

Section 7.19 – Overlay Districts: ERCDO, HPDO

The overlay zoning districts include: Euharlee Road Corridor Design Overlay District (ERCDO) and Historic Preservation Design Overlay District (HPDO). Overlay districts are superimposed over existing underlying zoning districts. The special requirements of the overlay districts shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the overlay districts are those permitted in the underlying zoning district. If there is any conflict between this Section and another part of this Ordinance, the more stringent requirement shall govern.

Section 7.20 – Historic Preservation Overlay District (HPDO)

7.20.1 Intent and Purpose. The Euharlee Historic District, designated pursuant to O.C.G.A. Chapter 44-10, shall also be known as the Historic Preservation Design Overlay District. The boundaries of the district are delineated pursuant to the Euharlee Historic Preservation Ordinance, see Chapter 42 of the ***Code of Ordinances, as amended.***

7.20.2 Overlay District. The Historic Preservation Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Historic Preservation Overlay District are those permitted in the underlying zoning district. If there is any conflict between the requirements of the Chapter 42 and the historic preservation design manual, guidelines, and/or criteria and another part of this Ordinance, the Historic Preservation Design guidelines and criteria requirement shall govern.

Section 7.21 – Euharlee Road Corridor Design Overlay District (ERCDO)

7.21.1 Intent and Purpose. The Corridor Design Overlay District serves to protect and enhance the significant scenic, natural, and visual assets of community gateway, corridor and Etowah River. This Corridor Design Overlay District also serves to enhance the quality of life for new and existing residents, present and future. These entry areas have a direct impact on places, districts, sites, buildings, structures, and works of art within special historic, cultural, or aesthetic interests or values. The development along such corridors affects Euharlee's small-town and bedroom community character, its traditional development pattern, and its cultural heritage and tourism economy.

Suburban sprawl and roadside commercial developments, when set into a traditional, historic community such as Euharlee, produce a devastating effect on town character and quality of life. Often conventional development patterns produce linear development, asphalt wastelands, harsh and glaring light levels, and a proliferation of billboards and other distracting signage and visual clutter. Inadequately planned and regulated strip development has also spawned traffic congestion, competing signage and incompatible architecture. In order to preserve Euharlee's rural ambiance and historic nature, guidance is necessary to prevent the emergence and expansion of continuous strips of incompatible development along this corridor.

The primary goal is to protect and improve the character of these gateways and corridors while directing future development in harmony with the unique status of Euharlee. Careful planning, particularly along Euharlee Road, can allow new developments to successfully complement the existing town without compromising its unique character. The purpose of this district is to utilize appropriate, innovative regulations and planning techniques to protect Euharlee's gateway and corridor.

The objectives also include the safe and efficient use of the Euharlee roadway and roadway frontage, the use of cooperative planning measures and shared amenities to integrate and connect adjoining development, and the encouragement of quality, sensible development in harmony with the historic character of Euharlee. A further purpose is the visual reclamation of existing linear shopping centers and the extensive asphalt parking lots associated therewith. The City also seeks to enhance open space conservation.

The district emphasizes the compatibility of building form, scales, massing and materials such that new structures will conform to neighboring community features and the traditional development pattern, and more closely respect the historic character of the town. In concert with the Historic Preservation Overlay District, the ERCDO serves to be in progressive compatibility in terms of its developmental theme and ambiance. New uses and structures should be reflective of and harmonious with existing traditional buildings in Euharlee and its rural surroundings. The construction of new, smaller scale traditional buildings along the roadside frontage and its viewshed can integrate with and contribute to the community in a positive manner.

7.21.2 Definitions for Section 7.21

- (1) **APPURTENANCE:** In general, appurtenances include without limitation appendages to the original structure such as: additions, mechanical systems, covered walkways, satellite dishes and antennae, storage buildings, attached parking decks, etc. In site planning, the term appurtenance may be applied to access roads and parking areas as well.
- (2) **BUFFER:** Landscape area which forms a linear stretch abutting a property line, pavement or structures.
- (3) **BUILD LINE:** The line indicating structural improvement of the property (building, parking, etc.) closest to the property line. The Build Line shall be drawn parallel to the property line.
- (4) **CERTIFICATE OF APPROPRIATENESS (COA):** A document, required prior to a building permit, approving an application to make an alteration or a material change in the appearance of a property or of a structure, site, or work of art located in the Euharlee Road Corridor Design Overlay District (ERCDO).
- (5) **COMMISSION:** Means the PLANNING AND ZONING Commission (PZC).
- (6) **CORRIDOR:** The area abutting the right-of-way along streets, roads, highways or interstates with the depth of that area being established by a boundary line on the zoning map. The area generally consists of the viewshed, meaning that area visible from the road.

