



BUFORD/CANTON HIGHWAY OVERLAY DISTRICT REVIEW

PERMITTED USES

All uses except for those listed below are permitted in the Buford Highway Overlay District if permitted per the zoning

- (A) Theaters, except if otherwise located within a planned commercial or mixed use development.
- (B) Electronic game playing centers
- (C) Adult entertainment centers
- (D) Adult novelty stores
- (E) Pawn shops
- (F) Pool halls
- (G) Tattoo parlors
- (H) Massage parlors, except massage establishments that provide massage services as well as facials, chemical peels, muscle stretch and therapy services, aromatherapy and foot treatments
- (I) Landfills
- (J) Transfer stations
- (K) Trailer parks
- (L) Temporary buildings except construction trailers in commercial and industrial districts
- (M) Electronic message boards/changeable copy signs, with the exception of fuel stations, including any upgrades to preexisting signs regardless of general allowance of such upgrades in the Forsyth County Sign Ordinance and this Code.
- (N) Chemical storage facilities
- (O) Panhandling
- (P) Self-service car wash facilities
- (Q) Building supply yards
- (R) Fuel tank lease and sales establishments
- (S) Large scale retail, as defined in section 21-6.4(A), east of Twin Branches Road and on any parcel of less than seven (7) acres between Nuckolls Road and Twin Branches Road
- (T) Vehicle rental establishments, vehicle sales dealerships and fuel stations east of Twin Branches Road and vehicle rental establishments and vehicle sales dealerships and parking decks on any parcel of less than seven (7) acres between Nuckolls Road and Twin Branches Road
- (U) Smoke shops and vape/e-cigarette stores
- (V) Marijuana or THC dispensaries excluding licensed pharmacies

SITE DESIGN STANDARDS Any new development, building expansion, expansion of outdoor storage, outdoor display, or parking areas will trigger conformance of the entire property to current site design standards, including but not limited to landscape strips, parking islands, and any applicable screening.

- **Common Area** At least five (5%) percent of the total land area of a commercial development shall be used as common area. This area shall be located between the primary building entrance and the right-of-way and include some combination of seating, fountains, landscaped focal point, public art installation, or similar features
- **Parking** for commercial establishments shall be distributed along not less than two sides of the building exterior
 - ☐ Parking that fronts the main building entrance(s) shall have no more than 60% of the total number of parking spaces or 300 parking spaces, whichever is less
 - ☐ New commercial developments and substantial improvements to existing commercial developments shall provide for pedestrian and automobile access connections between adjacent properties when feasible
 - ☐ Speed bumps are prohibited within commercial developments; speed tables are permitted
 - ☐ Businesses requiring a fleet of service vehicles shall park such vehicles behind the building or otherwise provide adequate screening to ensure the vehicles are not visible from the public right-of-way

- **Sidewalks** shall connect the rights-of-way with all non-residential main building entrance(s). Sidewalks shall be no less than five (5) feet in width. Sidewalks may be permitted within required landscape strips on a case-by-case basis upon thorough review of the landscape plan in order to still meet the intent of this Code and protect the public health, safety, and welfare.
- **Pedestrian crossings** that cross parking areas and drives – decorative paving material (i.e., pavers, stamped or textured concrete, or color concrete) shall be used to delineate the pedestrian crossing.
- **Exterior building materials** for commercial development
 - ❑ Shall consist of a minimum of 75% per vertical wall plane of brick, natural or pre-cast stone, and/or glass
 - ❑ If multiple establishments are contained within one contiguous structure, the percentage pertains to the entire façade rather than individual façade fronts
- **Accent wall materials** for commercial development
 - ❑ Shall not exceed 25% per vertical wall plane
 - ❑ Accent building materials include, but are not limited to stucco, cementitious and wood siding, and architectural grade metal
 - ❑ If multiple establishments are contained within one contiguous structure, the percentage pertains to the entire façade rather than individual façade fronts
 - ❑ Smooth, split face and/or rib faced concrete masonry units, aluminum siding, vinyl siding, tile, tilt/precast concrete and corrugated steel are prohibited
- **Haw Creek Community Node** Commercial and mixed-use buildings up to four (4) stories are permitted within the Haw Creek Community Node as identified on the Comprehensive Plan's community character map. Commercial and mixed-use buildings outside of the Haw Creek Community Node are limited to three (3) stories.
- **The principal entry area of a building** - or if in a shopping center the largest tenant or a central location of a group of buildings - shall be articulated and should express greater architectural detail than other portions of the building. Entries shall include at least three of the following or similar architectural elements: Overhangs, canopies, recesses/projections, columns, arcades, corniced parapets over the door, peaked roof forms, arches, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- **Façades over fifty (50) feet in length** must incorporate wall projections or recesses a minimum of twelve (12) inches in depth. The combined length of said recesses and projections must constitute at least twenty (20%) percent of the total façade length.
- **Freestanding accessory structures** shall have architectural detailing and design elements consistent with the primary buildings of the development complex to provide a cohesive design.
- **Roof features**
 - ❑ For commercial buildings under 25,000 square feet, roofs shall be gable, pyramidal, or hip style; shed roofs are permitted over porches, and additions
 - ❑ The roof pitch of sloped roofs shall be a minimum of 4:12
 - ❑ Roof materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, or wood), or concrete simulated slat or wood shingles
 - ❑ Roof styles for multi-building complexes shall be compatible and consistent with roof designs for the entire complex
 - ❑ Burglar bars, fiberglass awnings, and steel-roll down curtains are prohibited except at the structure's rear; burglar bars are prohibited on the rear if visible from a public street; burglar bars are also prohibited on the rear of an outparcel building if visible from the main structure
 - ❑ Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible
 - ❑ Overhangs that shed water within five (5) feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots
 - ❑ Gutters may be ogee or half-round with round downspouts, metal-lined wood, or architecturally formed or molded; gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal

