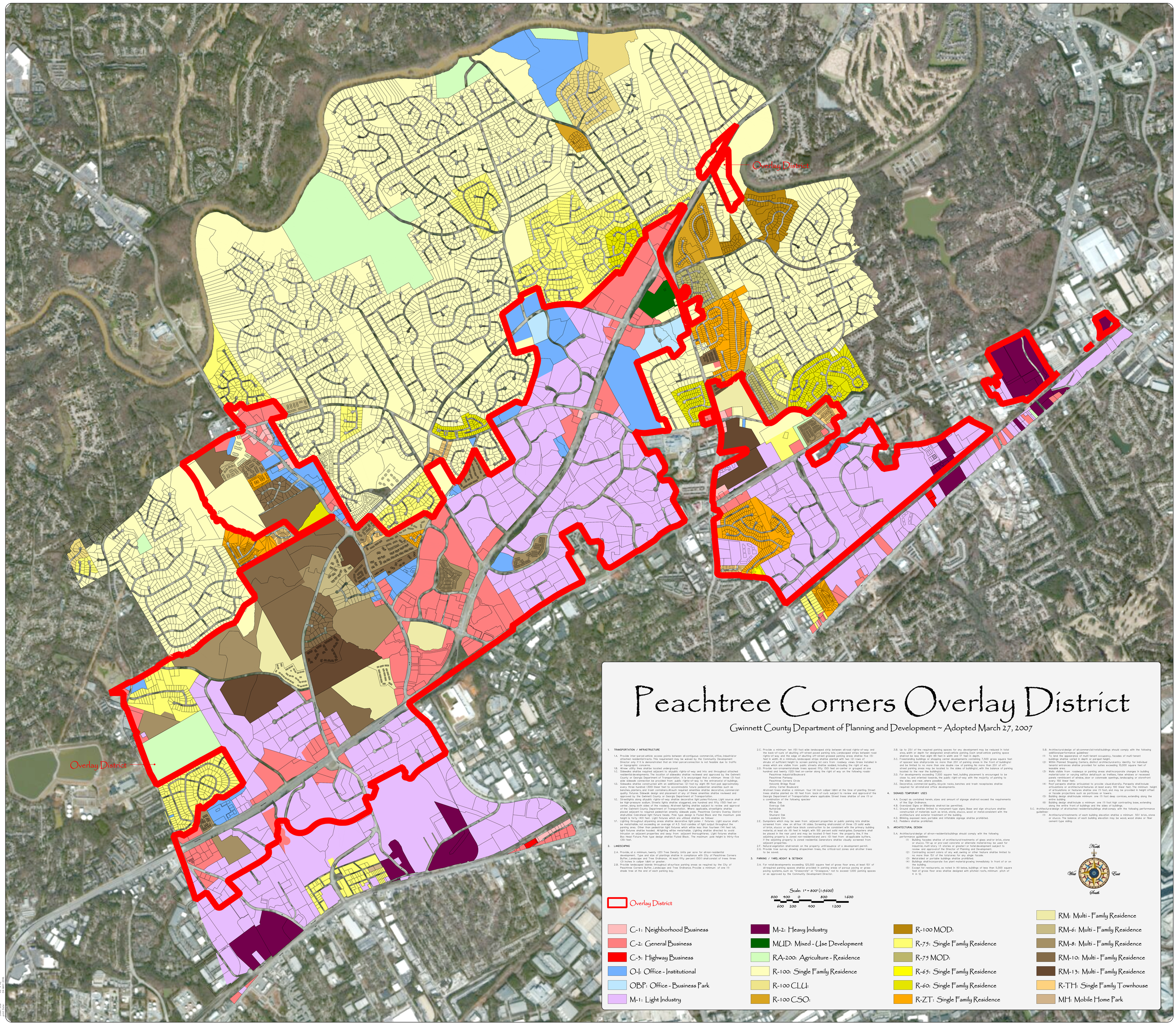

Peachtree Corners Overlay District

Gwinnett County Department of Planning and Development ~ Adopted March 27, 2007

1. TRANSPORTATION / INFRASTRUCTURE

1.A. Provide inter-parcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Community Development Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic or topographic concerns.

1.B. All new utility lines shall be located underground.

1.C. Sidewalks shall be required adjacent to all public rights-of-way and lots and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett County or Georgia Department of Transportation. It is encouraged that a minimum three (3) foot wide sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

1.D. Sidewalks shall be constructed with an additional two (2) foot by eight (8) foot pad approximately every three hundred (300) linear feet to accommodate future pedestrian amenities such as benches, trash receptacles, bicycle racks, and other pedestrian amenities, decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett County or Georgia Department of Transportation.

1.E. Streetlights along all public rights-of way shall be decorative light poles/fixtures. Light source shall be high-pressure sodium. Streets lights shall be staggered, one hundred and fifty (150) feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Peachtree Corners Overlay District shall utilize Cobrahead light fixture heads. Pole type design is Fluted Block and the maximum pole height is forty (40) feet. Light fixtures which are utilized shall be as follows:

1.F. Lighting throughout all parking areas shall be decorative light poles / fixtures. Light source shall be metal-halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than fourteen (14) feet tall, light fixtures shall be hooded. All lighting will be metal-halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. Light fixtures shall be Box Head Fixture. Pole type design shall be Fluted Block. The maximum pole height is thirty-five (35) feet.