- (7) EXTERIOR ARCHITECTURAL FEATURE: The architectural style, general design, and general arrangement of the exterior of a structure, including, but not limited to, the texture of the building material, the type and style of all windows, doors, and signs, and other related architectural fixtures, features, details, or elements.
- (8) FENESTRATION: The spatial definition of the walls of a building. The façade of a building establishes a wall surface or plane. The degree to which that plane is visually segmented by bays and punctured by entrances and windows is fenestration. For example, historic commercial buildings have a high degree of fenestration and large, modern “big box” sprawl stores have an extremely low degree of fenestration. Madison’s architectural history is one of moderate to high fenestration.
- (9) GATEWAY: Distinct corners, formed by the intersections on major streets, arteries, and highways, which mark the established edge of the community and distinguish the route entering the heart of the community. See Section 642.85, corner landscaping.
- (10) INTERIOR: Landscaping areas within or partially within pavement areas for breaking up large expanses of pavement. Interior landscape areas include islands, peninsulas, or combinations thereof.
- (11) ISLAND: An interior landscaping area surrounded by pavement or structures.
- (12) LANDSCAPE, FRONTAGE: Landscape areas between the front of the principal building(s) and adjacent street(s).
- (13) LANDSCAPE, PERIMETER: Landscape area located between the side(s) and rear of the primary building(s) and adjacent property line(s).
- (14) MATERIAL CHANGE IN APPEARANCE: The construction of a new structure, or a change that will affect the exterior architectural features of any structure, site, or work of art within the CDO district. Ordinary maintenance or repair of any exterior architectural feature in or on a structure that does not involve a change in design not a “material change in appearance.” Material change in appearance includes without limitation any one or more of the following:
 - (a) A reconstruction or alteration of the size, shape, or façade of a structure, including without limitation relocation of any doors or windows, or removal or alteration of any architectural features, details, or elements;
 - (b) Demolition of a structure;
 - (c) Relocation of a structure within the ERCDO district or from a location outside the ERCDO district to a location within the ERCDO district;
 - (d) Commencement of excavation;
 - (e) A change in the location of advertising visible from the public way on the property; or;
 - (f) The erection, alteration, restoration, or removal of any structure within the ERCDO district, including walls, fences, steps, and pavements, or other related features;
- (15) ORNAMENTATION: Decorative elements applied to a structure.
- (16) ORIENTATION: The direction a building’s primary elevation (also known as façade) faces.
- (17) OUTPARCELS: A lot within a planned center or portion of a larger parcel that is reserved during development for sale and/or future development. In commercial areas, these lots are generally reserved along the frontage road for smaller business development.

- (18) SETBACK: The distance from the property line to the building (this includes roof overhangs, porches, foundations, etc.) The front setback may encompass landscape areas, paved areas, building appurtenances, etc.
- (19) SPACING: The distance between buildings located on the adjoining parcels (thus including both side setbacks).

7.21.3 Overlay District. The Euharlee Road Corridor Design Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the ERCDO are those permitted in the underlying zoning district. If there is any conflict between Section 7.21 and another part of this Ordinance, the more stringent requirement shall govern.

7.21.4 Certificate of Appropriateness. Within the ERCDO district, no material change in appearance shall be made and no building permit shall be issued unless a Certificate of Appropriateness (COA) has been approved by the Commission. Such material changes shall conform to all the requirements specified in the Commission's Management Plan and Design Criteria. All construction shall conform to the COA. An approved COA shall become void unless construction is commenced within six (6) months of date of issuance. A COA shall be valid for eighteen (18) months, at which time it shall expire. A new application must be submitted and a new COA issued by the Commission prior to any construction or modification after expiration of a COA. Work not in compliance with a COA is prohibited.

