

Article 5 – Design Review Standards and Procedures

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Sec. 5-1. - Purpose and Intent.

This Article sets out the special standards and associated design review processes that apply to the design of certain developments and to designated areas in the City of Newnan. The purpose of this Article is to provide mechanisms for the protection and enhancement of special areas or resources within the City. The districts provided for in this Article are overlay districts unless otherwise specified within.

Sec. 5-2. - Definitions Referenced.

The definitions of certain terms referenced in this Article are set forth in the Interpretation and Definitions Article.

Sec. 5-3. - Applicability.

The requirements established herein shall apply to lands in the City of Newnan designated as one of the special districts established in this Article. Where there is a conflict between the terms and/or requirements contained in this Article and another section contained in this Ordinance, as amended, or any other ordinance, code, or regulation of the City of Newnan, the more restrictive shall apply.

DIVISION I – OVERLAY DISTRICTS REQUIRING CERTIFICATES OF APPROVAL

Sec. 5-4. - QDC, Quality Development Corridor Overlay District.

(a) Purpose and Intent.

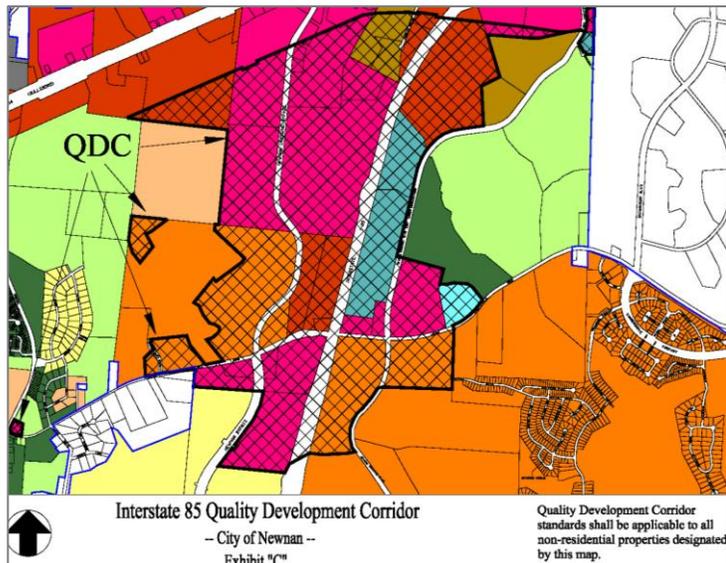
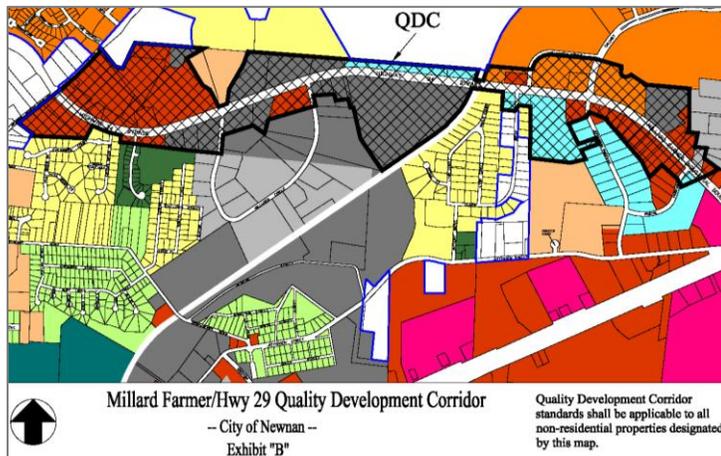
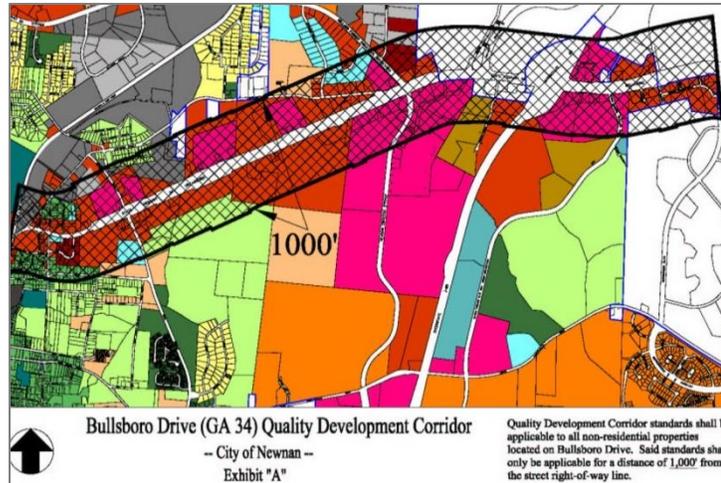
- (1) The QDC overlay district is established to promote high quality development in areas of the City that meet one or more of the following criteria:
 - a. Are largely undeveloped but in the path of rapid substantial commercial or industrial development which it is anticipated will radically change the character of the lands within the district boundaries.
 - b. Are major commercial corridors with high visibility which will have a strong influence on the perception of the City of Newnan.
 - c. Are commercial corridors or districts which have been developed haphazardly or have deteriorated and are in need of visual improvements.
 - d. Are areas in need of commercial or industrial investment which is currently not being attracted due to poor area perception or high investment risk.
- (2) This district is designed to encourage high quality development by establishing restrictions and standards to protect the natural environment, provide a sense of place and orientation, promote optimum development, and so that investment values will be maximized and will not be endangered by unsightly, undesirable, or incompatible developments descending upon adjacent properties in the foreseeable future.
- (3) The QDC district shall overlay other zoning districts so that all lands lying within the QDC district shall also be included within other zoning districts. Each parcel of land with the QDC district shall be subject to the provisions, regulations, standards, and restrictions of both the QDC district and of the other zoning districts within which it lies.

