

ADOPTED BY THE BOARD OF COMMISSIONERS ON APRIL 1, 1998
AMENDED AUGUST 2, 2000, MAY 7, 2003, MARCH 3, 2004,
JUNE 4, 2008 AND NOVEMBER 5, 2008

ARTICLE XIIF

Sandtown Overlay District

12F.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 Sandtown 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.

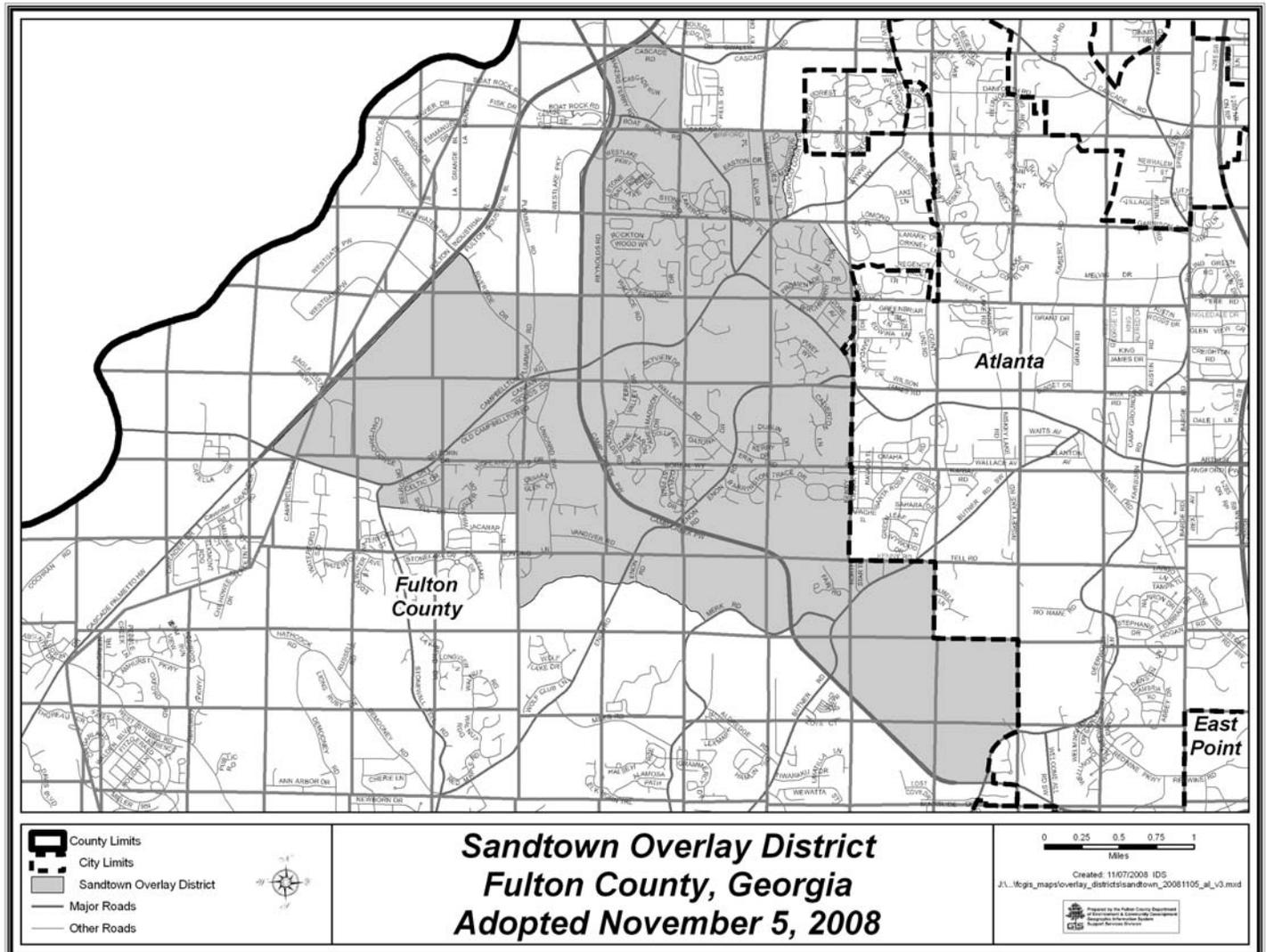
This Resolution also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

In consideration of the character of the Sandtown 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.