7.21.5 Corridor Design Commission (CDC).

(1) Commission Members. The Commission shall be comprised of existing Planning and Zoning members, as part of the planning and zoning functions of the City. In addition to the duties and functions of the Planning and Zoning Commission as outlined in the Euharlee Charter, the PZC shall continue to consist of members who have demonstrated special interest of the well-being of the Euharlee community, experience, and/or education in history, architecture, and/or the preservation of small town resources. Members shall continue to serve staggered two year terms.

(2) Commission Powers. For the purpose of this Ordinance, the Planning and Zoning Commission (as CDC) shall have the following powers and duties:

- (a) Prepare and maintain an inventory of all property within the ERCDO district;
- (b) Recommend to the Council specific actions to preserve and improve the integrity, aesthetics and safety within the ERCDO district;
- (c) Review applications for and issue or deny Certificates of Appropriateness in accordance with the provisions of this ordinance for projects that have a "material change in appearance;"
- (d) make such investigations and studies of matters relating to corridor planning as the Council may, from time to time, deem necessary for the purpose of maximizing the appropriate use and utility of the ERCDO district;
- (e) seek out state and federal funds and make recommendations to the Council concerning the most appropriate uses of any funds acquired;

(f) receive donations, grants, funds or gifts of property on behalf of the City, provided that the Commission does not bind or obligate the City without prior written approval by the Council; and,

(g) the Commission may, where such action is authorized by the Council, and is reasonably necessary or appropriate for the preservation of a unique property, enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise, of the property or any interest in such property by the city.

(3) Application Process.

(a) An application for a COA, for either preliminary review or final review, shall be accompanied by such drawings, photographs, or plans as required by the Commission and shall be submitted to the Zoning and Planning Official at least thirty (30) days prior to the Commission's regularly scheduled meeting.

(b) For new developments and/or new buildings and significant changes to existing development and/or buildings, both preliminary review and final review are required. The Commission shall review the application and preliminary plans no less than thirty (30) days prior to final review and may suggest revisions that enable the preliminary plan to conform to the Commission's Management Plan and Design Criteria.

(c) For minor changes to existing development and/or buildings, only one review is required and applications for such minor changes shall be submitted to the Zoning and Planning Official not less than fifteen (15) days prior to the Commission's regularly scheduled meeting. The Planning and Zoning Official, after consultation with the Commission Chairman, shall determine whether changes to the existing development and/or buildings constitute either a minor or significant change. Minor changes are: changes in type of roofing material, installation of awnings or signs, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than \$5000.00 to existing elevations or site plans.

(4) Notice. A Public Notice shall be published in via Daily Tribune of Cartersville and associated social media outlets of Euharlee at least fifteen (15) days and not more than forty-five (45) days prior to the scheduled meeting of the Commission, stating that the Commission will hold a hearing and stating the purpose, time, date, and location of the hearing, the location of the property, the present use, and a brief description of the nature of the material change in appearance proposed. Upon the filing of an application for COA, the applicant shall at his expense cause to be erected in a conspicuous place on the subject property, no less than fifteen (15) days prior to the scheduled hearing, one (1) or more signs(s) furnished by the City, each of which shall not be less than nine (9) square feet in area, and each of which shall contain the same information required in the newspaper advertisement. No such public hearing shall take place until said sign(s) has been posted for at least fifteen (15) days.

(5) Public Hearing.

(a) The public hearings shall be conducted by the Commission and shall be governed by this Section. Minutes of the meeting will be taken by the Planning & Zoning Official. A tape recording of a public hearing may be requested and will be available at the expense of the party making the request. Copies of any findings, decisions and COA shall be available upon request to interested members of the public. The public hearing shall be called to order by the presiding officer, who shall summarize the requirements as to speakers' conduct and time limits.

(b) The Planning & Zoning Official shall report on the application, including the following: (i) the location of the property, the present use, and a description of the proposed material change in appearance; (ii) any report, investigation, or recommendation of the Zoning & Planning Official; and (iii) any additional information considered by the Planning & Zoning Official to be relevant.