(b) Designation of the QDC Overlay District.

The Quality Development Corridor Overlay District shall include all nonresidential properties located:

- (1) Along the Bullsboro Drive Corridor, and being more particularly those properties within 1,000 feet on either side of the street right-of-way line of Bullsboro Drive as shown on the map attached hereto and by reference made a part hereof as Exhibit “A” – Bullsboro Drive Quality Development Corridor.
- (2) On Millard Farmer By-Pass and being more particularly along that portion of Millard Farmer By-Pass as shown on the map attached hereto and by reference made a part hereof as Exhibit “B” – Millard Farmer/Hwy 29 Quality Development Corridor.

- (3) Along the Interstate Highway 85 corridor south of the Bullsboro Quality Development Corridor and being more particularly along the Interstate Highway 85 corridor as shown on the map attached hereto and by reference made a part hereof as Exhibit "C" – Interstate 85 Quality Development Corridor.



(c) Applicability.

The standards of this Sec. 5-4 shall apply to all new building construction, reconstruction, additions, alterations, accessory buildings, and site improvements, as follows:

(1) New Nonresidential Development.

Any commercial, office, wholesale, distribution, storage and industrial use within the QDC district, in addition to meeting all requirements and standards of the district within which it is located, shall also comply with the minimum standards and restrictions of this Section.

(2) Expansion of Structures.

- a. Expansion of structures in excess of 25% but less than 50% of the existing gross floor area shall subject only the expansion area to the standards of this Section.
- b. Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this Section.
- c. Prohibited exterior building materials as delineated elsewhere in this ordinance shall not be used as a part of any structure expansion.

(3) Remodeling.

Improvements to exterior walls covering more than 25% of the total wall area shall subject the structure to the standards of this Section. Prohibited exterior building materials as delineated elsewhere in this ordinance shall not be used as a part of any remodeling or renovation work concerning exterior walls regardless of the percentage.

(4) Parking Lots.

- a. Any expansion of existing parking facilities which increases the required parking spaces by less than 50% of the existing capacity shall only subject the expansion area to the provisions of this Section.
- b. Any expansion of existing parking facilities which increases the required parking spaces by more than 50% of the existing capacity shall subject the entire parking lot to the provisions of this Section.

(5) Damage to Structures.

If any structure is destroyed by any means and to an extent greater than 50% of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards of this Section.

(d) Exemptions.