In order to allow for wider community involvement, any proposed development that would fall under an overlay district's purview and that abuts the common boundary with another overlay district will result in Fulton County staff contacting the appropriate adjoining overlay district representatives. Each community will then be invited to participate in all County facilitated meetings. However, the project's final development standards shall be governed by the Overlay District Standards in which the parcel lays. (Added June 4, 2008)

12F.2.

SANDTOWN OVERLAY DISTRICT USE REGULATIONS. The Sandtown Overlay District applies to all properties zoned or developed for nonresidential and residential uses as illustrated on the map below. Single family developments are exempt except for compliance with Section 12F.4. A (Buffers and Landscaping). Single family units not part of a subdivision are exempt from this Ordinance. Within the Sandtown 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. (Amended November 5, 2008)

12F.3. **DESIGN REVIEW BOARD.** The Sandtown Overlay District Design Review Board shall consist of a seven-member board of residents, land owners, business owners, and professional architects and/or land planners, who either maintain primary residences and/or businesses or own land in the Sandtown District. The Board shall review all plans for development in the District for compliance with the standards herein and shall make recommendations to the Department of Environment and Community Development prior to the approval of a Land Disturbance Permit, Building Permit, or Sign Permit.

Members of the Sandtown Overlay District Design Review Board shall be nominated by the District Commissioner and approved by the Fulton County Board of Commissioners. Members shall serve at the pleasure of the Board of Commissioners.

Members of the Sandtown Overlay District Design Review Board will elect a Chairman and a Vice-Chairman. Meetings will be conducted in accordance with Robert’s Rules of Order.

Public records shall be kept by the Sandtown Overlay District Design Review Board of its resolutions, proceedings, findings, and recommendations and such records shall be maintained in a place and manner as to allow public access.

12F.4. **DEVELOPMENT STANDARDS.**

- 12F.4. A. Buffers and Landscaping
 - 1. 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 Fulton County Arborist, with a 10-foot improvement setback or as may be approved by the Director of Environment and Community Development, along Camp Creek Parkway.
 - 2. All AG-1 and residential zonings or uses shall provide a minimum 25-foot wide natural, undisturbed buffer with a 10-foot improvement setback or 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. (Amended November 5, 2008)
 - 3. All nonresidential (except AG-1) zonings or uses shall provide a minimum 25-foot wide landscape strip along all public streets. (Added November 5, 2008)
 - 4. 15-foot wide landscape strip along any interior property line

adjacent to a nonresidential zoning and/or use. (Amended November 5, 2008)

12F.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 50 feet of an existing residential or AG-1 (Agricultural) zoning district.
2. Accessory site features are prohibited in the front yard of any property.
3. 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.
4. Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director of Environment and Community Development.
5. Opaque fences are prohibited adjacent to public streets.
6. 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. (Amended November 5, 2008)
7. 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.
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.

12F.4. C. Pedestrian Paths

1. Sidewalks are required along all public and private road frontages.
2. 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 use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
3. Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
4. Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit
5. Paths shall be designed to minimize direct auto-pedestrian interaction.
6. Paths shall be connected to signalized crosswalks where applicable.
7. Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc).
8. Street furniture shall be located outside the specified width of any pedestrian path.

12F.4 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. 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 maximum lamp wattage of 400 watts.

3. Light sources (lamps) shall be incandescent, fluorescent, 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.
4. 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 28 feet. Any fixture and pole located within 20 feet of a residential zoning shall be a type four or forward throw distribution.
5. 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.
6. 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 article should a renovation, upgrade, or addition occur that would require a land disturbance permit.

Location or Type of Lighting	Minimum Level	Average Level	Maximum Level
Area for display of Outdoor Merchandise	1.0	5.0	15.0
Commercial, Office, and Public/Semi-Public Parking Areas	0.6	2.40	10.0
Multi-Family Residential Parking Areas	0.2	1.50	10.0

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Location or Type of Lighting	Minimum Level	Average Level	Maximum Level
Walkways and Streets	0.2	2.00	10.0
Landscape and Decorative	0.0	0.50	5.0

7. Historic period lighting shall be used.
8. Lights shall be architecturally decorative with a historic style (includes shepherds crook, pole top, and bollard). The same type of design must be used along pedestrian pathways and/or common areas.
9. Shoe box, cobra lighting fixtures, and neon lighting are prohibited.