(c) Each speaker shall speak only to the merits of the pending application and shall address his/her remarks only to the members of the Commission. Each speaker shall refrain from personal attacks on any other speaker or any discussion irrelevant to the pending application. Speakers shall not duplicate previous comments, as repetition deprives other speakers of valuable time to provide new information. The Commission Chairman or his/her designee shall refuse a speaker the right to continue if the speaker, after once being cautioned, continues to violate any section of this Ordinance.

(d) The applicant or applicant's representative shall present and explain his/her application after being recognized by the chairperson. The applicant will be allowed not less than ten (10) minutes combined total to make his initial presentation and subsequent rebuttal, but the applicant and all supporters shall have a combined time limit of no more than fifteen (15) minutes.

(e) After the applicant's presentation, interested persons who support the application, after being permitted to speak by the presiding officer, may address the proposed application by standing and stating their name, address, and interest and any comments on the pending application. Persons other than the applicant who support the application are allowed to speak in support of the pending application, support to fifteen (15) minute combined total time limit.

(f) Persons opposing an application are allowed not less than ten (10) minutes total as a group (and in no event less than the combined time used by the applicant and other supporters), to address their opposition to the application. The opponents shall have a combined total time limit of no more than fifteen (15) minutes. It is suggested that the supporters, and opponents, each obtain one (1) spokesperson to present their views. NO individual except the applicant, a group representative, or an attorney shall speak more than one (1) time on an application.

(g) The applicant shall have an opportunity for brief summary remarks using any reserved time from his/her initial presentation, after which time the presiding officer shall close the public hearing. The Commission shall then deliberate and take action on the application. Deliberation may include questions to applicants, supporters and/or opponents. Actions shall be by majority vote. The Chairman may vote in the event of a tie.

(6) Disclosures. Any applicant, or opponent who has contacted the City or any City official to express opposition or who wishes to speak at a public hearing or submit written opposition to a COA application, shall comply with the requirements of Section 2.14 of the City Charter.

7.21.6 Design Review – Decisions on Applications for Certificate of Appropriateness.

(1) Standards for Decision. At the conclusion of the public hearing the Commission shall issue a COA if it finds the proposed change(s) in appearance would not have a substantial adverse effect on the ERCDO district. The Commission shall consider, in addition to any other pertinent factors, the extent to which the proposed project complies with the Commission's

Management Plan and Design Criteria in terms of the proposed architectural style, general design arrangement, texture and color (non-painted surfaces), material of the architectural features, parking, pavement, and other site features, and the extent to which the proposal is compatible with other structures in the area, more specifically the Historic District Downtown area, but more progressive in flexibility. The Commission shall not consider interior arrangement, or use having no effect on exterior architectural features, safety or utility.

- (2) Denial. The Commission shall deny a COA if it finds the material change in appearance would have a substantial adverse effect on the ERCDO district. The Commission shall set forth in writing reasons for the denial, which it shall transmit to the applicant. The Commission may suggest modifications or alternatives to the proposed alteration or new construction. The applicant may make modifications to the plans and resubmit a new or revised application for consideration by the Commission. The denial by the Commission shall be binding upon the Building & Code Official and no building permit shall be issued.
- (3) Time Limit for Approval or Denial. The Commission shall approve or deny an application for a COA within sixty (60) days after a fully completed application is filed with the Planning & Zoning Official. Failure of the Commission to act within said sixty (60) days shall be deemed approval of the application and no other evidence of approval by the Commission shall be needed.

7.21.7 Appeals. Any person dissatisfied with a decision of the Commission may appeal in writing to the Council. The appeal must clearly set forth all alleged errors, and must be filed with the City Clerk's office within thirty (30) days after the Commission's decision is rendered. After a public hearing by the Council pursuant to Section 7.21.5 (5), the Council may be arbitrarily and/or in violation of constitutional rights in reaching its decision. Appeals from decisions of the Council may be taken to the Superior Court of Bartow County, Georgia, and must be filed within thirty (30) days of the Council's decision.