(1) Change of Ownership/Use.

- a. Transfer of business ownership from one entity to another shall not subject the structure to the provisions of this Section.
- b. Change of use from one permitted business to another shall not subject the structure to the provisions of this Section.

(2) Minor Repairs.

This section shall not be construed in any way as to prevent the ordinary maintenance or minor repairs of existing structures.

(3) The following shall be exempt from certain regulations of this Section as follows:

- a. Storefront development shall be exempt from the landscaping and parking requirements of this Section.
- b. Any other district which contains special landscaping, building design, parking, or sign requirements that supersede that contained as general requirements in this Ordinance, shall be exempt from the provisions of this Section.

(e) Site Design Requirements.

(1) Landscaping.

In addition to the provisions of the "Landscape and Tree Preservation Ordinance" within the City of Newnan Code of Ordinances, land within a QDC district shall also meet the following landscaping requirements below and elsewhere in this Section:

- a. Each site shall have a minimum landscaped area of 25% unless a permitted storefront development. The calculated landscaped area may include tree islands within required parking areas.
- b. All required side and rear yards shall be used for planted buffers and/or landscaping according to the "Landscape and Tree Preservation Ordinance" within the City of Newnan Code of Ordinances. The location and detail of the planted buffers and/or landscape strips shall be depicted on the required landscaping/tree protection plan.
- c. A minimum 15 feet wide strip adjacent to the street right-of-way shall be planted and attractively maintained in trees, grass, flowers, low shrubs, or other suitable plant material approved by the City Landscape Architect. The location and detail of the planted strip shall be depicted on the required landscaping/tree protection plan.
- d. All land surfaces other than those that are covered by buildings, structures, paving, or other required site elements shall be landscaped with well-maintained trees, grass, flowers, shrubs, or other suitable plant materials approved by the City Landscape Architect. The location and detail of all other landscaped areas shall be depicted on the required landscaping/tree protection plan.

(2) Parking, Loading, and Other Motor Vehicle Access Areas.

- a. Parking Areas and Access Lanes.
 - 1. All areas used for parking, loading, or vehicular drives shall be paved, curbed, and guttered.

2. Whenever possible specimen trees within proposed parking lots and within proposed landscaped areas shall be preserved and site design shall plan around them.
 3. Parking lots and traffic lanes shall be enhanced with landscaped spaces containing approved shade trees or tree groupings to break up large expanses of paving per the requirements of the "Landscape and Tree Preservation Ordinance."
 4. Automobile parking areas are encouraged to be located in the side and rear yards of buildings.
 5. Trucks and tractor trailers shall be parked only to the rear of buildings.
 6. No truck parking areas may be located in any yard adjacent to any interstate highway, major arterial, or minor arterial.
 7. All truck parking and loading areas shall be effectively screened from any adjacent property and all streets or highways. The location and detail of all buffers and screening shall be depicted on the required landscaping/tree protection plan.
 8. Retaining walls visible by pedestrians, motorists, etc. and from likely vantage points within a non-residential site shall be constructed of high quality materials such as stone masonry block with an integral color and exterior texture, brick or stucco facing. Materials for retaining walls should complement or match the materials used on the primary structure and be in character with the landscape design. Retaining wall plans must be included with Overlay Certificate of Approval applications.
- b. Loading Areas.
1. Loading and unloading areas shall be in the rear or non-street side yard and loading shall be done into or from those doors, loading docks or other parts of the buildings which are at least 80 feet from any street or into or from approved outside storage areas.
 2. No truck loading areas may be located in any yard adjacent to any interstate highway, major arterial, or minor arterial.
 3. All truck loading areas shall be effectively screened from any adjacent property and all streets or highways. The location and detail of all buffers and screening shall be depicted on the required landscaping/tree protection plan.
- c. Other Vehicular Use Areas.
- All other vehicular use areas within the street yard shall be screened. Screening should include a landscape strip between the vehicular use area and the street with a screening element of either a dense hedge or solid wall and shrub treatment meeting the requirements for such strips provided in the "Landscape

and Tree Preservation Ordinance” contained in the City of Newnan Code of Ordinances.

