

**ARTICLE XII-N**

**Fulton Industrial Business District Overlay District**

12N.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, and landscape features in the Fulton Industrial Business 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 structure.

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 Fulton Industrial Business 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.

12N.2. **FULTON INDUSTRIAL BUSINESS DISTRICT OVERLAY DISTRICT REGULATIONS.**

The Fulton Industrial Business District Overlay District applies to all properties zoned or developed for nonresidential uses and residential uses; except single family detached dwelling units within the Fulton Industrial Business District (see map on next page). Within the Fulton Industrial Business District Overlay District, all land and structures shall be used in accordance with the standards of the underlying district. For any parcel in which there is a question as to applicability of the overlay district standards, a final determination will be made by the Director of Planning and Community Services.

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.



**ALL PROPERTIES WITHIN THE FULTON INDUSTRIAL BUSINESS DISTRICT.**

A. DEVELOPMENT STANDARDS

1. Refuse Areas and Receptacles

- a) Refuse areas and receptacles shall be identified on site plans.
- b) Refuse areas and receptacles shall be placed in the least visible location from the public right-of-way.
- c) Refuse areas and receptacles shall not be placed within 50 feet of existing residential zoning or use.
- d) Refuse areas shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made of non-combustible materials.
- e) Opaque walls shall be 12 inches higher than the receptacles.
- f) Opaque walls shall be constructed of same materials and colors as that of the primary building. If primary building material is not a masonry material, the opaque walls shall be constructed of non-combustible brick, stone, split concrete masonry block or other similar material as approved by the Director of Planning and Community Services.
- g) Where a nonconforming refuse area and receptacle exists on the adoption date of this Article and is visible from a public right-of-way, such refuse area and receptacle shall be brought into conformance with this Article or removed within 24 months of this Article adoption date.

2. Retaining Walls

- a) Retaining walls, when visible from a public right-of-way, are to be faced with or constructed of stone, brick, decorative concrete modular block or other similar material as approved by the Director of Planning and Community Services

3. Sidewalks

- a) Sidewalks shall be connected to signalized crosswalks and bus stops where applicable.

**ZONING RESOLUTION OF FULTON COUNTY**

- b) Street furniture shall be located outside the specified width of any sidewalk.

4. Building Materials and Architectural Treatments

- a) Variations shall be incorporated into all facades visible from the public right-of-way and shall include architecture elements such as columns, arcades, covered entry-walkways, arches, façade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- b) The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- c) The office portion of industrial buildings shall be located in the front portion of buildings, facing the public right-of-way.
- d) The office portion of industrial buildings shall be designed with a minimum of 40% of their exterior façade as windows.
- e) Accessory structures/buildings, when visible from a public right-of-way, shall have architectural features consistent with the principle buildings.

B. SIGN STANDARDS

1. Sign Materials

- a) Sign structures and faces constructed of wood or canvas materials are prohibited on all permanent signs.

12N.4.

**ADDITIONAL STANDARDS FOR ALL PROPERTIES DESIGNATED AS INDUSTRIAL ON THE 2030 FUTURE DEVELOPMENT MAP WITH FRONTAGE ON FULTON INDUSTRIAL BOULEVARD.**

A. DEVELOPMENT STANDARDS

1. Buffers and Landscaping

- a) A minimum 15-foot wide landscape strip is required along all frontages on Fulton Industrial Boulevard.

2. Outside Storage and Display

- a) All outside storage is to be screened when visible from Fulton Industrial Boulevard.

**ZONING RESOLUTION OF FULTON COUNTY**

- b) Screening shall be accomplished by a wall or fence of at least 50% opacity in the same colors of the primary building or by a 10 foot landscape strip planted to buffer standards. Lattice style screening and fences and walls constructed out of wood are prohibited.

3. Nonresidential Building Materials

- a) All exterior walls visible from Fulton Industrial Boulevard shall meet the standards for Exterior Building Walls prescribed for the M1-A Industrial Park District.

4. Fence Materials

- a) Wood fencing is prohibited.