7.21.8 Standards for Applications for Certificate of Appropriateness Decisions.

- (1) The ***Euharlee Road Corridor Design Management Plan and Design Criteria*** are to be utilized as the applicable standards for development in the ERCDO district. New Construction should complement Euharlee's Unique and Historic character in terms of building forms, scale, massing, and materials. Conformance with surrounding community features and standards is to be analyzed; including matching as much as possible the historic character of the Historic Downtown Character, both currently and future.
- (2) Within the ERCDO District the Euharlee Roadway area has been evaluated and identified as a corridor "character area", which is to follow a set of area specific criteria. General criteria apply to all character areas, unless specifically noted. Area specific criteria apply to properties located specifically noted character areas.
- (3) Identified character areas are as follows:
 - (a) Neighborhood Commercial Corridor/ Character Area.
 - (1) Euharlee Road (with intersection to McCormick Road and beyond the Etowah Bridge towards the Woodland Middle school).

(b) Industrial Corridor / Character area.

- (1) Areas north of Euharlee Road and north along McCormick Road

(c) Mixed Use/Planned Unit Corridor / Character area.

- (1) Areas along Euharlee Road (west towards the bridge, across the street from Westminster and The Cliffs Communities.
- (2) Area along Euharlee Road (between Woodland Middle School and Etowah River Bridge).

7.21.9 Site Planning.

A. General Criteria for Conceptual Planning.

- (1) Creative site planning alternatives, such as cluster development, reclamation, mixed-use enterprises, planned centers and open space zoning, should be utilized to offer alternatives to linear strip development.
- (2) Significant cultural, historic, natural, and scenic features should be identified for preservation during the site planning process.
- (3) Architectural design should not be developed independent of context. Building should be integrated with, not isolated from, their surroundings. All design elements, including without limitation buildings and appurtenances, landscape design and vegetation, parking, driveways, walkways, signage and lighting, should be coordinated to create a continuous and harmonious streetscape. Where possible, building appurtenances should be shared.
- (4) Landscape design shall be an integral component. Retention of existing vegetation is encouraged. Adequate provision of the new landscaping areas at the frontage, along the property perimeters, and within pavement areas is essential. Landscape plans should utilize preferred plant materials, establish planting sizes and include irrigation and screened utilities.
- (5) Off-Street Parking and Loading requirements are found in Section 1-2-20.1 of the Euharlee Site Plan Review Ordinance. Any requirements that appear to be in conflict, final determination will be based on ensuring that the intent of the ordinance is met.

B. Area Specific Criteria.

- (1) Commercial corridors shall have an integrated streetscape of a scale and character consistent with recommendations provided in Section 7.21.12 of this ordinance. Architectural design should be heavily influenced by Euharlee's historic, institutional theme, as well as compliment the natural assets of the community, including the Etowah River. Landscape design shall accommodate pedestrian areas, with canopy street trees and ornamental plantings, limited frontage parking with adequate shade, reduced signage, and walkways connecting buildings with a public sidewalk network.
- (2) The future industrial corridor shall have an interconnected "corporate campus", appearance so that roadways, while serving a functional and vital industrial community, remain attractive travel corridors for residents and visitors. Architectural design is less important than landscape design in these areas. However, facades should have some degree of ornamentation consistent with Euharlee's traditional structures, as exist in the Historic District. Landscape design retain some of Euharlee's rural heritage through the conservation of greenspace

frontage and perimeters, minimal frontage parking, limited signage, and adequate screening of loading/docking, storage, and refuse areas.