(3) Screening and Buffering.

a. Screening.

All required screening shall meet the requirements of the “Landscape and Tree Preservation Ordinance” within the City of Newnan Code of Ordinances plus:

1. All loading areas, service equipment, and all storage areas including those for trucks, buses, automobiles, or the storage of any other vehicles or equipment, shall be screened from view by an attractive solid masonry wall finished on both sides by the same material used for the facade of the building, or by a solid wood fence. Such wall shall not be less than 6 feet in height and no more than 8 feet in height. Fences cannot exceed 6 feet in height unless separating a residential from a non-residential use. Specific height shall be determined by the Planning and Zoning Director during the site plan review process.
2. Solid waste, recycling containers, or mechanical equipment that are attached or detached to the primary structure shall be screened by a wall or enclosure constructed of the primary material used for the primary structure that it serves and shall be a minimum of 2 feet in height above the item being screened.

b. Buffers.

Where applicable, the buffer requirements in the “Landscape and Tree Preservation Ordinance” contained in the City of Newnan Code of Ordinances shall be utilized.

c. The location and detail of all buffers and screening shall be depicted on the required landscaping/tree protection plan.

(4) Utilities and Service Equipment.

a. All utilities shall be located underground. All entry fixtures and other service equipment shall be located in side or rear yards and away from high use or high visibility areas. These fixtures shall be adequately screened by masonry walls, or plantings. Such fixtures and service equipment shall be screened as per Subsection (3)a above.

b. All service equipment including but not limited to electrical service transformers, air conditioning units, and other utility or mechanical equipment that will be located on a rooftop shall be screened from ground level view behind a parapet wall or other architectural extension, shall be a minimum of 2 feet in height above the equipment requiring screening. Such parapet or extension shall be compatible in design and integrated architecturally with the building. A parapet or extension of up to 8 feet in height will not be included when calculating building height.

(5) Outside Storage.

Outside storage may be permitted only in the rear or non-street side yard in areas shown on the site plan where surfaces are adequately paved or otherwise improved in an innovative manner to a design shown on the site plan and approved by the Planning and Zoning Director. Such outside storage shall be screened as per Subsection (3)a above.

(6) Sign Requirements.

Signs shall conform to the Sign Regulations Article. In addition, the following requirements shall apply:

A Signs shall be of wood, stone or other similar materials and shall complement the material and color of the building. Sign supports shall be faced with the primary material used on the primary structure. The primary structure material shall be used to frame the sign in such a way as to completely surround the sign a maximum of eight inches (8") on the top and sides of the sign. No part of a metal can shall be left exposed, except as required for maintenance of the sign and/or its components.

(7) Decorative Fences and Walls.

- a. Any fences or walls not required for screening shall be of wood, stone, decorative iron, stucco on block, decorative block, or plant materials. These fences or walls shall not exceed 4 feet in height in front or street side yards.
- b. Chain link, unfinished concrete or cinder block, plastic or fiberglass, barbed or razor wire, and plywood fences are prohibited. Paint shall not be considered a finish material.

(f) Building Design Requirements.

(1) Floor Area Ratio.

Except for 1-story warehouses, storage, or distribution buildings, the ratio of building coverage to the total site area will, in no case, exceed a ratio of 50%, nor shall the ratio of total floor area of all buildings on a lot to the total site area (Floor Area Ratio) exceed a ratio of 150%.

(2) Exterior Surface Materials.

a. Exterior surface materials of buildings in the overlay district shall be divided into "Primary Materials" and "Secondary Materials", as follows:

1. Primary Materials.

Fired clay brick or brick face natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured architectural finish stone

approved by the Planning and Zoning Director; architecturally treated slabs, precast, or tilt up concrete panels either fluted or with exposed aggregate.

2. Secondary Materials.

Stucco on lathe, wood either vertical or horizontal board siding patterns, shingle patterns painted or stained, fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained, and clay tile with baked-on enamel.

b. Calculation of Primary and Secondary Materials.

