

504	16-2.4	Application Requirements.
505	16-2.5	Zoning Requirements. (Revised 11/15/04)
506	16-2.6	Performance and Construction Standards. (Revised 11/15/04)
507	16-2.7	Variances.
508		
509		ARTICLE III, HOME BUSINESSES:
510	16-3.1	Classification of Home Businesses. (Revised 11/15/04, 6/2/11, 4/5/12)
511	16-3.2	General Requirements and Performance Criteria. (Revised 11/15/04, 4/5/12)
512	16-3.3	Procedures. (Revised 11/1/07, 12/1/11, 4/5/12)
513		
514		ARTICLE IV, SUPPLEMENTARY REGULATIONS FOR SPECIFIC USES:
515	16-4.1	Accessory Structures in Residential Districts. (Revised 9/7/06, 12/2/10, 1/6/11)
516	16-4.2	Accessory Apartments, Attached. (Revised 9/7/06, 2/7/13)
517	16-4.3	Accessory Apartments, Detached. (Revised 9/7/06)
518	16-4.4	<a href="#">Automobile Vehicle Sales Dealership or Vehicle Rental</a> Establishments.
519	<del>16-4.5</del>	<del>Churches, Temples, Synagogues, and Places of Worship. (Revised 11/15/04, 1/3/13, 3/3/2016)</del>
520	<a href="#">16-4.5</a>	<a href="#">Commercial Athletic Fields, Outdoor.</a>
521	16-4.6	Commercial Recreational Facilities, Outdoor. (Revised 9/7/06)
522	16-4.7	Condominiums. (Revised 9/25/03)
523	16-4.8	Senior Housing. (Revised 12/13/07)
524	16-4.9	Convenience Stores.
525	16-4.10	Demolition of Historic Structures.
526	16-4.11	Drive-Through Facilities.
527	16-4.12	Fences and Walls. (Revised 11/1/07, 11/1/12)
528	16-4.13	Horses. (Revised 9/25/03)
529	16-4.14	Junk Vehicles.
530	16-4.15	Junk Yards.
531	16-4.16	Livestock. (Revised 9/25/03)
532	16-4.17	Manufactured/Mobile Homes. (Revised 11/15/04, 2/7/13)
533	16-4.18	Manufactured/Mobile Homes for Health Hardships and Elderly Housing. (Revised 9/25/03, 2/7/13)
534	16-4.19	Removal. (Revised 11/15/04, 2/7/13)
535	<del>16-4.20</del>	<del>Mini Warehouses.</del>
536	16-4.20	Outdoor Lighting. (Revised 7/17/08)
537	<a href="#">16-4.21</a>	<a href="#">Places of Worship.</a>
538	16-4.22	Poultry Houses.
539	16-4.23	Sand Dredging Within Creek Banks.
540	<a href="#">16-4.24</a>	<a href="#">Self-Service Storage.</a>
541	16-4.24	Storage of Petroleum Products and Explosives.
542	16-4.25	Timber Harvesting (Created 4/5/12)
543	16-4.26	Townhouses. (Revised 11/15/04, 11/1/12)
544	16-4.27	Transportation and Utility Facilities.
545		
546		
547	<b>CHAPTER 17</b>	<b>PARKING AND LOADING REGULATIONS</b>
548		
549		ARTICLE I, PURPOSE AND APPLICABILITY:
550	17-1.1	Purpose and Intent.
551	17-1.2	Applicability.
552		
553		ARTICLE II, REQUIRED PARKING:
554	17-2.1	Required Minimum Number of Parking Spaces. (Revised 9/7/06, 2/7/13)
555	17-2.2	Interpretations of Parking Requirements.
556	17-2.3	Reduction of Required Parking for Off-Site Arrangements.
557	17-2.4	Reduction of Required Parking for Mixed or Joint Use of Parking Spaces.
558	17-2.5	Reduction of Required Parking for Alternative Transportation Arrangements.
559	17-2.6	Reduction of Required Parking When On-Street Parking is Permitted.

778 of blood, tissue, or other human medical or animal products, and forensic laboratories for analysis of evidence in  
779 support of law enforcement agencies.

780 Residential Zoning District: Any R1R, CR1, R1, R2R, R2, R3, R4, LR, Res1, Res2, CR2, Res3, Res4, Res6  
781 MHP or any district described in Chapter 11 of this Code.

782 Retail Trade Establishment, Enclosed: Any business offering goods and products for sale to the public, which  
783 may include the incidental repair of such goods and products, that operates entirely within a structure containing a  
784 roof and walls on all sides, except for outdoor display or other use during business hours and accessory storage in  
785 enclosed, subordinate buildings. These include but are not limited to the following: convenience stores including the  
786 sale of gasoline, hardware, paint, glass and wallpaper stores, grocery and miscellaneous food stores including retail  
787 bakeries, apparel, shoe, and accessory clothing stores, furniture, upholstery, floor covering, household appliance and  
788 home furnishing stores, musical instrument stores, radio, television, and computer stores, record, tape, and compact  
789 disc stores, eating and drinking places not involving drive-in or drive-through facilities, drug stores, apothecaries and  
790 proprietary stores, liquor stores and bottle shops, used merchandise stores and pawn shops, sporting goods stores and  
791 bicycle shops, art and stationery stores, hobby, toy, and game shops, jewelry, gift, novelty, souvenir and antique shops,  
792 camera and photographic supply stores, luggage and leather goods stores, sewing, needlework, and piece goods stores,  
793 catalogue and mail order stores, newsstands, florists, tobacco shops, automotive parts stores not involving repair, video  
794 rental and sales stores, and watch and clock sales and repair shops.

795 Retaining Wall: A wall, terraced combination of walls, or similar structure located at a grade change to hold  
796 the soil on the up-hillside from slumping, sliding, or falling. Retaining walls are not integral to the structure and do  
797 not provide direct physical contact for the support of a building or structure.

798 Right-of-Way: An area of land not on a lot that is dedicated for public or private use to accommodate a  
799 transportation system and necessary public utility infrastructure, including but not limited to water lines, sewer lines,  
800 power lines and gas lines. In no case shall a right-of-way be construed to mean an easement.

801 River Bank: The rising ground, bordering a river, which serves to confine the water to the natural channel  
802 during the normal course of flow.

803 River Corridor Protection Plan: That part of Forsyth County Comprehensive Plan which deals with the river  
804 corridor protection requirements specified in rules of the Georgia Department of Natural Resources and state law, as  
805 appropriate.

806 Road: See Street.

807 Roadside Stand: A structure, or portion thereof, for the shelter, display, and sale of agricultural products  
808 produced on the premises, with no space for customers within the structure itself.