12F.4. E. Building Design, Materials and Architectural Treatments

1. Non-residential buildings are limited to 35 feet in height. Residential buildings and mixed-use buildings that contain a residential component are limited to 3 stories. (Added November 5, 2008)
2. 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.
3. 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 of Environment and Community Development.
4. 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, cementitious siding, stucco, brick, stone or an alternative treatment approved by the Director of Environment and Community Development . (Amended November 5, 2008)
5. The exterior wall materials of all residential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: stucco, cementitious siding, solid wood siding, brick, stone or an alternative treatment approved by the Director of Environment and Community Development. (Amended November 5, 2008)
6. Accent wall materials on residential 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 4 feet above grade or combination thereof and shall not exceed 40% per vertical wall plane.

(Amended November 5, 2008)

7. Any nonresidential building façade shall have a minimum of 25% fenestration or as may be approved by the Director. (Amended November 5, 2008)
8. The principle entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
9. 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.
10. Exterior finishes for accessory structures shall be consistent with the principle structure.
11. Permitted colors for exterior walls, building components, sign structures, accent and decorative elements shall be as specified by Table 12F or as approved by the Director of Environment and Community Development. (Amended November 5, 2008)

<p align="center">Permitted Colors for Exterior Walls, Building Components, Sign Structure, Accent and Decorative Elements</p> <p align="center">The following numbers refer to the Pantone Matching System, an international color matching system</p>	
<p>Exterior Building Walls, Building Components, Sign Structure, Accent and Decorative Elements</p>	<p>Accent and Decorative Elements Only</p>
<p>Browns, Beiges and Tans 462 - 468 4625, 4685 469, 474, 475 4695, 4755 478 719 - 731 476 - 482 12-0713</p>	<p>Greens 356, 357 17-0133</p>
<p>Reds 168, 181 483, 484 675, 1685 4975, 154 1395 1405</p>	<p>Reds 1788,186 18-1660</p>

Whites 11-2409, 11-0604 11-0704, 11-0105 7499,11-4300 12-0704	Orange/ Yellow 16-1255, 16-1462 17-1462, 16-1452 13-0859, 13-0746 12-0752, 12-0642
Greys 429-445 Warm Gray 1-11 Cool Gray 1-11 5467, 5527 5395, 5445 621-627 642-656	Brown/ Black 18-0937 19-1034 433
Greens 553, 554,560,561 614-616 3302-3305 3295,342,343 3435,3308,335 336,341,343,349 5467,5527,18-5815 3415,3435,18-0130 356,357,18-6018 5535,5595 553-559, 18-6114 5605-5665 12-6208,12-5201 12-0607,11-0609 17-0220	

12. 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. (Amended November 5, 2008)
13. Neon lights outlining and/or detailing building features are prohibited.
14. 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 4 feet above roof.
15. Prohibited building materials for exterior walls and accents: 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 & roof screens). (Amended November 5, 2008)

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16. 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 Environment and Community Development.
17. Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
18. 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.
19. Vending machines, paper stands, and other similar devices must be located inside a building.

12F.4. F. Miscellaneous Provisions

1. Except as provided for in Article 19, 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. (Amended 03/03/04)
2. Storage of shopping carts is allowed without a permit.

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

12F.5 A. Standards:

1. Identification monuments (except for the sign face) shall be constructed of brick, granite, stone, marble or other material used in the principal building(s) on site.
2. Identification monuments (except for the sign face and/or logo or trade name) shall be earth tones not primary colors.
3. Changeable copy and reader board configurations are prohibited unless approved as a marquee sign.
4. Wall signs shall be internally illuminated only.
5. Door signs are allowed up to a maximum of 25% of the door area. (Added November 5, 2008)

12F.5. B. Prohibited Sign Types

1. Window signs are prohibited.

12F.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.

12F.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.

12F.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 XIIF to the Zoning Resolution of Fulton County, Georgia.