Buildings shall incorporate each of the materials as follows:

1. Primary materials shall compose 67% or more of the area of each elevation. Gable areas and windows shall be calculated in the total of the elevation.
2. Buildings may be constructed primarily of one specific primary material provided the design provides a variation in the detailing, footprint of the structure or deviations in long wall sections to provide visual interest.
3. Secondary materials shall compose 33% or less of the area of each elevation. Gable areas shall be calculated in the total of the elevation.
4. Where primary and secondary materials are proposed to be combined on an elevation, the heavier material shall be located below the lighter material (i.e.: brick shall be located below stucco on lathe). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

c. Prohibited Materials.

Materials such as aluminum, steel vinyl, mirrored or reflective glass, textured paint, cinder block, unfinished concrete, dryvit, EIFS, fiberglass or plastic are prohibited. Aluminum Composite Materials or Panels may be utilized as accent features if painted or covered in non-metallic finish and would be limited to no more than 10% of the total exterior building elevation.

d. Additional Surface Material Requirements.

1. Primary and secondary material colors shall be compatible with each other and compatible with adjacent properties. Subdued, muted colors are permitted. Bright colors are acceptable, on a limited basis, for contrast and accent.
2. Exposed roof materials shall be architectural asphalt shingles, wooden shingles, standing seam metal roof or lap seam metal roofing panel, terra cotta, and slate shingles. All the features described above are intended to aid in giving the roof plane textural interest.
3. Architectural detailing and decorative trim shall be approved by the Planning and Zoning Director at his/her discretion.

4. Attached awnings, either metal or fabric, shall be in a color complimentary to the main wall color. All trim and decorative bands shall be selected from the primary and secondary materials and shall be harmonious with wall color although they are selected for accent. Signs on awnings shall conform to the Sign Regulations Article of this Ordinance.
5. Canopies shall be faced with primary and/or secondary materials. The supports of the structure of the canopy shall be faced using the primary material of the primary structure.
6. Prototype or franchise designs shall be adapted to reflect these design standards and be compatible with the character and uniqueness of the City of Newnan.

(3) Building Features.

- a. The different elements of a building's façade shall be emphasized by color, arrangement of façade elements, or a change of materials.
- b. The upper stories of a building shall be distinguished by using offsets or changes of material.
- c. Expression lines shall be utilized for buildings three stories or greater in height. (Expression lines would be defined a line which breaks up the façade of a building over three stories which extends across the major part of the width of the façade and is expressed by a variation in material or by a limited projection such as molding or balcony).
- d. Variations in roofline and building height shall be used to effectively break up massing and provide visual interest. Variations in rooflines can include gables, dormers and well-defined parapets.
- e. Parapets shall be used to screen flat roofs and shall be designed as an architectural feature. Parapets used solely for this purpose and not to screen mechanical equipment will only be required on front and side facades that are visible or will be visible to the traveling public as determined by the Planning and Zoning Director.
- f. Large volumes of planes shall be broken up into smaller ones in order to reduce the visual scale of a building.

(g) Maintenance Requirements.

Buildings and site elements shall be well maintained and repaired or replaced in a timely manner should damage or deterioration occur. Any damage or deterioration shall be corrected within 60 days.

(h) Design Review Procedures.

(1) Application for Certificate of Approval.

All developments in the Quality Development Corridor Overlay District, as described in paragraph(c) above, shall submit an application for Certificate of Approval along with other submittal requirements to the Planning and Zoning Director, as follows:

- a. Submittal Requirements.
 1. A completed application for Certificate of Approval.
 2. A site plan which meets the minimum requirements for development review as specified in the Site Development Plans Division of the Procedures and Permits Article.
 3. Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes, and other utility or mechanical equipment. Locations and screening materials shall be clearly noted. This shall apply both to structures and equipment at grade or placed on roof tops.
 4. The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset. For each elevation, the area covered by each finish material shall be given as a percent of the total area of the elevation.
 5. To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations, and other exterior features that clearly define the intent of the completed exterior of the structure.
 6. Colored renderings clearly indicating color choices or exterior building and finish material samples shall be submitted.
 7. Sign package which meets the requirements of this Zoning Ordinance.
 8. Other information as may be deemed necessary by the Planning and Zoning Director to evaluate the appearance of the completed structure.