➤ **Color**

- ☐ All exterior painted surfaces on commercial structures visible from the right-of-way shall be painted in neutrals and earth tones
- ☐ Neutrals refer to blacks, whites, beiges or grays while earth tones refer to browns, umbers, and sienna, terracotta and brick tones; fluorescent colors and those bright in intensity are prohibited
- ☐ Glass, metal, natural stones, and sign faces are excluded from the color requirements

➤ **Exterior Lighting** shall be designed to integrate with the overall character

- ☐ Lighting shall be architecturally integrated with the style, material, and color of on-site structures
- ☐ For any commercial use, a freestanding pole light shall not exceed eighteen (18) feet in height and shall have a black metal finish
- ☐ For all residential developments, a freestanding pole light shall not exceed sixteen (16) feet in height and have a black metal finish
- ☐ Exposed neon, neon tube lighting, and fluorescent lighting are not permitted
- ☐ The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited
- ☐ Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade
- ☐ All canopy luminaries shall be fully recessed and utilize flat lenses

➤ **Screening** In addition to regulations set forth in Chapter 12 & 14, the following standards shall apply:

- ☐ Accessory site features including, but not limited to, meters, meter boxes, electrical transformers, and other equipment located on the ground shall be screened from view from public rights-of-way, residential uses, or any residential or agricultural zoning category by placement behind the main building, 100% opaque fencing, a six (6) foot berm and/or a vegetative screen planted according to County buffer standards.
- ☐ Flat roofs, roof mounted equipment and other accessories shall be screened from view from the public rights-of-way, residential uses or any residential or agricultural zoning category by a parapet, gable roof, roof screen, or other architectural feature
- ☐ Roof equipment and roof screens shall be finished to match the roof or parapet wall. When the relationship between building roofs and adjoining public streets and/or residential developments make screening of roof equipment impossible (e.g. road higher than roof), a parapet of no less than five (5) feet in height shall be installed

➤ **Dumpsters and compactors** shall be enclosed on three sides by materials and architectural elements to match the primary structure and gated on the fourth side

- ☐ The enclosure shall be at least one (1) foot taller than the highest point of the dumpster or compactor
- ☐ The gate shall be composed of decorative metal or other durable materials which shall reach the height of the three sided enclosure and with colors coordinated with those of the primary structure; chain link material is prohibited
- ☐ All dumpsters and compactors shall be equipped with lids

➤ **Loading areas** shall be screened from the rights-of-way, residential uses, or any residential or agricultural zoning by placement behind the main building or appropriately scaled wall, the use of earthen berms that are no less than 5ft in height and/or a vegetative screen planted according to County buffer standards.

➤ **Drive-through facilities** and stacking lanes for any facility type, when contiguous to any right-of-way, residential use, or pedestrian gathering area shall be obscured from view by an earthen berm and/or a vegetative screen, that is no less than 6ft in height, planted according to County buffer standards

- ☐ Stacking lanes and bypass lanes shall be designed in a manner so that vehicle queuing does not interfere with access driveways, interparcel connections, or maneuverability in and out of off-street parking spaces
- ☐ No drive-through shall exit directly onto the right-of-way
- ☐ Vehicle-wash openings shall be oriented away from the right-of-way

➤ **Storage of shopping carts** Storage of shopping carts shall be located indoors. Where indoor storage is not feasible, shopping carts shall be located adjacent to the building and screened by an enclosure made of masonry to match the exterior building materials.

