



## COAL MOUNTAIN OVERLAY REVIEW

### **PERMITTED USES**

All uses allowed in the underlying zoning districts as established by this Code, except for those listed below, are permitted in the Coal Mountain Overlay District:

- Electronic game playing centers, adult entertainment centers, adult novelty stores, pawn shops, pool halls, tattoo parlors, massage parlors (except massage establishments that provide spa services), smoke shops and vape/e-cigarette stores
- Landfills
- Transfer stations
- Trailer parks
- Temporary buildings except construction trailers
- Electronic message boards/Changeable copy signs, except fuel station monuments including any upgrades to preexisting signs regardless of general allowance of such upgrades
- Chemical storage facilities
- Self-service car wash facilities
- Marijuana or THC dispensaries excluding licensed pharmacies

In addition to the uses above, the following uses are not permitted within the boundaries of the identified nodes:

- Building supply yards
- Fuel tank lease and sales establishments
- Vehicle sales and dealerships

**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

#### ➤ **Access**

- New developments and substantial improvements to existing developments shall provide for pedestrian and automobile access connections between adjacent properties shall prepare and have recorded in the real property records of the county cross access connection easements to confirm such access
- No development may be designed to completely eliminate street access to abutting parcels
- The stub-out street right-of-way, pavement, and curbing must extend to the boundary of the abutting parcel at the point where the connection to the anticipated street is expected
- If a stub-out street exists next to an abutting parcel, the street system of any new or substantially renovated development must connect to the stub-out street to form a through street
- Where pedestrian crossings must 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

#### ➤ **Landscaping** – see *Arborist comments*

- Ground mounted equipment, such as power transformers and light poles, are prohibited within required landscape parking islands
- Vinyl Fencing is prohibited

- **Building placement** Within the boundaries of identified nodes, one of the following two options are required:
  - Buildings must adhere to a maximum setback of 5-feet in addition to landscape strip requirements
  - Distributed parking along not less than two sides of the building exterior must be provided; parking that fronts the main building entrance(s) shall not exceed 50% of parking total
  
- **Bicycle Parking**
  - Accessory off-street parking for bicycles that provide racks or equivalent structures in or upon which the bicycle may be locked by the user are required
  - For non-residential uses, a minimum number of bicycle parking spaces shall be provided equal to 2.5% percent of the total number of automobile parking spaces provided (no less than 2 spaces and no more than 12 spaces); for residential amenity areas, a minimum of 6 bicycle parking spaces shall be provided
  - Bicycle parking facilities shall be located no further than 100ft away from a building entrance
  - Bicycle facilities shall not be located in places that impede pedestrian or automobile traffic flow or that would cause damage to landscaping
  
- **Buffers**
  - Excluding stream buffers, buffers may be disturbed for grading and development of a site, but shall otherwise meet the requirements of Forsyth County Buffer Standards
  
- **Screening**
  - Loading areas shall be screened from the r-o-w and from view of public areas; these areas shall be separated from the primary vehicular and pedestrian circulation areas
  - Dumpsters and compactors shall be enclosed on 3 sides by materials and architectural elements to match the primary structure and gated on the fourth side
    - The enclosure shall be at least 1 ft 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
  - Drive-thru facilities and stacking lanes, when contiguous to any public r-o-w, residential use, or pedestrian gathering area shall be obscured from view by an earthen berm and/or a vegetative screen
    - 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
  - For permitted open air businesses, no chain link fence shall be visible from the right-of-way
  
- **Storage of shopping carts** shall be located indoors; where indoor storage is not feasible, shopping carts shall be 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

➤ **Lighting**

- For any commercial use within identified nodes, a freestanding pole light shall not exceed 18-feet in height and shall have a black metal finish
- For all residential areas, a freestanding pole light shall not exceed 16-feet in height and have a black metal finish
- Building mounted lighting shall highlight architectural features & not illuminate the entire building façade
- All canopy luminaries shall be fully recessed and utilize flat lenses

➤ **Parking**

- Structured parking facilities shall consist of materials and architectural elements that complement the primary structure
- Covered structures within parking lots are prohibited
- 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

➤ **Architectural Design Standards – Commercial**

- The use of muted, subdued or earth tone colors are required
- Building materials prohibited: tilt/precast, concrete block including smooth and split-face, non-architectural grade metal (excluding roofs), and tile
- Building materials limited to max 50% per façade: stucco, cementitious & wood siding, architectural grade metal
- Prefabricated steel buildings shall not have vertical corrugated seam metal siding and shall have a variety of materials incorporated into the design
- Façades over 50-feet in length must incorporate wall projections or recesses a minimum of 12-inches in depth; the combined length of said recesses and projections must constitute at least 20% of the total façade length
- Variation in the roofline of buildings and offsets in pitched roofs and gables are required; parapets in individual building facades exceeding 100 continuous linear feet must be varied in height and projection and must use decorative elements such as crown moldings, dentils, brick soldier courses, or similar details
- Burglar bars, fiberglass awnings, exterior roof access ladders, and steel-roll down curtains are prohibited
- Retaining walls shall be faced with stone and brick when visible from the right-of-way
- Canopy structures shall not exceed 25 ft in height and include a decorative cornice roofline design on all four sides of the canopy structure to match the principal building in color
- Columns shall be faced with full height brick or stone that matches/compliments the primary building
- Buildings shall be designed to avoid large, uninterrupted facades
- Increase in building height *UDC 21-12.8(A)(11)*
- Within nodes, at least 5% of the total land area of a commercial development shall be used as common area
- Sidewalks shall connect the rights-of-way with all main building entrance(s); sidewalks shall be no less than 5 ft in width

➤ **Architectural Design Standards – Residential**

- Residential structures along existing public r-o-w require side or rear façade that is visible from the r-o-w to include the same exterior finish materials and similar landscaping as the front of the structure, include windows and architectural features similar to the front façade (awnings, cornice work, edge detailing or other decorative finish materials)
- Trash enclosures in amenity areas and lots are to be constructed with a walk-in entrance, solid metal gates, and a decorative cover; enclosures shall have sufficient size to house both the recycling and trash
- Common mail facilities shall be covered, include a trash receptacle, and provide a minimum of two dedicated parking spaces if not located within an amenity area
- Retaining walls shall be faced with stone and brick when visible from the right-of-way
- Multi-family residential buildings shall utilize a mixture of materials including brick, stone, cementitious siding, stucco/EIFS, and/or have the appearance of a commercial storefront; use of materials should vary and not exceed 50% of any one type per building side to provide visual interest