



PEACHTREE PARKWAY OVERLAY DISTRICT DESIGN REVIEW

Supplementary to the Site Development (SD) LDP Review

Site Design

- ☐ 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 not exceed sixty (60) percent of parking total or three hundred (300) parking spaces, whichever is less
- ☐ Inter-parcel access for vehicles and pedestrian ns to adjacent commercial properties
- ☐ Retaining walls must be faced with brick, stone, cast stone or split face modular block if visible from the right-of-way
- ☐ Delineate and label all walls, retaining walls, entrance walls

Architectural Design Standards for Commercial Development *Architectural elevations, exterior finish schedules and sample boards must be submitted prior to the issuance of a land disturbance permit.*

- ☐ Building material shall consist of a minimum of 75% per vertical wall plane:
 - Brick
 - Natural or pre-cast stone
 - Glass
 - Maximum 25% accent material (such as stucco, painted wood or cement based material)
- ☐ Indicate percentages of each exterior material in chart format for every building side directly on elevation drawing
- ☐ The following materials are prohibited:
 - Concrete masonry units , aluminum or vinyl siding, corrugated steel
- ☐ Principal entrances shall include at least two of the following elements:
 - Overhangs
 - Canopies
 - Arches
 - Display windows
 - Integral planters or wing walls places for sitting
 - Recesses/projections
 - Columns
 - Arcades
 - Corniced parapets over the door that incorporate landscaped areas
- ☐ Exterior facades of freestanding accessory structures shall match principal building(s)
- ☐ Roofline variation along 1/3 of entire horizontal length of roofline:
 - Minimum roof pitch of 4:12 for sloped roofs when present
 - Compatible roof styles for multi-building complexes
- ☐ Indicate percentages of roofline variation in chart format for every building side drawing
- ☐ The following are prohibited except at structure's rear:
 - Burglar bars
 - Fiberglass awnings
 - Steel roll down curtains

- ☐ Color:
 - Neutrals and earth tones if visible from right-of-way
 - Fluorescent colors and those bright in intensity are prohibited

Exterior Lighting for Commercial Development *Lighting plans must be submitted prior to the issuance of a building permit*

- ☐ Integrated with architecture
- ☐ Exposed neon and fluorescent lighting prohibited except for open/closed signs
- ☐ Recessed luminaries for drive-under canopies and pump islands that do not extend below canopy ceiling
- ☐ The following are prohibited:
 - Promotional beacons
 - Search lights
 - Laser source lights
 - Strobe lights
 - Any light projected above the horizon to cause sky glow in order to attract attention beyond safety, security and utility needs
 - Pedestrian street lighting to be installed per GDOT approved lighting plan

Screening for Commercial Development *Vegetated screening methods must be indicated on landscape plans*

- ☐ Ground mounted equipment shall be screened by at least one of the following:
 - Placement behind building
 - 100% opaque fencing
 - Earthen berm
 - Vegetated screen planted according to County buffer standards
- ☐ Flat roofs and roof mounted equipment shall be screened by at least one of the following:
 - Parapet
 - Gable roof
 - Roof screen
 - Other architectural feature
 - Roof equipment and roof screens shall be finished to match the roof or parapet wall
 - If the road is higher than the roof due to topography, a parapet of at least 4 feet shall be installed
- ☐ Loading areas shall be screened by at least one of the following:
 - Placement behind building or appropriately scaled wall
 - Earthen berm no less than 5 feet in height
 - Vegetated screen planted according to County buffer standards
- ☐ Drive-thru facilities and stacking lanes when contiguous to a public right-of-way, residential use, or pedestrian gathering area, shall be screened by at least one of the following:
 - Earthen berm
 - Vegetated screen planted according to County buffer standards
- ☐ Parking areas shall be screened by the following:
 - Evergreen plant material
 - Shrub height shall be 3 feet minimum as measured from top of the curb

- ☐ Storage enclosure for shopping carts:
 - Shall be located adjacent to building where carts are utilized
 - Shall match exterior building materials
- ☐ Fences:
 - Shall complement exterior materials of the primary structure
 - Chain link prohibited along SR 141/Peachtree Parkway
 - Chain link may be allowed along sides or rear of property fronting SR 141/Peachtree Parkway, but must be screened by evergreen vegetation and/or decorative fencing for full length and height of fence
- ☐ Walls or fences when visible from right of way shall complement exterior materials of primary structure:
 - Tarps and banner signs prohibited on all fencing material

Signage *Will be evaluated during the sign permit application process*

- ☐ Freestanding signs shall match principal building material(s).
- ☐ Wall signs:
 - Shall not obstruct architecture
 - Shall not extend beyond roof line or outer building edge
- ☐ Multiple signs existing within the same development shall be complementary in shape and related components as well as materials.
- ☐ Exterior light sources shall be shielded and directed only on sign.
- ☐ Wall mounted raceways shall be painted to match the adjoining wall surface.
- ☐ **Monument Signs:** For a monument with signage, details with footing design, etc., are required for the building permit. These details must be reviewed and approved by a plans examiner. Additional contractor requirements, i.e., *General Contractor or Specialty contractor* are necessary for permitting and installation. Inspections are required.