809 Salvage Yard: A place of business primarily engaged in the storage, sale, dismantling or other processing of  
810 uses or waste materials which are not intended for reuse in their original forms. Typical uses include paper and metal  
811 salvage yards, used tire storage yards, or retail and/or wholesale sales of used automobile parts and supplies.

812 Scenic Corridor: Any corridor paralleling both sides of a public road that has been formally identified by  
813 Resolution of the Forsyth County Board of Commissioners as a scenic corridor worthy of special protection through  
814 an overlay district or other special provisions governing land uses and development and their aesthetic effects on road  
815 travelers.

816 Scenic Views and Sites: Those geographic areas containing visually significant or unique natural features,  
817 as identified in the Forsyth County Comprehensive Plan, or by an applicant of a conservation subdivision if such  
818 information is accepted by the Planning Commission in the sketch plat review process.

819 Sediment: Solid material, both mineral and organic, that is in suspension, is being transported, or has been  
820 moved, from its site of origin by air, water, or gravity as a product of erosion.

821 Sediment Basin: See "Debris Basin."

822 Sediment Pool: The reservoir space allotted to the accumulation of submerged sediment during the life of  
823 the structure.

824 Self-Service Storage, Climate Controlled: [A building or group of buildings consisting of self-contained units  
825 leased on an individual basis for self-service storage of personal property. The individual storage units are in a climate  
826 controlled environment and the units do not include doors that open directly to the outside.](#)

827 Self-Service Storage, Mini-Warehouse: [A building or group of buildings consisting of self-contained units leased  
828 on an individual basis for self-service storage of personal property. The facility includes individual storage units whose  
829 doors open directly to the outside.](#)

830 Semi-Cutoff Fixture: An outdoor light fixture shielded or constructed in such a manner that it emits up to,  
831 but no more than, 5.0% light spillage above the horizontal plane of the fixture.

832 Semi-Public Use: Any building, structure, or use, owned and/or operated by private utilities or private  
833 companies for a public purpose, or that is reasonably necessary for the furnishing of adequate service by such utilities,

Kennels, Animal Hospitals and Veterinary Clinics without outdoor facilities	X	X	P	P	P	X	X	X	X
Lodging services	X	C	P	P	X	X	X	X	P
Machine shops	X	X	P	P	P	P	X	X	X
Minor subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Major subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Manufacturing, processing, and assembling	X	X	C	C	C	P	X	X	X
<del>Mini-warehouses</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>X</del>
Miscellaneous service establishments	X	C	P	P	X	C	X	C	P
Offices	P	P	P	P	P	P	P	P	P
Open air businesses	X	C	P	P	X	X	X	X	X
Open storage yards	X	X	C	P	P	P	X	X	C
Use	<b>Commercial and Office Zoning Districts</b>								
	<b>NS</b>	<b>UV</b>	<b>CBD</b>	<b>HB</b>	<b>HC</b>	<b>BP</b>	<b>O&amp;I</b>	<b>OR</b>	<b>OCMS</b>
Personal care homes and institutionalized living facilities, serving ten persons or less	C	P	P	P	X	X	C	C	P
Personal care homes and institutionalized living facilities, serving more than ten persons	X	P	P	P	X	X	C	X	P
Personal service establishments, not exceeding 2,500 square feet of gross floor area per establishment	P	P	P	P	X	P	C	C	P
Personal service establishments greater than 2,500 square feet of gross floor area per establishment	X	P	P	P	X	P	X	X	P
<a href="#">Place of worship 10,000 square feet or less in aggregate size (Note 5)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>
<a href="#">Place of worship more than 10,000 square feet in aggregate size (Note 6)</a>	<a href="#">C (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">C (Note 1)</a>				
Public and semi-public uses	P	P	P	P	P	P	C	P	P
Restaurants, including outside seating areas but not including drive-ins or drive-through facilities	P	P	P	P	P	P	C	C	P
Residence for caretaker or night watchman	X	X	C	C	P	P	X	X	X
Retail trade establishments, enclosed	P	P	P	P	P	P	X	X	P
<del>Schools, private and parochial</del>	<del>X</del>	<del>P (Note 4)</del>	<del>P (Note 4)</del>	<del>P (Note 4)</del>	<del>X</del>	<del>X</del>	<del>C (Note 4)</del>	<del>X</del>	<del>P (Note 4)</del>
<a href="#">Schools, private and parochial</a>	<a href="#">X</a>	<a href="#">P (Note 4)</a>	<a href="#">P (Note 4)</a>	<a href="#">P (Note 4)</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">C (Note 4)</a>	<a href="#">X</a>	<a href="#">P (Note 4)</a>

227

<a href="#">10,000 square feet or less in aggregate size</a>		<a href="#">1)</a>	<a href="#">1)</a>	<a href="#">1)</a>			<a href="#">1)</a>		<a href="#">1)</a>
<a href="#">Schools, private and parochial, more than 10,000 square feet in aggregate size</a>	<a href="#">X</a>	<a href="#">C (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">C (Note 1)</a>
<a href="#">Schools for dance, martial arts, and other disciplines operated for profit or nonprofit</a>	<a href="#">P (Note 4)</a>	<a href="#">X</a>	<a href="#">P (Note 4)</a>	<a href="#">P (Note 4)</a>	<a href="#">X</a>	<a href="#">P (Note 4)</a>			
<a href="#">Schools for dance, martial arts, and other disciplines operated for profit or nonprofit, 10,000 square feet or less in aggregate size</a>	<a href="#">P (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">P (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">P (Note 1)</a>			
<a href="#">Schools for dance, martial arts, and other disciplines operated for profit or nonprofit, more than 10,000 square feet in aggregate size</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">C (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">X</a>	<a href="#">C (Note 1)</a>	<a href="#">C (Note 1)</a>	<a href="#">X</a>	<a href="#">C (Note 1)</a>
Senior housing, assisted living facility	X	C	C	X	X	X	C	X	X
Senior housing, continuing care retirement community (CCRC)	X	C	C	X	X	X	C	X	X
Senior housing, senior independent living	X	C	C	X	X	X	C	X	X
Senior housing, skilled nursing facility	X	C	C	X	X	X	C	X	X
Service stations	X	X	P	P	P	X	X	X	C
Shooting range, indoor	X	X	P (Note 3)	P (Note 3)	X	X	X	X	P (Note 3)
Shooting range, outdoor	X	X	C (Note 3)	C (Note 3)	C (Note 3)	X	X	X	C (Note 3)
<a href="#">Storage, self-service, climate controlled</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">C</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">C</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>
<a href="#">Storage, self-service, mini-warehouse</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">C</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>
Temporary structures and uses	C	P	P	P	P	P	C	P	P
Transportation, communication, and utility facilities	X	X	C	C	C	C	X	X	C
Uses not specified in this table	(Note 4)								
<a href="#">Vehicle Rental Establishment</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">X</a>
<a href="#">Vehicle Sales Dealership</a>	<a href="#">X</a>	<a href="#">X</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">X</a>				
Warehouses and storage buildings not exceeding 10,000 square feet on a given site	X	X	C	X	X	X	X	X	X
Wholesale trade establishments	X	X	C	X	X	P	X	X	X