(2) Design Review Process.

- a. The Planning and Zoning Director shall review complete Certificate of Approval applications for compliance with this Sec. 5-4.
- b. A Certificate of Approval application shall be forwarded to the Planning Commission for action at the next available meeting when the application:
 1. Does not meet the appropriate percentages of primary and secondary materials;
 2. Proposes use of exterior building surface materials not specified in this ordinance;

3. Proposes an expansion of a structure in excess of 25% of the existing gross floor area that does not meet all QDC requirements; or
4. Proposes improvements to exterior walls covering more than 25% of the total wall area that does not meet all QDC requirements.

Sec. 5-5. - BEQ, Building Exterior Quality Design Overlay District.

(a) Purpose and Intent.

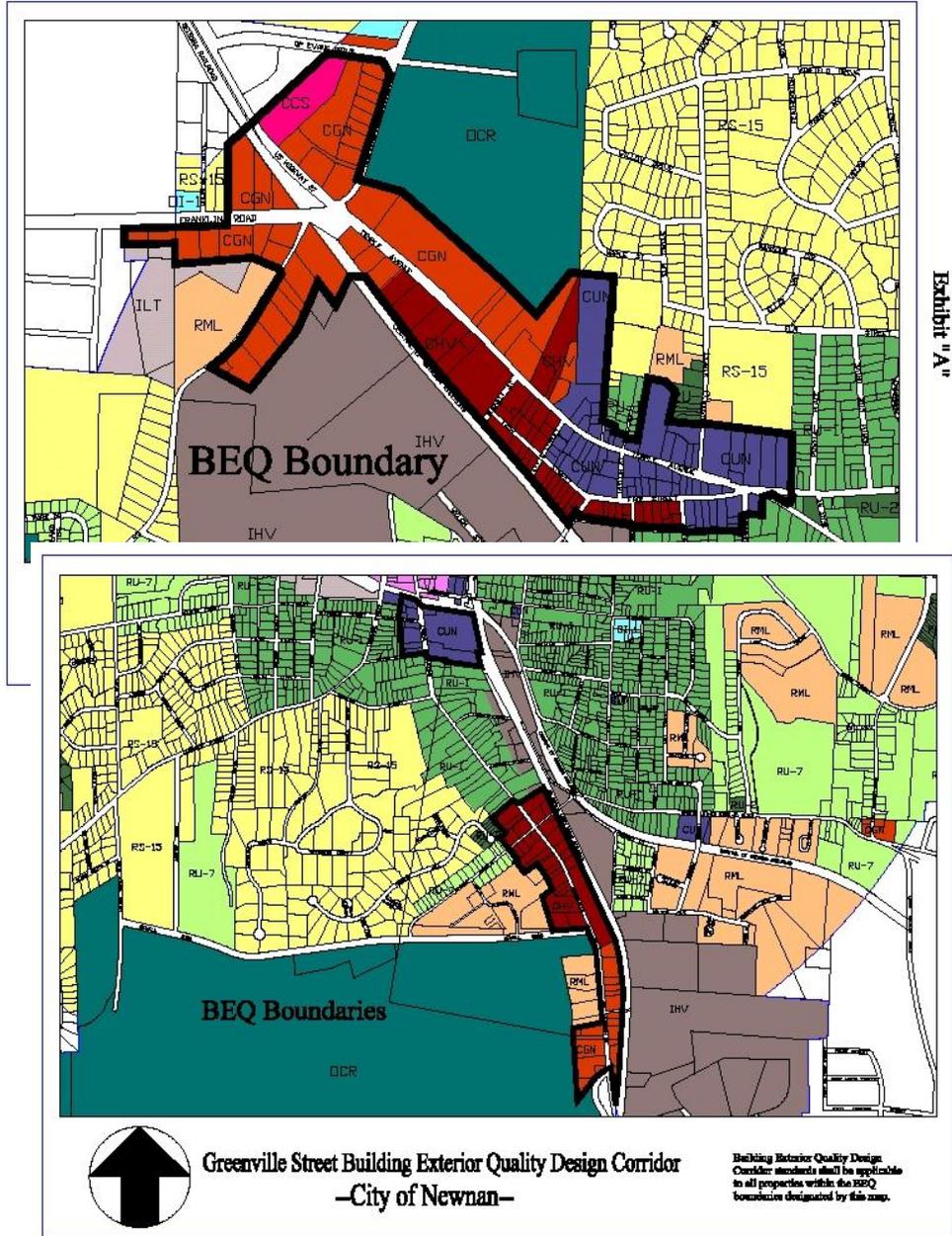
- (1) The BEQ overlay district is established to promote high quality development along commercial corridors which have been developed haphazardly or have deteriorated and are in need of visual improvements or along major commercial corridors with high visibility which will have a strong influence on the perception of the City of Newnan.
- (2) This district is designed to encourage high quality development by establishing restrictions and standards to promote optimum development and so that investment values will be maximized and will not be endangered by unsightly or undesirable developments.
- (3) The BEQ district shall overlay other zoning districts so that all lands lying within the BEQ district shall also be included within other zoning districts. Each parcel of land with the BEQ district shall be subject to the provisions, regulations, standards, and restrictions of both the BEQ district and of the other zoning districts within which it lies.

