luminaire with a lamp or lamps rated at a total of more than 1800 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 20 feet.
8. 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.
9. 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.

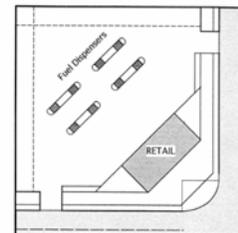
10. All temporary emergency lighting needed by police, fire or other emergency services, as well as all emergency vehicular luminaires, shall be exempt from the requirements of this article.
11. All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of 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.
12. Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.
13. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of Section 1.10.3 (A). Bottom-mounted outdoor advertising-sign lighting is prohibited.
14. Existing outdoor advertising structures shall be brought into conformance with this code within five years from the date of adoption of this provision.
15. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
16. The operation of searchlights for advertising purposes is prohibited.
17. Permanent mounted exterior neon lights are prohibited.
18. Back-lit awnings and roof mounted lights are prohibited.

12M.4

E. Building Design.

1. Developments shall include architectural elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
2. The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
3. Shop front buildings shall utilize a parapet at all street frontages.
4. All buildings shall be oriented to face a street or a courtyard.

5. All primary entrances shall face the street or courtyard.
6. All primary entrances which face a street shall be at street level.
7. Buildings are limited to 35 feet in height.
8. The exterior wall materials of nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone or clapboard.
9. The exterior wall materials of residential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, cement stucco, split-faced block, natural treated wood and/or cement based artificial wood siding, solid plank, cementitious plank, or horizontal clapboard siding.
10. Any nonresidential building façade shall have a minimum of 25% fenestration or as may be approved by the Director. Black glass and/or tinted glass is prohibited.
11. Accent wall materials on residential and nonresidential buildings shall consist of glass, architecturally treated concrete masonry, precast stone, or stucco and shall not exceed 40% per vertical wall plane.
12. 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.
13. Exterior finishes for accessory structures shall be consistent with the principle structure.
14. Fuel pumps, canopies and associated gasoline station service areas shall 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.



15. For large commercial/retail buildings variations in facade, roofline and depth shall be provided to lend the appearance of multi-tenant occupancy.

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16. All building plans submitted as an application for a building permit shall clearly indicate all of the proposed building materials and colors for each facade as described herein. The plans should clearly show the location and calculate the amount/percentage of all building materials per façade.
17. Roof mounted flagpoles are prohibited

12M.4 F. Permitted Colors

1. Permitted colors for exterior walls, building components, sign structures, accent and decorative elements shall be as specified by Table 12M or as approved by the Director.

Table 12M Permitted Colors for Exterior Walls, Building Components, Sign Structure, Accent and Decorative Elements The following numbers refer to the Pantone Matching System, an International Color Matching System	
Exterior Building Walls, Building Components, Sign Structure, Accent and Decorative Elements	Accent and Decorative Elements Only
Browns, Beiges and Tans 462 C to 468 C 4625 C to 4685 C 469 C, 474C, 475 C 4695 C to 4755 C 478 C, 719 C to 724 C 725 C to 731 C 476U to 482U 719U to 725U 726U to 732U	Greens 553 C to 554 C 560 C to 561 C 614 C to 616 C 3302 C to 3305 C 3295 C 342C, 343 C 3435 C 356 C, 357 C 5467 C to 5527 C 3305U, 3308U, 335U 336U, 341U-343 U 3415 U to 3435 U 349 U 356 U to 357 U 5535U to 5595U 553U to 559U
Reds 168 C, 181 C 483 C, 484 C 675C, 1685C, 4975 C	Grey 429 U to 433 U 443 U to 447 U Warm Grey 6U-11U Cool Grey 6U-11U 5467U to 5527U

<p>Table 12M Permitted Colors for Exterior Walls, Building Components, Sign Structure, Accent and Decorative Elements The following numbers refer to the Pantone Matching System, an International Color Matching System</p>	
Exterior Building Walls, Building Components, Sign Structure, Accent and Decorative Elements	Accent and Decorative Elements Only
Red-Browns 154 U, 1395 U 1405 U	Grey-Blue 5395U to 5455U 621U to 627U 642U to 644U 647U to 650U 654U to 656U 662U
	Green-Grey 5605U to 5665U
All whites	All whites
	All blacks

12M.3 G. Roofs

1. Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, natural wood shingles, wood shake, slate, terra cotta, or as may be approved by the Director.
2. Roof colors shall be gray, brown, terra-cotta or green. Reflective and metallic colors are allowed only when not visible from a street.
3. Permissible roofs are gable, pyramidal, hip or decorative parapets. No parapet shall be required to be greater than four feet above the roof line. Shed roofs are permitted over porches, additions, and accessory structures.