228  
 229 Notes  
 230 Table 12.1

- 231 (1) Prior to development of any associated accessory uses, approval of the site plan must be granted by the Board of  
 232 Commissioners. If the accessory use is a school, a conditional use permit is required and all requirements for a  
 233 conditional use permit must be followed.  
 234 (2) Within the Business Park (BP) and Office and Institutional (O&I) zoning districts, only the following indoor  
 235 commercial recreational facilities shall be considered as conditional uses (C): assembly halls, auditoriums,

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Fuel oil distributors	P	P	X
Fiberglass insulation manufacturers	X	C	X
Food processing plants, including fish and poultry facilities	C	C	X
Forest uses associated with production, management and harvesting of timber	P	P	P
Hazardous waste receiving, handling, and disposal facilities	X	X	X
Heliports and Helipads	C	C	C
Ice manufacturing	P	P	X
Incinerators, including medical wastes	X	C	X
Instrument assembly and manufacturing	P	P	X
Junkyards, wrecked motor vehicle compounds, and wrecker services	C	C	C
Kennels, Animal Hospitals, Veterinary Clinics	C	X	X
Landfills	X	C	C
Linoleum manufacturers	X	C	X
Lumber yards, planing and sawmills	P	P	P
Machine shops	P	P	X
Manufacturing, processing, recycling, and assembling within buildings, not otherwise specified	P	C	C
Manufacturing, processing, recycling, and assembling of chemicals, floor coverings, glass, and rubber, unless more specifically listed in this table	X	C	X
Metal products manufacturing	P	P	X
<del>Mini-warehouses</del>	<del>P</del>	<del>P</del>	<del>X</del>
Miscellaneous service establishments	P	C	X
Offices and showrooms, as a principle use or as accessory uses to one or more permitted principal uses	P	P	P
Office Commercial Multiple Story (OCMS) Zoning District uses and performance standards	C (Note 3)	X	X
Open air businesses, subject to limitations for open storage yards as provided in this table	P	P	P
Open storage yards, not exceeding 20% of the total lot	P	P	P
Open storage yards, more than 20% but not exceeding 80% of the total lot	C	P	P

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Optical goods manufacturers	P	P	X
Petroleum bulk storage sites	X	P	C
Pharmaceuticals and medical supplies manufacturers	P	P	X
<a href="#">Place of worship 10,000 square feet or less in aggregate size (Note 7)</a>	<a href="#">P (Note 2)</a>	<a href="#">X</a>	<a href="#">X</a>
<a href="#">Place of worship more than 10,000 square feet in aggregate size (Note 8)</a>	<a href="#">P (Note 2)</a>	<a href="#">X</a>	<a href="#">X</a>
Printing, blueprinting, publishing, and book binding facilities	P	P	X
Public and semi-public uses	P	P	P
Pulp mills	X	C	X
Recycling and recovery facilities	C	C	X
Research laboratories, and ancillary manufacturing.	C	C	C
Restaurants, not including drive-in or drive-through facilities	P	P	X
Retail Trade Establishments	X	X	X
Salvage yards	C	P	X
<del>Schools, private, parochial, vocational—Technical and business</del>	<del>P (Note 2)</del>	<del>X</del>	<del>X</del>
<a href="#">Schools, private, parochial, vocational—Technical and business 10,000 square feet or less in aggregate size</a>	<a href="#">P (Note 2)</a>	<a href="#">X</a>	<a href="#">X</a>
<a href="#">Schools, private, parochial, vocational—Technical and business more than 10,000 square feet in aggregate size</a>	<a href="#">P (Note 2)</a>	<a href="#">X</a>	<a href="#">X</a>
Service stations	P	P	X
Shooting range, indoor	P (Note 4)	C (Note 4)	X
Shooting range, outdoor	C (Note 4)	C (Note 4)	C (Note 4)
Sign fabrication and painting shops	P	P	X
Solid waste transfer stations	C	C	C
Solvent metal cleaning	X	C	X
Stock yards and slaughterhouses	X	C	X
<a href="#">Storage, self-service, climate controlled</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">X</a>
<a href="#">Storage, self-service, mini-warehouse</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">X</a>
Temporary structures and uses, with written approval of the Board	C	C	C
Textile manufacturing and processing	P	P	X
Tire retreading and recapping facilities	C	P	X
Transportation, communication, and utility facilities, except truck terminals	C	P	C
Truck terminals	P	P	P