2. LANDSCAPING

2.A. Provide, at a minimum, twenty (20) Tree Density Units per acre for all non-residential developments. Type and size of plantings shall be in compliance with City of Peachtree Corners Buffer, Landscape and Tree Ordinance. At least fifty percent (50%) shall consist of trees three (3) inches in caliper (dbh) or greater.

2.B. Provide landscaped islands throughout all surface parking areas as required by the City of Peachtree Corners Buffer, Landscape and Tree Ordinance. Provide a minimum of one (1) shade tree at the end of each parking bay.

2.C. Provide a minimum ten (10) foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five (5) feet in width. At a minimum, landscaped strips shall be planted with two (2) rows of shrubs of sufficient height to screen parking lot cars from roadway views. Grass installed in areas which are visible from public streets shall be sodded, including the right of way.

2.D. Provide non-ornamental shade trees spaced fifty (50) feet on-center or grouped at one hundred and twenty (120) feet on-center along the right of way on the following roads:
Peachtree Industrial Boulevard
Peachtree Parkway
Peachtree Corners Circle
Holcomb Bridge Road
Jimmy Carter Boulevard
All street trees shall be a minimum four (4) inch caliper (dbh) at the time of planting. Street trees shall be planted six (6) feet from back-of-curb subject to review and approval of the Georgia Department of Transportation where applicable. Street trees shall be of one (1) or a combination of the following species:
Willow Oak
Overcup Oak
Nuttal Oak
Pin Oak
Shumard Oak
Lacebark Elm

2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four (4) sides. Screening shall consist of three (3) solid walls of brick, stucco or split-face block construction to be consistent with the primary building material, at least six (6) feet in height, with 100 percent solid metal gates. Dumpsters shall be placed in the rear yard and may be located 0-feet from the property line, if the adjoining property is zoned non-residential and zero (0) feet from all applicable buffers, if the adjoining property is zoned residential. Generators shall be visually screened from adjacent properties.

2.F. Natural vegetation shall remain on the property until issuance of a development permit.

2.G. Provide tree survey showing all specimen trees, the critical root zones and all other trees to be saved.

3. PARKING / YARD, HEIGHT & SETBACK

3.A. For retail developments exceeding 125,000 square feet of gross floor area, at least 10% of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Community Development Director.

3.B. Up to 25% of the required parking spaces for any development may be reduced in total area, width or depth for designated small-vehicle parking. Each small-vehicle parking space shall not be less than eight (8) feet in width and 17 feet in depth.

3.C. Freestanding buildings or shopping center developments containing 7,500 gross square feet of spaceor less shall provide no more than 20% of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20% of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).

3.D. For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented towards, the public right-of-way with the majority of parking to the sides and rear, where possible.

3.E. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.

4. SIGNAGE: TEMPORARY USES

4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.

4.B. Oversized Signs or Billboards shall not be permitted.

4.C. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.

4.D. Blinking, exposed neon, portable and inflatable signage shall be prohibited.

4.E. Peddlers shall be prohibited.

5. ARCHITECTURAL DESIGN

5.A. Architectural design of all non-residential buildings should comply with the following performance guidelines:
(1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story (3 stories or greater) or hotel development subject to review and approval of the Director of Planning and Development.
(2) Contrasting accent colors of any wall, awning or other feature shall be limited to no more than 10% of the total area for any single facade.
(3) Metal sided or portable buildings shall be prohibited.
(4) Buildings shall incorporate live plant material growing immediately in front of or on the building.
(5) Except for restaurants, as noted in (6) below, buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4 in 12.

5.B. Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:
(1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
(2) Within Planned Shopping Centers, distinct architectural entry identity for individual tenants/ entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
(3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
(4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one (1) foot, and may be provided in height offset or facade projections such as porticoes or towers.
(5) Building design shall include minimum one (1) foot deep cornices, extending along the entire building.
(6) Building design shall include a minimum one (1) foot high contrasting base, extending along the entire front of buildings and the sides of buildings.

5.C. Architectural design of all attached residential buildings shall comply with the following performance guidelines:
(1) Architectural treatments of each building elevation shall be a minimum 50% brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.

Scale: 1" = 800' (1:9600)

600 400 0 800 1600

600 200 400 1200

North
West East
South

Overlay District

C-1: Neighborhood Business
C-2: General Business
C-3: Highway Business
O-I: Office - Institutional
OBP: Office - Business Park
M-1: Light Industry
M-2: Heavy Industry
MUD: Mixed - Use Development
RA-200: Agriculture - Residence
R-100: Single Family Residence
R-100 CLU:
R-100 CSO:
R-100 MOD:
R-75: Single Family Residence
R-75 MOD:
R-65: Single Family Residence
R-60: Single Family Residence
R-ZT: Single Family Residence
RM: Multi - Family Residence
RM-6: Multi - Family Residence
RM-8: Multi - Family Residence
RM-10: Multi - Family Residence
RM-13: Multi - Family Residence
R-TH: Single Family Townhouse
MH: Mobile Home Park

Master Sheet File: Overlay District Map.dgn
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