12M.4 H. Parking

1. All off-street parking for townhouses and multi-family buildings shall be located to the side, rear or enclosed.
2. A minimum of 50% of the required surface parking for out-parcels shall be located at the rear of the building.
3. On-street parking is allowed subject to the approval of the Director.

4. No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
5. All developments must provide space for parking bicycles. This area may be within the parking lot or courtyard. A bike rack, permanently attached to the ground accommodating a bicycle lock or chain.

12M.4 I. Miscellaneous Provisions

1. All utilities shall be located underground.

12M.5 **SIGNS.** (Amended June 4, 2008)

1. The architectural color standards of the Overlay District apply to the sign structure and not the sign face.
2. Sign structures and faces constructed of wood or canvas materials are prohibited.
3. Window signs are prohibited.

12M.6 **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.

12M.7 **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.

12M.8 **ADOPTION AND EFFECTIVE DATE.** NOW, THEREFORE BE IT RESOLVED, the Fulton County Board of Commissioners does hereby ordain, resolve and enact the foregoing Article XII-M to the Zoning Resolution of Fulton County, Georgia.

Design Guidelines for the Cedar Grove Community

The purpose of these design guidelines is to help preserve the rural nature of the Cedar Grove Community, the night sky, green space, vistas, the “Country” feel, and open space. These guidelines are *encouraged* but are not standards. Therefore, noncompliance does not necessitate variances.

Site design:

All design strategies shall minimize changes to the existing topography and loss of mature vegetation and water features.

Minimize level grading. New developments should step with landforms and maximize preservation of existing vegetation and trees. Level grading of entire lots is to be avoided.

Transitions at property lines should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid newly graded slopes greater than 1:3 at property lines.

Cut and fill slopes should be rounded where they meet natural grade to blend with natural slope.

Natural contouring and re-vegetation are encouraged. Retaining walls should be faced with indigenous rock, brick and/or constructed to blend with adjacent surroundings.

Storm water retention for multiple sites should be combined into a lake as opposed to individual drainage ponds.

Permanent conservation easements should be established to protect water sheds, view sheds, and rare habitats.

Buildings, Courtyards:

Buildings should be oriented to avoid summer overheating.

Locate courtyards for optimum southern exposure in winter and provide for shading in the summer.

Locate buildings so that solar heat is naturally reduced on hot summer days by landscape strips and trees.

Coordinate corner buildings with adjacent developments. Generally, the primary mass of a building on a corner should not be placed at an angle to the corner. Angled or sculpted building corners and open plazas should not be precluded from corners. Vertical focal points to visually anchor corners are encouraged.

Street Standards:

Design Element	Community Boulevard (major thoroughfare)	Community Avenue (collector)	Community Street (minor street)	Community Lane (service drive, access)	Private Alley
Minimum right-of-way (feet)	60'	60'	54'	18'	16'
Maximum right-of-way feet)	74'	74'	59'	22'	20'
Number of lanes	2-4	2-4	2	2-1	2-1
Travel lane width	11-12'	11'	10-11'	10'	8-10'
On-street parking allowed	Yes	Yes	Yes	No	No
Minimum parking lane width	8'	8'	8'	-	-
Minimum sidewalk width	10'	8'	5'	-	-
Bicycle lane allowed	Yes	Yes	Yes	-	-
Minimum bicycle lane width	5'	5'	5'	-	-
Planting area allowed	Yes	Yes	Yes	-	-
Median allowed	Yes	Yes	No	-	-
Cul-de-sacs are prohibited unless approved by the Director.					

Parking:

On-street parking (parallel, diagonal, and head-in) is encouraged.

All developments shall provide connectivity to adjacent developments to link buildings and open spaces together to minimize vehicular traffic and other impacts.

Courtyards should include such features as sculptures or fountains as focal points, moveable seating and tables, sunny and shaded areas, several entrances into courtyards, variety of textures and colors for visual interest, landscaping, covered and uncovered outdoor passageways.

Architectural features/enhancements:

Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;

Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;

Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;

Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;

Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.

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.

View Sheds:

All development proposals should arrange buildings to preserve views from adjacent properties and streets.

Locate courtyards, surface parking, and open spaces to align with view sheds from adjacent properties.

Locate drives, parking, and open spaces on high points. Avoid placing buildings except churches or public buildings of high architectural quality on ridge lines.

All new developments will be reviewed with respect to topography and existing landforms, existing vegetation and trees, soil properties and bed rock depth, existing watercourses, floodway and flood plain areas, drainage patterns, climatic factors and view sheds.

All new developments will be reviewed for land use and site organization in relation to building form, character, and scale of existing and proposed development, sensitivity and nature of adjoining land uses, location of adjacent roads, rights-of-way, driveways, off-street vehicular connections, pedestrian ways, access points, easements, existing structures and other built improvements, prehistoric and historic sites, structures and routes, and any other features that may be impacted or impact the proposed new development.