- 377 (D) Activities associated with a home business shall not generate any solid or liquid waste, water  
378 consumption, traffic, noise, vibrations, smoke, dust, odor, heat, glare, disturbance or interference with  
379 the provision of electrical, television or other utility services, or create any safety hazards exceeding  
380 those which are typically and customarily produced by and/or associated with a residential dwelling  
381 and residential uses in the zoning district and surrounding neighborhood within which the subject  
382 property and home business is located. Light spillage restrictions as outlined in 16-4.240 shall be met  
383 and maintained. The total area used to conduct activities associated with a home business should not  
384 exceed 33% of the finished space within the principal building. For purposes of this calculation,  
385 finished space within the principal building shall exclude unheated areas such as porches, unfinished  
386 basements, garages and decks.
- 387 (1) All licensed owners/proprietors of home businesses that verifiably existed on or before November  
388 22, 1999 that are nonconforming with the area requirements specified in this article, shall be  
389 exempt from these requirements. Such businesses shall be permitted to expand in conformance  
390 with the requirements of this article and Code.
- 391 (E) The residential dwelling, accessory buildings and structures, and overall property shall remain  
392 residential in character and appearance that are typical and customary for residential property located  
393 in the zoning district within which the home business is located. Structural and other alterations and  
394 alterations in the exterior or interior appearance that will make the dwelling, buildings, and/or the site  
395 appear or function similar to a commercial operation are prohibited. Prohibited alterations may  
396 include, but are not limited to, the creation of a separate or exclusive entrance(s) for business purposes,  
397 use of signage or other advertising other than that allowed as set forth herein and commercial-like  
398 exterior lighting.
- 399 (F) All parking shall be located in an off-street location on a paved, gravel or other suitable parking  
400 surface. Parking on lawn areas is prohibited.
- 401 (G) Wholesale or retail sales from within a residential dwelling, accessory building or structure, or from a  
402 residential property on a regular or year-round basis or as a primary activity or function of the home  
403 occupation or professional home office shall be prohibited except for sales conducted entirely via the  
404 mail, telephone or internet. No goods or products intended for sale shall be displayed outside of a  
405 dwelling, accessory building or structure, or elsewhere on the property. This provision is not intended  
406 to limit or prohibit the sale of agricultural products grown from the same agricultural property. In  
407 addition, year-round retail sales comprising the primary business activity of a home occupation shall  
408 be permitted on agriculturally zoned parcels (A1) when approved by the Planning Commission.
- 409 (H) Truck deliveries or pick-ups of supplies or products associated with a home business shall be limited to  
410 the type of vehicles and pick-up/delivery hours that are typical and customary for residential dwellings  
411 and uses located in the zoning district within which the home business is located. Specifically, these  
412 vehicles shall be limited to the types of vehicles associated with the delivery of domestic mail and  
413 packages.
- 414 (I) In order to ensure that a home business does not become a nuisance to the surrounding properties and  
415 property owners, the director, or Planning Commission may impose reasonable conditions as deemed  
416 necessary to protect the health, safety, and welfare of said properties, property owners and general  
417 public.
- 418 (J) Owners/proprietors of a home occupation shall permit a limited inspection of the premises by the  
419 director or other duly authorized agent of the Board of Commissioners or other agency having  
420 jurisdiction or responsibility for enforcing applicable laws, requirements, and regulations at the time of  
421 application or after the home occupation has commenced operation in order to determine compliance  
422 with the requirements of this Code and/or the conditions of the license. Failure to cooperate in  
423 providing such access may result in the immediate discontinuation of the home occupation or  
424 professional home office license.
- 425 (K) Owners/proprietors of all home businesses shall maintain a valid business license. Failure to hold a  
426 valid business license will invalidate the home occupation or professional home office.
- 427 (L) All home occupation and professional home office licenses shall be deemed valid for an initial twelve-  
428 month period unless otherwise provided for as a condition of the approval. After the initial twelve-  
429 month period, all home occupation and professional home office permits shall expire on the first day of  
430 April. The director may revoke a home occupation and professional home office license if any of the  
431 following circumstances occur:

another individual once the condition justifying the hardship condition is alleviated. The director shall order the removal of a manufactured/mobile home in cases where the director finds that no hardship continues to exist, or the unit is no longer occupied by an elderly relative, in which case the owner of real property shall within thirty (30) days remove the manufactured/mobile home from the lot.

~~16-4.20 **Mini-Warehouses.**~~

- ~~(A) **Area.** The minimum lot size for a mini-warehouse development shall be two acres, and the maximum developed area for a mini-warehouse shall be four acres.~~
- ~~(B) **Storage Unit Specifications and Uses.** Individual storage units shall not exceed eight hundred (800) square feet and may not be used for the storage of hazardous materials or toxic substances. The use of individual storage units for living, sales, or hobbies is prohibited. No individual mini-warehouse building shall be more than two hundred (200) feet long. In the Heavy Commercial (HC) and Business Park (BP) districts, mini-warehouses are limited to single-story buildings. Multi-story buildings are permitted for mini-warehouses in the Highway Business (HB) and Commercial Business District (CBD) districts.~~
- ~~(C) **Access.** Access to mini-storage developments is limited to passenger vehicles and two-axle trucks (no semis are permitted). Interior drives between buildings shall be a minimum of twenty (20) feet wide.~~
- ~~(D) **Parking.** Leasing office parking shall be provided at a standard of one space per (forty) 40 mini-storage units, plus one space for the facility manager, with a minimum of two on-site parking spaces.~~
- ~~(E) **Right-of-way Screening Required.** Fencing adjacent to a public right of way shall be required in the form of an architecturally finished wall or solid, opaque wooden fence.~~
- ~~(F) **Outdoor Storage.** Outdoor storage is prohibited unless an open storage yard is permitted in the zoning district in which the development is located.~~
- ~~(G) **Hours of Operation.** Mini-warehouse developments shall not be accessible to the general public (excluding on-site managers) between the hours of midnight and 5:00 a.m.~~

16-4.240 **Outdoor Lighting.** Outdoor lighting shall be designed to provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street right-of-way.

(A) **Fixture Type.**

- (1) Commercial and Industrial Zoning Districts. All outdoor lighting shall be Full Cutoff Fixtures except the following:
  - (a) Pedestrian light fixtures fourteen (14) feet in height or less may be Cutoff or Semi-Cutoff Fixtures.
  - (b) Uplighting of flags, steeples, monuments, buildings and landscaping must use narrow beam, shielded luminaries. Illuminance at the level of the illuminated object shall not exceed ten (10) foot-candles.
- (2) Residential and Agricultural Zoning Districts. All street lights shall be Full Cutoff, Cutoff or Semi-Cutoff Fixtures.

(B) **Light Spillage.**

- (1) Commercial and Industrial Zoning Districts. Outdoor lighting shall be designed so as to minimize light spillage to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot-candles at any public street right-of-way, commercial, or industrial property line.
- (2) Residential and Agricultural Zoning Districts. Street lights, amenity area lighting, and lighting for non-residential uses shall be designed so as to minimize light spillage along the exterior of the development to not more than one (1) foot-candle along any residential or agricultural property line and two (2) foot-candles at any public street right-of-way, commercial, or industrial property line.

(C) **Height.**

- (1) Commercial and Industrial Zoning Districts. Outdoor lighting in commercial and industrial zoning districts shall be limited to thirty-five (35) feet in overall height except under the following conditions when such lighting shall be limited to twenty-five (25) feet in overall height:
  - (a) Project adjacent to residential and/or agricultural property.
  - (b) Project contains both commercial and residential uses.
- (2) Residential and Agricultural Zoning Districts. Street lights shall be limited to twenty (20) feet in height.

963 16-4.21 Places of Worship. Prior to development of any associated accessory uses, approval of the site  
964 plan must be granted by the Board of Commissioners. For those accessory uses requiring sketch plat approval per  
965 Article V of Chapter 8 of this Code, the Board of Commissioners shall conduct the required public hearing. The  
966 director shall schedule the matter with the Board of Commissioners within 60 days of the receipt of the sketch plat  
967 application. If the accessory use is a school, a conditional use permit must be obtained.