B. SIGN STANDARDS

1. Sign Materials

- a) Free Standing Sign structures shall be constructed of brick, granite, stone, marble or other material used in the primary building and be in the same colors as the primary building. If primary building materials are non-conforming, the free standing signs shall be constructed of materials prescribed for the M1-A Industrial Park District or other material as approved by the Director of Planning and Community Services.

12N.5.

**ALL PROPERTIES DESIGNATED AS INDUSTRIAL MARKETPLACE ON THE 2030 FUTURE DEVELOPMENT MAP WITHIN THE FULTON INDUSTRIAL BUSINESS DISTRICT.**

A. DEVELOPMENT STANDARDS

- 1. Accessory Site Features – Other (See 12N.3.A.1 for refuse areas and receptacles)
  - a) Accessory site features are prohibited in the front yard.
  - b) Accessory site features located on the ground shall be screened from view from any street, and any residential zoning or use by one of the following: placement behind the building, 100% opaque fence or wall, 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 of Planning and Community Services.

**ZONING RESOLUTION OF FULTON COUNTY**

2. Building Design and Materials

a) Nonresidential Building Materials

- i) Industrially zoned buildings: All exterior walls visible from the public right-of-way shall consist of the following: stucco, stone, brick, or other similar alternative building material approved by the Director of Planning and Community Services.
- ii) Commercially zoned and/or commercially used buildings: All exterior walls shall consist of a minimum of 60% (per vertical plane) of the following: stucco, brick, or stone. Accent wall materials shall consist of glass, architecturally treated concrete masonry or precast stone. Alternative treatments and building materials may be approved by the Director of Planning and Community Services.

b) Burglar Bars, Steel gates and Steel Roll Down Curtains

- i) Burglar bars, steel gates, and steel roll down curtains are prohibited on the exterior and interior of the structure except at the structures rear. Security grilles are allowed if installed interior to the place of business. Grilles should be of a grid or brick pattern and placed so that the grid is at a uniform height across the business front. Where a nonconforming burglar bar, steel gate or steel roll curtain exists on the adoption date of this Article, such burglar bar, steel gate or steel roll down curtain shall be brought into conformance with this Article or removed within 24 months of this Article adoption date.

3. Fence Materials

- a) Wood privacy fencing is prohibited.

**B. SIGN STANDARDS**

1. Prohibited Signs

- a) Window signs are prohibited.

2. Sign Materials

- a) Free Standing Sign structures shall be constructed of brick, granite, stone, marble or other material used in the primary building and be in the same colors as the primary building. If primary building

**ZONING RESOLUTION OF FULTON COUNTY**

materials are non-conforming, the free standing signs shall be constructed of materials prescribed for the M1-A Industrial Park District or other material as approved by the Director of Planning and Community Services.

C. SIDEWALKS AND PEDESTRIAN PATHS

1. Sidewalks

- a) All sidewalks are to be a minimum 8 feet wide, of which 2 feet shall be a stamped brick pattern adjacent to the back of the curb.
- b) All handicap ramps shall be constructed per GDOT and Fulton County standards.

2. Pedestrian Paths

- a) Pedestrian paths shall be designed to minimize direct auto-pedestrian interaction by such means as striping, elevated walkways and signs.

D. MISCELLANEOUS PROVISIONS

1. Outside Storage/Sales

- a) Except for provided for in Article 19, the storage and/or sale of goods is prohibited in parking lots and other outside areas outside of the interior or permanently sheltered portions of a building. This standard does not apply to fuel pumps and ATMs.

12N.6. **ARCHITECTURAL REVIEW PROCESS.**

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.

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.

**ZONING RESOLUTION OF FULTON COUNTY**



12N.7. **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.

12N.8. **APPEALS.**

Any persons aggrieved by a final decision of the Department of Planning and Community Services 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.

12N.9. **ADOPTION AND EFFECTIVE DATE.**

NOW, THEREFORE LET IT BE RESOLVED, the Fulton County Board of Commissioners does hereby ordain, resolve and enact the foregoing Article 12N to the Zoning Resolution of Fulton County, Georgia. Effective date of this resolution shall be upon adoption.