



## ATLANTA-MULLINAX-MCFARLAND OVERLAY DISTRICT REVIEW

### SITE DESIGN STANDARDS

- **Landscaping** – *See Arborist comments*
- **Board Fences** minimum 4ft and maximum 6ft in height, commercial/industrial lots only
  - Shall be installed along Atlanta Hwy, McFarland, and Mullinax
  - Min. 1in x 4in fence boards attached to 4in posts spaced a max of 10-feet apart
  - Natural stone or brick masonry columns may be used; fence materials must be treated lumber, fiber cement, vinyl, or steel
- **Architectural Building Materials**
  - Exterior building materials on all development visible from the right-of-way shall consist of a minimum of 70% per vertical wall plane of brick, natural or pre-cast stone, stucco, pre-finished colored architectural masonry with a rough-hewn texture, and glass; if multiple establishments are designed for location within one contiguous structure, the minimum percentage requirements may be satisfied with reference to the entire facade rather than individual facade fronts
  - Accent wall materials on all commercial development shall not exceed 30% per vertical wall plane; metal coping and metal framing for windows and doors is acceptable
  - Accent building materials include, but are not limited to, stucco, thin brick, and durable and painted dimension wood
  - Smooth faced or painted concrete masonry units, EIFS, aluminum siding, vinyl siding, and corrugated steel are prohibited
  - Building colors should emphasize earth tones
  - The use of highly reflective or glossy materials should be limited
  - Retaining walls must be faced with stone or brick
  - Delineate and label all walls, retaining walls, entrance walls

### PERFORMANCE STANDARDS

Minimum landscaped open space	<b>25%</b>
Minimum front yard landscape strip paralleling road frontage	<b>15 feet</b>
Minimum front building setback/ front yard from dedicated right of way	<b>40 feet</b>
Minimum rear setback	<b>25 feet</b>
Minimum side setback	<b>10 feet</b>

- **Parking Area Requirements**
  - Parking lot areas shall be designed to ensure a safe flow of traffic in the business, safe travel of pedestrians, bicyclists and delivery vehicles
  - The landscape design of the parking area shall maximize natural areas to optimize natural infiltration
  - Number of Parking spaces: spaces are to be provided per 1000 sq ft of Gross Floor Area (GFA): min/ max

➤ **Parking space and aisle specifications**

- Complies with UDC 17-2.8, except that the percentage of compact auto parking spaces may equal up to 30% of the entire parking area

➤ **Service, refuse collection and dumpsters**

- Oriented away from view from the right of way and screened from public areas
- Service & loading areas separated from the primary vehicular and pedestrian circulation areas
- All refuse enclosures shall be enclosed on three sides by a brick, masonry, or cementious wall
- Chain link fencing is prohibited

➤ **Off-Street Loading areas**

- Located and designed so that delivery vehicles can maneuver safely to and from the public right of way without obstructing or interfering public right of way or any parking space or parking lot aisle
- No area allocated to loading facilities may be utilized to satisfy requirements for off-street parking, nor shall any portion of any off street parking area be used to satisfy the area requirements for loading
- Loading area minimum dimensions shall be 12ft by 55ft with 14ft of height clearance

➤ **Bicycle Parking Facilities**

- Commercial & public uses shall provide 1 bicycle parking space for every 50 vehicle parking spaces
- A minimum of two stalls (a rack) per business address, where the structure is larger than 5000 sq ft

➤ **Mechanical Systems**

- HVAC, utility cabinets, and other mechanical systems must be screened in a manner that is architecturally comparable to the building
- Parapet heights should remain in proportion to the overall height of the building

➤ **Architectural and Landscape lighting**

- In addition to *UDC 16-4.21 Outdoor Lighting*, architectural lighting may be used to highlight special features and to enhance ground level pedestrian areas
- Submit lighting plan for review
- Lighting an entire building façade or major portion thereof is prohibited

➤ **Motor Vehicle Stacking**

- Capacity requirements *UDC 21-6(B)*
- Each stacking space shall be a minimum of 9ft in width and 18ft in length
- Drive-through lanes must be striped and marked
- All drive-through facilities shall be provided with a by-pass lane a minimum width of 9ft
- Drive-through window(s) are prohibited on the side of a building facing a residential district

➤ **Screening of Open Storage Yards**

- All areas devoted to outside storage of vehicles, merchandise, or equipment shall be screened from view from the right of way
- Screening may be accomplished by vegetation, a masonry wall, fence or combination of fencing and vegetation

- Fences or walls may not exceed 8ft in height
- Chain link fencing is prohibited
- **Automobile Screening**
  - All parking areas shall be screened from public view with evergreen shrubs; shrubs shall be no less than 3ft in height as measured from the top of curb of the parking area
- **Outdoor storage or display of vehicles, equipment, and merchandise** to be rented, leased or sold shall not be visible along no more than 50% of the frontage of the property abutting the right of way, excluding approved driveways *UDC 12-10.9*
- **Canopies**
  - The overall height of canopies should not exceed 20ft
  - All elements of islands or canopies that are not operational should be architecturally integrated by use of color, material, and architectural detailing
  - Lighting under canopies shall not exceed 30 foot-candles