7.21.10 Architecture

A. General Criteria for Conceptual Planning.

- (1) Architecture should reflect Euharlee's traditional and/or historic built environment, specifically in terms of scale, mass, form, materials, fenestration, and ornamentation (see definitions).
- (2) Appropriate building orientation and setback are integral aspects of site planning, and should also be incorporated during architectural design.
- (3) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below and, to the extent deemed applicable by the ERCDO Commission to the ***Euharlee Corridor and Historic Preservation Manual***.
 - (a) General. In general, new structures shall be contemporarily designed consistent with southern traditional and historic features that capture the character of the community. The City of Euharlee will encourage creativity from developers within the confines of this ordinance. Recommended (but not limited to) architectural themes are:
 - (1) Queen Ann
 - (2) Neo Traditional
 - (3) (Modern) Georgian
 - (4) Georgian Revival
 - (5) Italianate
 - (6) Cape Vernacular
 - (b) Orientation. It is the intent that these buildings from new construction, face the street. In instances of the use of an access road, the Commission may consider alternative orientation proposals for buildings not visible to the road, as consistent to some historic buildings along Covered Bridge right-of-way.
 - (c) Setback. Historic commercial and institutional properties should have very defined setbacks, and should not deviate from an established façade line. Properties that deviate detract from the streetscape. At the time of this ordinance, new construction will be as close to alignment to the historic buildings within the Historic Preservation District along Covered Bridge Rd. There will be an established façade line as determined by the Overlay Commission, for New Construction to comply with, as to establish a desired harmonious streetscape that will be implemented within the Historic District as well as the ERCDO.
 - (d) Scale. One-story buildings are typical in most corridor areas, and these are preferred. The scale of the structure should be proportional to setback.
 - (e) Mass. A building's proportions will be compared with other buildings in the vicinity, and with the size of the lot. If a proposed building is over 10,000 sq. ft., or has a façade greater than one hundred (100) feet in length, then setbacks,

fenestration, and other techniques shall be used to minimize the visual impact of the building.

(f) Form. New structures should be rectilinear forms generally. Post-modern, mall-like towers are inappropriate. Parapet roof forms are preferred, as large expanses of flat roofs should not be visible, and coverage of large expanses of roof with gable or hip forms makes the roof prominent.

(g) Materials. Wood siding; along with metal roofs, are the most common traditional building materials in the Euharlee Historic District. Brick is the preferred exterior material. Materials having a wood siding appearance, such as hardiboard and hardiplank, are compatible substitutions provided that the proposed reveal is similar to that of existing historic examples. Aluminum and vinyl siding is not permitted. Stucco, not including E.I.F.S., is acceptable in limited areas (e.g. parapets).

(h) Fenestration. The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-wall), should conform to the general proportions characteristic of southern traditional buildings. Facades greater than one hundred (100) feet in length must incorporate wall plane projections or recesses thereby creating bays, said bays forming a different plane by at least one (1) foot. No uninterrupted length of façade shall exceed one hundred (100) feet. The façade of a main building facing a public street shall feature at least one (1) public entrance. Where a main building faces more than two (2) public streets, an entrance for each may be proposed.

To avoid box-like buildings, windows and other features are important to obtain the traditional solid to void ration. Facades that face public streets shall have arcaded, display windows, entry areas, awnings, or other similar features along no less than sixty (60) percent of their length. The ground floor façade must be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than six (60) percent of the horizontal length of the building scale. Where additional establishments will be located within or adjacent to the principal building, the solid to void criteria set forth above apply to each individual façade. All windows shall be recessed and shall include visually prominent framing features.

(i) Ornamentation. Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry, brackets, knee braces, etc. Limited use of glass block, alternative masonry blocks, stucco, and synthetic stucco may be considered for the creation of building details. Building facades should include a repeating pattern that shall include no less than three (3) of the following elements: 1) color change, 2) texture change, 3) material module change (shape), or 4) expression of architectural or structural bay through a change in plane no less than one (1) foot in width, such as an offset, reveal, or projecting rib. At least one (1) of these elements shall repeat horizontally. All elements should repeat at intervals of not more than thirty (30) feet, either horizontally or vertically. Recessed panels (also referred to as traditional signboard areas)

should be incorporated into the fenestration and ornamentation if attached wall signs are proposed.

B. Area Specific Criteria.

- (1) Commercial and Neighborhood Mixed Use Corridor. Properties less than three (3) acres shall follow a frontage setback of seventy-five (75) feet. Properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. Where additional stores will be located within the main building, each such store shall have at least one exterior public entrance. Mixed Use Development (including Residential uses) will work in collaboration with the PUD zoning requirements in Section 7.15.
- (2) Industrial Corridor. Properties less than three (3) acres shall have a frontage setback of eighty (80) feet. Properties greater than three (3) acres shall have a frontage setback of at least one hundred and twenty (120) feet. Buildings in this area may propose alternative building forms provided that all landscaping requirements are fully met. Alternative materials for elevation not visible from public acres may be presented. Only one public entrance is required, specifically on the elevation facing the primary road. Transparency of sixty percent (60%) of the façade and recessed windows is imperative.