968 16-4.22 Poultry Houses. In the A1, Agricultural District, poultry houses shall be setback a minimum of  
969 one hundred (100) feet from any property line.

970 16-4.23 Sand Dredging Within Creek Banks. The process of removing sand by pump action between  
971 the established banks of streams and creeks shall be allowed between the established banks of such waterways  
972 within all use districts in Forsyth County; provided, however, that written permission of the landowner is obtained  
973 from Forsyth County and the Georgia Department of Natural Resources, Environmental Protection Division; and,  
974 provided further, that all other necessary permits are obtained prior to the commencement of the operation.

975 16-4.24 Self-Service Storage.

976 (A) Area. The minimum lot size for a self-service storage development shall be two acres, and the maximum  
977 developed area for a self-service storage development shall be four acres.

978 (B) Storage Unit Specifications and Uses. Individual storage units shall not exceed eight hundred (800)  
979 square feet and may not be used for the storage of hazardous materials or toxic substances. The use of  
980 individual storage units for living, sales, or hobbies is prohibited. No individual self-service storage  
981 building shall be more than two hundred (200) feet long. In the Heavy Commercial (HC) and Business  
982 Park (BP) districts, self-service storage developments are limited to single-story buildings. Multi-story  
983 buildings are permitted for self-service storage developments in the Highway Business (HB)  
984 Commercial Business District (CBD) district, the Restricted Industrial District (M1), and the Heavy  
985 Industrial District (M2).

986 (C) Access. Access to self-service storage developments is limited to passenger vehicles and two-axle  
987 trucks (no semis are permitted). Interior drives between buildings shall be a minimum of twenty (20)  
988 feet wide.

989 (D) Right-of-way Screening Required. Fencing adjacent to a public right-of-way shall be required for  
990 self-service storage mini-warehouses, in the form of an architecturally finished wall.

991 (E) Outdoor Storage. Outdoor storage is prohibited unless an open storage yard is permitted in the  
992 zoning district in which the development is located.

993 (F) Hours of Operation. Self-service storage developments shall not be accessible to the general public  
994 (excluding on-site managers) between the hours of midnight and 5:00 a.m.

995 16-4.245 Storage of Petroleum Products and Explosives. Any storage of petroleum products or  
996 explosives must be approved by the County Fire Chief. No such storage area shall be permitted until the necessary  
997 permits and approvals are received from the Georgia State Fire Marshal and/or federal agency, as may be required.  
998 No such storage area shall be located within five-hundred (500) feet of a residential or office residential zoning  
999 district.

1000 16-4.256 Timber Harvesting. Timber harvesting shall be permitted subject to the following requirements:

1001 (A) The timber harvest shall be in accordance with a forest management plan for the tract prepared by a  
1002 registered forester. The required contents of a forest management plan shall be as set forth in  
1003 guidelines to be established by the Forsyth County arborist and as approved by the Forsyth County  
1004 Director of Planning and Community Development.

1005 (B) The property shall be a minimum of ten (10) acres in size.

1006 (C) There shall be a fifty (50) foot exterior timber harvesting setback around the entire perimeter of the  
1007 property, which shall remain undisturbed with the exception of approved access to the property from  
1008 the road.

1009 (D) All stream buffers shall remain undisturbed except for haul road and skid trail crossings.

1010 (E) Timber harvesting shall be restricted to thinning only. A minimum basal area of thirty (30) square feet  
1011 per acre shall remain on the property following the harvest. Remaining trees on site must be left in  
1012 good condition with no injuries to the trunk, crown or root system. Required buffers and setbacks shall  
1013 not be included in calculating the minimum basal area to remain. Clear cutting shall not be allowed.

1014 (F) All trees to be removed shall be marked at four and one-half (4.5) feet above the ground and at ground  
1015 level so as to be identifiable before and after harvest.

1016 (G) Trees thirty (30) inches in diameter or larger as measured at four and one-half (4.5) feet above the  
1017 ground shall not be removed and their critical root zone shall be protected. The following species are

- 1018 exempt from this restriction: pine (*Pinus spp.*), poplar (*Liriodendron tulipifera*) and sweetgum  
1019 (*Liquidambar styraciflua*).  
1020 (H) Logging slash shall be scattered across the site or piled no higher than two (2) feet.  
1021 (I) All activity on the site shall be in compliance with the Forsyth County Soil Erosion and Sedimentation  
1022 Control Ordinance, all Best Management Practices as described in the Georgia Forestry Commission  
1023 document "Recommended Best Management Practices for Forestry in Georgia" and the U.S. Clean  
1024 Water Act, Section 404, EPA, 40 CFR, Part 232.3(c)(6).  
1025 (J) A plan and supporting documentation meeting the minimum requirements of the Department of  
1026 Planning and Community Development shall be submitted for review and approval prior to timber  
1027 harvesting activity. Any associated plan review fees must be paid with the submittal of the plan.  
1028 (K) The director may approve exceptions to address disease or insect infestations documented by a  
1029 registered forester or certified arborist.  
1030 (L) In no event shall any provision of this section have application to timber harvesting that qualifies as  
1031 forestry land management practices or agricultural operations as defined in O.C.G.A. 12-7-17, not  
1032 incidental to development, on tracts which are zoned for forestry, silvicultural or agricultural purposes,  
1033 or that are unzoned.

1034 16-4.267 **Townhouses.** Townhouse subdivisions are not subject to the minimum lot width standards  
1035 specified in Table 11.2(a) and Table 11.2(b), but shall conform to the following requirements:

- 1036 (A) **Subdivision Plat Approval Required.** Each townhouse development or phase thereof shall require  
1037 subdivision plat approval in accordance with Chapter 18 of this ordinance and resolution.  
1038 (B) **Streets.** All streets within a townhouse development shall be built to County specifications and  
1039 dedicated to the public; provided, however, that the rear of townhouses may have vehicular access by  
1040 way of a private access easement or alley.  
1041 (C) **Lot Size.** Each single family attached dwelling unit must be on a lot of at least 2,500 square feet.  
1042 (D) **Minimum Lot and Unit Width.** Each lot shall be at least twenty-four (24) feet wide. The minimum  
1043 width of each unit shall also be twenty-four (24) feet.  
1044 (E) **Setbacks.** On interior lots the side setback on the side containing the common wall is reduced to zero.  
1045 The site setback on the side opposite the common wall must meet the requirement for the side yard for  
1046 the zoning district in which it is located.  
1047 (F) **Units Per Building and Roof Variations.** To avoid a monotonous appearance, for any given  
1048 building, no more than six (6) units may have common walls i.e., no more than six (6) units per  
1049 building. Any building containing more than three (3) units with common walls must have the roof of  
1050 each attached unit distinct from the other through separation or offsets in roof design.

