



**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT**  
310 Technology Parkway, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)

## OVERLAY DISTRICT ARCHITECTURAL REVIEW FOR PROJECTS NOT ASSOCIATED WITH A LAND DISTURBANCE PERMIT

If project is associated with a Land Disturbance Permit (LDP), the LDP will also cover the Overlay Review. A separate submittal of this form is not necessary. The design requirements of the Overlay District apply to all non-residential and attached residential properties within the geographic area of Peachtree Corners. Allow 10 days for review.

Date: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Project Name: \_\_\_\_\_ Use: \_\_\_\_\_

Property Address: \_\_\_\_\_

Zoning: \_\_\_\_\_ Zoning Case Number(s): \_\_\_\_\_

Owner Information:  
Name: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Required Items for Submittal:

- Fee (Please make checks payable to City of Peachtree Corners)
  - 1 acre \$150
  - 1-5 acres \$250
  - 5.01-10 acres \$350
  - 4 >10 acres \$500
- 2 copy Site Plan
- 2 copy Architectural Elevations (4 sides) with material and color samples as appropriate
- 1 PDF file of the submittal
- Landscape plan (if applicable)
- Lighting plan (if applicable)
- Other document as requested by staff (if applicable)

**NOTE:** if all comments have not been addressed after the third review, a meeting will be required with Staff, Designer and Owner/Developer. A resubmittal/re-review fee of 50% of the total development permit plan review fee is due upon completion of the 3rd re-review of project documents if unresolved plan review checklist items remain.

### 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 office (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 15% 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.

- (6) Restaurants of less than 5,000 square feet of gross floor area may have flat roofs under the following conditions: all HVAC equipment shall be screened from all sides; the exterior architectural treatment of the building shall consist of the same materials and detail for all of the building elevations; and, excluding fenestrations, the primary facing material shall be a minimum of 75% brick or stone. Buildings located on outparcels, or as part of a larger development, shall have similar materials and colors as the primary building. Alternate colors and materials may be approved by the Director.
- (7) Roofing materials for pitched or mansard roofs shall be limited to the following:
  - Metal standing seam of earthtone or neutral color.
  - Tile, slate or stone.
  - Architectural dimensional shingles having two or more layers with a slate, or tile appearance.
- (8) All mechanical, HVAC and like systems shall be screened from street level view on all sides by an opaque wall or fence of brick, stucco or split-faced block and shall be consistent with the primary building material.
- (9) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

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:

- 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.