7.21.11 Pavement.

A. General Criteria.

- (1) A large area of asphalt parking without landscaping, adjacent to the roadway, is not permitted. The required alternative is side or rear parking and interspersed landscaping amid from parking spaces.
- (2) Shared parking areas utilized by more than one (1) building or business are encourage, to minimize large areas of pavement.
- (3) The following standards shall apply: (a) Frontage pavement is to be limited, and screened by evergreen frontage vegetation. (b) Developments along the pedestrian corridors are required to construct public sidewalk, to be connected to any existing sidewalk.

B. Area Specific Criteria.

- (1) Commercial/Mixed Use Corridors. Properties are limited to forty-two (42) feet of pavement, permitting one (1) row of parking spaces and a passing lane, between the frontage landscape strip and the primary structure. Parking in the front yard shall not extend more than two spaces beyond either wall of the primary structure. Additional frontage parking for planned centers may be considered if the center has as front setback of at least two hundred (200) feet, all landscaping criteria are met, and the center features two (2) or more frontage outparcels. A five (5) foot sidewalk must be installed six (6) inches from the property line along the public road and along other sides of the lot that abut public streets.

- (2) Industrial Corridors. Properties less than three (3) acres are limited to forty-two (42) feet of pavement, permitting one (1) row of parking spaces and a passing lane, between the frontage landscaping strip and the primary structure. Properties greater than three (3) acres are limited to sixty (60) feet of pavement between the frontage landscaping strip and the primary structure. Parking and loading areas for trucks and heavy equipment do not require interior landscaping if located entirely behind the primary structure and screened from the public road by an evergreen buffer at least twelve (12) feet in height at maturity.

7.21.12 Landscape.

A. General Criteria.

- (1) Landscape planning shall be integrated with the overall planning concept for any project. Therefore, the Commission shall evaluate landscape plans as to relationships to the existing landscape. The Commission shall also consider landscapes on adjacent properties and public rights-of-way, and proposed building(s).
- (2) Outparcels must meet all landscaping requirements in addition to those met by the larger development.
- (3) In addition to the other regulations of this Ordinance, the following shall apply:
 - (a) Existing Landscape. Existing tree cover and natural vegetation shall be preserved, whenever possible, or replaced with suitable vegetation. All existing, healthy deciduous and hardwood trees with a caliper of five (5) or more inches at a point three (3) feet above ground shall be retained, whenever feasible. If not feasible the tree shall be replaced with the same or similar type of tree, unless otherwise approved by the Commission.
 - (b) Required Screening, Buffering, and Landscaping. Landscaping shall divide and breakup as service areas, refuse containers, air conditioning units, transformers, etc., is required. Seventy-five (75%) of frontage landscaping must be evergreen or perennial plant materials. Frontage strips adjacent to pavement deeper than forty-two (42) feet must be screened by one hundred percent (100%) evergreen shrubbery and the use of berms, where appropriate.
 - (c) Irrigation. Irrigation shall be installed and maintained as per approved irrigation plan. In industrial corridors, waiver of irrigation requirements may be considered by the Commission for existing enterprises and development located on parcels over three (3) acres, provided that a bond is secured.
 - (d) Access. Commission shall also consider for access/crosswalk (when applicable), pressed brick, cobblestone, pressed brick pavement or something similar, along the entrance of development.
 - (e) Vegetation and Coverage. All vegetation shall be proposed, installed, and maintained in accordance with this Section of the Ordinance. The

minimum landscape buffer coverage is the sum of the areas required to meet all landscaping buffer requirements set forth below. IN addition to landscape buffer coverage, the minimum quantity of trees must meet the established final site density factor (SDF) of twenty-five (25) units per acre.