1051 16-4.278 **Transportation and Utility Facilities.** These facilities are permitted only as conditional uses  
1052 because of various off-site impacts that may result there from, including but not limited to, generation of waste,  
1053 danger of explosion, crash, or bodily injury and dangers to adjacent land uses, substantial surface, air, or water  
1054 traffic, noise exceeding levels fit for safety to the human ear, offensive or unpleasant odors, noxious gases and  
1055 fumes, excessive temporary or sustained vibration, electromagnetic radiation, environmental degradation through  
1056 spillage of chemicals or fuels, and aesthetic effects, among others. Prior to the approval of any use defined as a  
1057 transportation and utility facility, the applicant shall submit a project impact statement that addresses the potential  
1058 for effects cited in this section and, where such effects are found to be present when such activities are initiated,  
1059 measures that will mitigate such effects. The County may consult with state and/or federal agencies with or without  
1060 direct regulatory authority over such uses and shall be allowed an additional sixty (60) days beyond normal  
1061 processing times for such conditional uses described in this section.

<b>TABLE 17.1</b>	
<b>MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED</b>	
<b>Use</b>	<b>Parking Spaces Required</b> (Per Gross Floor Area Devoted to the Use, or Per Employee on Largest Shift, Except as Otherwise Specified)
<b>Commercial Uses</b>	
Art gallery	One per 400 square feet
Auto parts store	One per 400 square feet plus one per employee
Automobile <del>Vehicle</del> sales	One per employee, plus one per 150 square feet of repair space, plus one per 600 square feet of show room
Automobile service and repair	Two per service bay
Bank, credit union, savings and loan	One per 300 square feet (also see stacking requirements for drive-through facilities)
Barber shop or beauty parlor	One and one-half per operator's chair, plus one per employee
Bed and breakfast inn	Two for the owner-operator plus one per guest bedroom
Billiard hall/amusement arcade	One per 200 square feet
Bowling alley	Two for each alley, plus one per each employee
Convenience store	One per 250 square feet plus one per employee
Dance hall or school	One space per 150 square feet
Funeral home or mortuary	One per four seats, plus one per two employees, plus one for each hearse, ambulance, or company vehicle
Furniture, carpet, appliance and home furnishing store	One per 1,000 square feet plus one per employee and one per delivery truck
Hardware store	One per 400 square feet plus one per employee
Health or fitness club	Ten plus one per each 250 square feet over 1000 square feet
Hotel or motel	One per guest room, plus one per employee, plus one per specified requirements for restaurants and meeting rooms as applicable
Kennel	One per 400 square feet, plus one per employee
Laundromat	One per each two washer/dryer combinations
Nursery or greenhouse	One per 1,000 square feet devoted to sales
Office – medical	One per 300 square feet
Office – professional	One per 300 square feet
Open air sales	One per 600 square feet of area devoted to open sales
Photographic studio	One per 400 square feet
Restaurant, bar, or tavern	One per 100 square feet
Retail store, not otherwise classified	One per 250 square feet
Self- <u>service</u> storage facility ( <del>mini-warehouse</del> )	One per facility manager, plus one per each forty storage units, with two spaces total minimum
Service station	One per 2 employees plus three for each service bay
Shopping center	Four and one-half spaces per 1000 square feet.
Theater, cinema	One per three fixed seats
Veterinarian, animal hospital	Four per practitioner

- 397 (1) No area allocated to loading facilities may be utilized to satisfy requirements for off-street parking,  
 398 nor shall any portion of any off street parking area be used to satisfy the area requirements for  
 399 loading.  
 400

401 **TABLE 21-6.A Loading Area Requirements**

Gross leasable Area of Building	Number of Spaces
5,000 – 19,999	1
20,000 – 39,999	2
40,000 -129,999	3
130,000 +	4

- 402 (2) Loading area minimum dimensions shall be twelve (12) feet x fifty-five (55) feet, with fourteen (14)  
 403 feet of height clearance.  
 404  
 405 (G) **Bicycle Parking Facilities.** All commercial and public uses shall provide one bicycle parking space for  
 406 every fifty (50) vehicle parking spaces provided; with a minimum of two stalls (a rack) per business  
 407 address, where the structure is larger than 5000 square feet.  
 408 (H) **Mechanical Systems.** HVAC, utility cabinets, and other mechanical systems must be screened in a  
 409 manner that is architecturally comparable to the building. Parapet heights should remain in proportion  
 410 to the overall height of the building.  
 411 (I) **Architectural and Landscape lighting.** In addition to article 16-4.2+0 Outdoor Lighting, architectural  
 412 lighting may be used to highlight special features and to enhance ground level pedestrian areas. Lighting  
 413 an entire building façade or major portion thereof is prohibited.  
 414 (J) **Motor Vehicle Stacking.**  
 415 (1) Table 21-6.B Stacking Capacity Requirements  
 416

Use	Minimum Vehicle Stacking Capacity per drive-through lane
Automotive Wash – full service	4 vehicle spaces
Food Service	4 vehicle spaces
All other uses	3 vehicle spaces

- 417 (2) Each stacking space shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.  
 418 (3) Drive-through lanes must be striped and marked.  
 419 (4) All drive-through facilities shall be provided with a by-pass lane a minimum width of nine (9) feet.  
 420 (5) Drive-through window(s) are prohibited on the side of a building facing a residential district.  
 421 (K) **Screening of Open Storage Yards.** All areas devoted to outside storage of vehicles, merchandise or  
 422 equipment shall be screened from view from the right of way. Screening may be accomplished by  
 423 vegetation, a masonry wall, fence or combination of fencing and vegetation. Fences or walls may not  
 424 exceed eight (8) feet in height. Chain link fencing is prohibited.  
 425 (L) **Outdoor display of vehicles, equipment, and merchandise.** Outdoor storage or display of vehicles,  
 426 equipment, and merchandise to be rented, leased or sold shall not be visible along no more than fifty  
 427 (50) percent of the frontage of the property abutting the right of way, excluding approved driveways.  
 428 (M) **Canopies.** A variety of business offer patrons the safety and convenience of canopies.  
 429 (1) The overall height of canopies should not exceed twenty (20) feet.  
 430 (2) All elements of islands or canopies that are not operational should be architecturally integrated by  
 431 use of color, material, and architectural detailing.  
 432 (3) Lighting under canopies shall not exceed thirty (30) foot-candles.  
 433 (N) **Setback Reduction.** The front yard building setback requirements (Table 21.6) may be reduced without  
 434 requiring a variance in cases where one or more existing building located wholly or partially within five  
 435 hundred (500) feet on either side of the proposed building, fronting on the same street of such block, is  
 436 less than the minimum required front yard building setback as shown on a survey provided by the  
 437