- ☐ Shopping cart corrals in parking areas shall be curbed within parking islands so that additional railings are not required for secure cart positioning
- ☐ Parking islands that contain cart corrals must include four hundred (400) square feet of landscaped space
- ☐ One (1) identifying sign at the rear of each corral is permitted for visibility within the parking lot

➤ **Walls and fences**

- ☐ Fence materials shall be comprised of treated lumber, fiber cement, or steel
- ☐ When visible from the right-of-way, or from any residential property, shall complement the exterior materials of the primary structure on site
- ☐ Chain link fencing is prohibited for all property lines along SR 20/Buford Highway
- ☐ Black or brown vinyl coated chain link fencing may be allowed along the sides and rear of property fronting SR20/Buford Highway (but not those sides bordering or within view of residential property) if the chain link fencing is screened with evergreen trees, shrubs, and/or decorative fencing for the full length and height of the fence
- ☐ All fencing visible from residential properties shall be shielded from view by an earthen berm with a vegetative screen that is no less than 6 feet in height, planted according to County buffer standards
- ☐ Delineate and label all walls, retaining walls, entrance walls
- ☐ Retaining walls shall be faced with stone and brick when visible from the right-of-way
- ☐ Landscape strip fencing along the proposed future rights-of-way of SR20/Buford Hwy from GA400 to East Echols
 - For all properties, fencing shall be four board style black fences consisting of a minimum one (1) inch thick, four (4) inch wide fence board affixed to four (4) inch posts spaced a maximum of ten (10) feet apart
 - The board fences shall be a minimum of four (4) feet and a maximum of six (6) feet in height
 - Natural stone or brick masonry columns may be used in the fence design

➤ **Fuel Stations**

- ☐ Access and internal circulation: provisions for on-site stacking lanes should be provided to supply adequate room around the fuel pump islands without creating traffic congestion either in adjacent vehicular travel lanes or along the rights-of-way external to the development
- ☐ Any stacking lanes that are provided shall be identified on the site plan
- ☐ Pump islands in NS & UV districts shall be located a minimum of 50 feet from all rights-of-way
- ☐ Either a pump island curb or bollard is required for protection of fuel dispensing units

Architectural Design

- ☐ All site walls, screen walls, pump island canopies, canopy support columns and other outdoor covered areas shall be architecturally integrated with the building using similar materials, colors, and detailing
- ☐ The design of a facility that shares access with a commercial center shall be designed to reflect the design elements of that center
- ☐ Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details and other design embellishments shall not be a dominant architectural feature
- ☐ Building accents shall be expressed through differing materials or architectural detailing rather than applied finishes such as paint

Canopy

- ☐ Lighted or painted bands of corporate color are prohibited
- ☐ The sides (fascia) of the canopy shall extend below the canopy roof 12 inches to minimize the direct view of the light from adjoining property
- ☐ Lighting shall not be mounted on the top of the canopy and the sides shall not be illuminated either internally or externally
- ☐ Canopies in NS and UV districts shall not extend closer than 35ft to any right-of-way

Display and Storage

- ☐ All display items for sale shall be located within the main building or within designated screened areas
- ☐ Promotional displays shall not impede pedestrian ingress and egress or vehicular traffic sight lines
- ☐ Soft drinks, candy, cigarettes and other similar item dispensers may not be located outside the main building unless the dispenser is enclosed or set behind a masonry partition that matches the principal building in material and color

➤ **Vehicle Sales, Service, Parts and Repair Facilities**

- ☐ Must provide parking specifically identified and devoted to customers; multilevel parking decks or structures are permitted, provided that such decks/structures:
 - Have the same architectural treatment as the principal building(s) of the establishment
 - Have a height that does not exceed either the height of the principal building(s) or three (3) stories, whichever is less, and
 - Set back a minimum of 150 feet from all residentially zoned properties.
- ☐ Adequate space must be allocated, specifically identified, and reserved on the site for the unloading of vehicles brought to the site by vehicle carriers
- ☐ No trailers or vehicles shall be parked in customer parking or unloading areas with the intention of advertising the trailer or vehicle for sale or rent
- ☐ Outside loudspeakers shall not be permitted

Architectural Design

- ☐ Facilities that share access with a commercial center shall reflect the same design elements as center
- ☐ Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details and other design embellishments shall not be a dominant architectural feature
- ☐ Building accents shall be expressed through differing materials and architectural detailing rather than through applied finishes such as paint

Display and Storage

- ☐ All accessory retail merchandise such as vehicle parts, tires, lubricants, fuels, or other materials shall be stored within the building(s)

Business Office

- ☐ A permanent structure for the use of a business or sales office is required for all vehicle sales, leasing and rental establishments

➤ **Vehicle Service, Parts and Repair Facilities, Not Including Vehicle Sales**

- ☐ Access to service bays shall be from the side or rear of the establishment or related screening devices or methods such as landscaping shall be used to partially screen the view from the right-of-way into service work areas

Architectural Design

- ☐ A facility that shares access with a commercial center shall be designed to reflect the design elements of that center
- ☐ Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details and other design embellishments shall not be a dominant architectural feature
- ☐ Building accents shall be expressed through differing materials or architectural detailing and not through applied finishes such as paint

Display and Storage

- ☐ All retail merchandise such as vehicle parts, tires, lubricants, fuels, or other materials shall be stored within the building(s)