- (i) Frontage. A landscape buffer is required along all public rights-of-way, permitting only the encroachment of driveways necessary to serve the property. Trees within the frontage area must be a minimum of three (3) inches caliper, a minimum of one per twenty-five (25) feet of linear frontage (or one per 625 sq. ft. in area on properties greater than three (3) acres), and overstory, deciduous and/or hardwood trees. Trees may be grouped or established in a jagged line.
- (ii) Perimeter. A landscape buffer is required along-side and rear abutting property that is not public right-of-way.
- (iii) Interior. Interior landscape buffer areas are required for all parking lots with six (6) or more spaces. Not less than ten percent (10%) of the interior of the parking lot must be landscaped. Islands should be a minimum of 150 sq. ft. and include at least one (1) tree. No portion of an island less than three (3) in width may be counted in the area. Landscape areas should be at least five (5) feet deep and at least twenty (20) feet long and include at least one (1) tree for every thirty (30) linear feet in length. Back-to-back parking bays, separated by landscape areas, are encouraged. One (1) in four (4) parking rows should be divided by a landscape area at least fifteen (15) feet in width. At least seventy-five percent (75%) of the trees located within interior landscape areas must be overstory, deciduous and/or hardwood trees.
- (iv) Corner. Corner landscape areas are required for those properties located on the corners formed by the intersections of McCormick Road, Covered Bridge Road and Burge's Mill Road (additional arteries TBD by the Commission). These corners form unique entries or "gateways" leading to the heart of the City. Owners of said properties shall install and maintain the corner landscape areas utilizing the established gateway requirements, or the City may accept a planting and maintenance easement provided that the owner extends and maintains the irrigation system. The easement shall be within the established setback. In consideration for said easement. The Commission may offer mitigation of site plan and landscape planning for said corner properties, provided that the corner landscape areas meet the gateway requirements.

B. Specific Criteria.

- (1) Commercial Corridors. Frontage landscape buffers must be at least twenty (20) feet in depth. The other perimeter landscape buffers must be at least ten (10) feet in depth. Sod is required for front yard grass areas of all properties.
- (2) Industrial Corridors. For properties less than three (3) acres, frontage landscape buffers must be at least twenty-five (25) feet in depth; perimeter landscape buffers must be at least twelve and one half (12.5) feet in depth. Sod is required for front yard grass areas of all properties. For properties greater than three (3) acres, frontage landscape buffers must be at least one hundred (100) feet in depth; perimeter landscape buffers must be at least fifty (50) feet in depth. Sod is not required for properties above three (3) acres, provided that primary areas are sprigged or seeded.

7.21.13 Signs.

A. General Criteria. Since the corridors serve as entry gateways to Euharlee's Historic District, signage should be compatible with the area's visual character. Restraint in sign design can limit the clutter, confusion and potential hazard associated with sign competition, while protecting the quality of the landscape. IN addition to the regulations set forth in Article XI, the following standards apply:

- (1) Placement. Attached signs shall be in scale with and proportional to the host building, never cover architectural features or details, and be aligned as much as possible with signs of adjacent properties. Freestanding signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
- (2) Materials. Signs shall be brick, wood or metal, which may be painted or relief. Box cabinets, whether plastic, vinyl, Lexan or metal, are not permissible.
- (3) Design. Sign design may be simple or reference Euharlee's architectural and historical heritage. Colonial motif signs are not allowed.
- (4) Dimensions. Ground signs are permitted provided that the sign area is no larger than six (6) feet in height by twelve (12) feet in width.

B. Area Specific Criteria.

- (1) Commercial/Mixed Use Corridors. Attached signs may have direct illumination if the front setback is at least two hundred (200) feet and individual letters are either channeled or reverse-channeled.
- (2) Industrial Corridors. Ground signs may be perpendicular or parallel to roads.

7.21.14 Illumination.

A. General Criteria.

- (1) Control. Lighting must be controlled in height, direction, and intensity for traffic safety and to maintain Euharlee's rural character.
- (2) Awnings. No illumination of awnings is permitted.

- (3) Height. Signs shall not exceed twenty (20) feet in height for single tenant developments or thirty-five (35) feet in height for multiple tenant developments.
- (4) Direction. Luminaries shall be shielded to prevent glare onto adjacent property.
- (5) Intensity. A maximum light level of PL = 0.2 foot candles measures at ground level is permitted. Entrances to developments may be lighted exceeding 0.2 foot candles for traffic safety only. High intensity sodium vapor lights are prohibited.
- (6) All lighting shall always be in working condition, as to prevent safety hazards and to maintain aesthetic value.

Table 7.21.15 ERDCO Overlay Map (insert)