- 875 (i) display windows  
876 (j) integral planters or wing walls that incorporate landscaped areas and/or places for sitting  
877 (4) Freestanding accessory structures shall have architectural detailing and design elements consistent  
878 with the primary buildings of the development complex to provide a cohesive design.  
879 (5) **Roof features.** Rooflines on commercial buildings shall incorporate roof features (extensions,  
880 and/or projections such as gable, hip, parapet, dormers or others) that achieve visual interest through  
881 variation along one third of the entire horizontal length of roofline. These features shall conform to  
882 the following specifications where applicable:  
883 (a) The roof pitch of sloped roofs shall be a minimum of 4:12.  
884 (b) Roof styles for multi-building complexes shall be compatible and consistent with roof designs  
885 for the entire complex.  
886 (6) Burglar bars, fiberglass awnings, and steel-roll down curtains are prohibited except at the structure's  
887 rear. Burglar bars are prohibited on the rear if visible from a public street. Burglar bars are also  
888 prohibited on the rear of an outparcel building if visible from the main structure.  
889 (B) **Color.** All exterior painted surfaces on commercial structures visible from the right-of-way shall be  
890 painted in neutrals and earth tones. Neutrals refer to blacks, whites, beiges or grays while earth tones  
891 refer to browns, umbers, sienna, terracotta and brick tones. Fluorescent colors and those bright in  
892 intensity are prohibited. Glass, metal, natural stones, and sign faces are excluded from the color  
893 requirements.  
894 (C) **Exterior Lighting.** All lighting for commercial development shall be designed to integrate with the  
895 overall development character.  
896 (1) Lighting shall be architecturally integrated with the style, material, and color of on-site structures.  
897 (2) Lighting shall be unobtrusive and refrain from adverse impact of adjacent properties and public  
898 right-of-ways. See 16-4.2+0 for fixture type, light spillage, and height regulations.  
899 (3) Exposed neon and fluorescent lighting is not permitted except for open and closed signs.  
900 (4) For drive-under canopies and pump islands, the luminaries shall be recessed into the canopy ceiling  
901 so that the bottom of the luminaries does not extend below the ceiling.  
902 (5) Promotional beacons, search lights, laser source lights, strobe lights or any similar light when  
903 projected above the horizon, and lighting used for causing sky glow to attract attention in excess of  
904 the lighting used to provide safety, security and utility are prohibited. Projects that want to integrate  
905 lines or rows of lights within a defined pedestrian plaza may seek administrative approval upon  
906 submission of lighting specifications. Such lights shall not be placed permanently on building  
907 exteriors.  
908 (6) Pedestrian street lights, not to exceed fourteen (14) feet in height, shall be installed along SR  
909 141/Peachtree Parkway from Majors Road to SR 9/Atlanta Highway per GDOT approved lighting  
910 plan.  
911 (D) **Screening.** In addition to regulations set forth in Chapter 12, the following standards shall apply:  
912 (1) Accessory site features including, but not limited to, meters, meter boxes, electrical transformers,  
913 and other equipment located on the ground shall be screened from view from public rights-of-way,  
914 residential uses, or any residential or agricultural zoning category by placement behind the main  
915 building, 100% opaque fencing, berm and/or a vegetative screen planted according to County buffer  
916 standards.  
917 (2) Flat roofs, roof mounted equipment and other accessories shall be screened from view from the  
918 public rights-of-way, residential uses or any residential or agricultural zoning category by a parapet,  
919 gable roof, roof screen, or other architectural feature. Roof equipment and roof screens shall be  
920 finished to match the roof or parapet wall. When the relationship between building roofs and  
921 adjoining public streets and/or residential developments make screening of roof equipment  
922 impossible (e.g. road higher than roof), a parapet of no less than four feet in height shall be installed.  
923 (3) Loading areas shall be screened from the public rights-of-way, residential uses, or any residential  
924 or agricultural zoning category by placement behind the main building or appropriately scaled wall,  
925 the use of earthen berms that are no less than 5 feet in height and/or a vegetative screen planted  
926 according to County buffer standards.  
927 (4) Drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use,  
928 or pedestrian gathering area shall be obscured from view by an earthen berm and/or a vegetative  
929 screen planted according to County buffer standards.

- 1095 (5) Burglar bars, fiberglass awnings, and steel-roll down curtains are prohibited except at the structure's  
1096 rear. Burglar bars are prohibited on the rear if visible from a public street. Burglar bars are also  
1097 prohibited on the rear of an outparcel building if visible from the main structure.
- 1098 (C) **Color.** All exterior painted surfaces on commercial structures visible from the public right-of-way shall  
1099 be painted in neutrals and earth tones. Neutrals refer to blacks, whites, beiges or grays while earth tones  
1100 refer to browns, umbers, sienna, terracotta and brick tones. Fluorescent colors and those bright in  
1101 intensity are prohibited. Glass, metal, natural stones, and sign faces are excluded from the color  
1102 requirements.
- 1103 (D) **Exterior Lighting.** All lighting for commercial development shall be designed to integrate with the  
1104 overall development character. Parking lot lighting shall be no more than thirty-five (35) feet in height.
- 1105 (1) Lighting shall be architecturally integrated with neutral or earth tone colors.
- 1106 (2) Lighting shall be unobtrusive and refrain from adverse impact of adjacent properties outside of the  
1107 overlay district and public right-of-ways. See UDC 16-4.2+0 for fixture type and light spillage.
- 1108 (3) Exposed neon and fluorescent lighting is not permitted except for open and closed signs.
- 1109 (4) For drive-under canopies, the luminaries shall be recessed into the canopy ceiling so that the bottom  
1110 of the luminaries does not extend below the ceiling.
- 1111 (5) Promotional beacons, search lights, laser source lights, strobe lights or any similar light when  
1112 projected above the horizon, and lighting used for causing sky glow to attract attention in excess of  
1113 the lighting used to provide safety, security and utility are prohibited. Projects that want to integrate  
1114 lines or rows of lights within a defined pedestrian plaza may seek administrative approval upon  
1115 submission of lighting specifications. Such lights shall not be placed permanently on building  
1116 exteriors.
- 1117 (E) **Screening.** The following standards shall apply:
- 1118 (1) Accessory site features including, but not limited to, meters, meter boxes, electrical transformers,  
1119 and other equipment located on the ground shall be screened from view from public rights-of-way  
1120 or residential uses by placement behind the main building, 60% opaque fencing, berm and/or a  
1121 vegetative screen planted according to County buffer standards.
- 1122 (2) Flat roofs, roof mounted equipment and other accessories shall be screened from view from the  
1123 public rights-of-way or residential uses by a parapet, gable roof, roof screen, or other architectural  
1124 feature. Roof equipment and roof screens shall be finished to match the roof or parapet wall. When  
1125 the relationship between building roofs and adjoining public streets and/or residential developments  
1126 make screening of roof equipment impossible (e.g. road higher than roof), a parapet of no less than  
1127 four feet in height shall be installed.
- 1128 (3) Loading areas shall be screened from the public rights-of-way or residential uses by placement  
1129 behind the main building or appropriately scaled wall or the use of landscape buffer that is no less  
1130 than 5 feet in height.
- 1131 (4) Walls or fences, required or otherwise, when visible from the public right-of-way shall complement  
1132 the exterior materials of the primary structure on site. Tarps and banner signs shall not be attached  
1133 to fencing material.
- 1134 (5) Chain link fencing is prohibited on Ronald Reagan Boulevard and Union Hill Road frontage. Chain  
1135 link fencing may be allowed along the sides and rear of property fronting Ronald Reagan Boulevard  
1136 if it is screened with evergreen trees, shrubs, and/or decorative fencing for the full length and height  
1137 of the fence.
- 1138 (F) **Exemptions.** The director may exempt all or parts of the design standards in this section for  
1139 commissioned buildings by an architect for a site when the design constitutes a unique, one of a kind  
1140 building that meets or exceeds the intent of these design standards, as demonstrated by architectural  
1141 elevations.

21-9.8 **General Regulations**

- 1143 (A) At least fifteen percent (15%) of the area within the Overlay, exclusive of public roads, public rights-of-  
1144 way, and inter-parcel access easements, shall be set aside as open space.
- 1145 (B) The following elements may be included in the calculations of open space within the Overlay:
- 1146 (1) Any combination of primary and secondary conservation areas that together form a permanent,  
1147 undivided or relatively undivided, undeveloped area.
- 1148 (2) All buffers, setbacks and other areas not containing any buildings or pavements.
- 1149 (3) Plazas, fountains, squares and other similar pedestrian amenities.
- 1150 (4) Wetlands, creeks, streams and tributaries, drainage areas, detention ponds, and floodplain.

- 1552 façade fronts. Smooth, split face and/or rib faced concrete masonry units, aluminum siding, vinyl  
1553 siding, and corrugated steel are prohibited.
- 1554 (3) The principal entry area of a building, or if in a shopping center the largest tenant or a central location  
1555 of a group of buildings, shall be articulated and should express greater architectural detail than other  
1556 portions of the building. Entries shall include at least one of the following or similar architectural  
1557 elements:
- 1558 (a) Overhangs
  - 1559 (b) Canopies
  - 1560 (c) Recesses/projections
  - 1561 (d) Columns
  - 1562 (e) Arcades
  - 1563 (f) Corniced parapets over the door
  - 1564 (g) Peaked roof forms
  - 1565 (h) Arches
  - 1566 (i) Display windows
  - 1567 (j) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- 1568 (4) Freestanding accessory structures shall have architectural detailing and design elements consistent  
1569 with the primary buildings of the development complex to provide a cohesive design.
- 1570 (5) **Roof Features.** Rooflines on commercial buildings shall incorporate roof features (extensions,  
1571 and/or projections such as gable, hip, parapet, dormers or others) that achieve visual interest through  
1572 variation along one third of the entire horizontal length of roofline. These features shall conform to  
1573 the following specifications where applicable:
- 1574 (a) The roof pitch of sloped roofs shall be a minimum of 4:12.
  - 1575 (b) Roof styles for multi-building complexes shall be compatible and consistent with roof designs  
1576 for the entire complex.
- 1577 (6) Burglar bars, fiberglass awnings, and steel-roll down curtains are prohibited except at the structure's  
1578 rear. Burglar bars are prohibited on the rear if visible from a public street. Burglar bars are also  
1579 prohibited on the rear of an outparcel building if visible from the main structure.
- 1580 (B) **Color.** All exterior painted surfaces on commercial structures visible from the right-of-way shall be  
1581 painted in neutrals and earth tones. Neutrals refer to blacks, whites, beiges or grays while earth tones  
1582 refer to brown, umber, sienna, terracotta and brick tones. Fluorescent colors and those bright in intensity  
1583 are prohibited. Glass, metal, natural stones, and sign faces are excluded from the color requirements.
- 1584 (C) **Exterior Lighting.** All lighting for commercial development shall be designed to integrate with the  
1585 overall development character. The following standards are the minimum standards intended to ensure  
1586 that lighting will avoid adverse impacts on adjacent properties and rights-of-way.
- 1587 (1) Lighting shall be architecturally integrated with the style, material, and color of on-site structures.
  - 1588 (2) Lighting shall be unobtrusive and refrain from adverse impact of adjacent properties and public  
1589 right-of-ways. See 16-4.240 for fixture type, light spillage, and height regulations.
  - 1590 (3) Exposed neon and fluorescent lighting is not permitted.
  - 1591 (4) For drive-under canopies and pump islands, the luminaries shall be recessed into the canopy ceiling  
1592 so that the bottom of the luminaries does not extend below the ceiling.
  - 1593 (5) Promotional beacons, search lights, laser source lights, strobe lights or any similar light when  
1594 projected above the horizon, and lighting used for causing sky glow to attract attention in excess of  
1595 the lighting used to provide safety, security and utility are prohibited. Projects that want to integrate  
1596 lines or rows of lights within a defined pedestrian plaza may seek administrative approval upon  
1597 submission of lighting specifications. Such lights shall not be placed permanently on building  
1598 exteriors.
- 1599 (D) **Screening.** In addition to the regulations set forth in Chapter 12, the following standards shall apply:
- 1600 (1) Accessory site features including, but not limited to, meters, meter boxes, electrical transformers,  
1601 and other equipment located on the ground shall be screened from view from public rights-of-way,  
1602 residential uses, or any residential or agricultural zoning category by placement behind the main  
1603 building, 100% opaque fencing, a six (6) foot berm and/or a vegetative screen planted according to  
1604 County buffer standards.
  - 1605 (2) Flat roofs, roof mounted equipment and other accessories shall be screened from view from the  
1606 public rights-of-way, residential uses or any residential or agricultural zoning category by a parapet,  
1607 gable roof, roof screen, or other architectural feature. Roof equipment and roof screens shall be