(b) Designation of Corridor(s).

The Building Exterior Quality Design Corridor(s) shall include:

- (1) Temple Avenue-Clark Street Corridor: Those properties located on Temple Avenue, Clark Street, Ellis Street, Taylor Street, Bonnell Street, and Fair Street, Hospital Road and Franklin Road West of the point of intersection of Temple Avenue and Clark Street extending to the City limits, said properties being more particularly designated on Exhibit "A" – Temple/ Clark Building Exterior Quality Design Corridor, attached hereto and by reference made a part hereof.

Sec. 5-5. - BEQ, Building Exterior Quality Design Overlay District.



(2) Greenville Street Corridor: Those properties located on Greenville Street, Powell Street, Spence Avenue, Martin Luther King Jr. Drive, and Beavers Street lying south of the Alabama-Griffin railroad right-of-way extending to the City limits, said properties being more particularly shown on Exhibit "B" – Greenville Street Building Exterior Quality Design Corridor, attached hereto and by reference made a part hereof.

(c) Applicability.

The standards of this Sec. 5-5 shall apply to all new building construction, reconstruction, additions, alterations, and accessory buildings, as follows:

- (1) All new nonresidential development shall be subject to all provisions of this section. Any commercial, office, wholesale, distribution, storage and industrial use within the BEQ district, in addition to meeting all requirements and standards of the district within which it is located, shall also comply with the minimum standards and restrictions established in this Section.
 - (2) Expansion of structures in excess of 25% but less than 50% of the existing gross floor area shall subject only the expansion area to the standards of this section.
 - (3) Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this section.
 - (4) Improvements to exterior walls covering more than 25% of the total wall area shall subject the structure to the standards of this section.
 - (5) If any structure is destroyed by any means and to an extent greater than 50% of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards of this section.
 - (6) Prohibited building materials as delineated elsewhere in this ordinance shall not be used as a part of any remodeling or renovation work concerning exterior walls regardless of percentage.
- (d) Exemptions.
- (1) Transfer of business ownership from one entity to another shall not subject the structure to the provisions of this section.
 - (2) Change of use from one permitted business to another shall not subject the structure to the provisions of this section.
 - (3) This section shall not be construed in any way as to prevent the ordinary maintenance or minor repairs of existing structures.
- (e) Building Design Requirements.
- The requirements of Sec. 5-4(f)(2) shall apply to the BEQ district.
- (f) Sign Requirements.
- The requirements of Sec. 5-4(e)(6) shall apply to the BEQ district.
- (g) Other Requirements.
- Buildings and site elements shall be well maintained and repaired or replaced in a timely manner should damage or deterioration occur. Any damage or deterioration shall be corrected within 60 days.
- (h) Design Review Procedures.
- (1) Application for Certificate of Approval.
- All developments in the Building Exterior Quality Design Corridor, as described in Subsection (c) above, shall submit an application for Certificate of Approval along with

other submittal requirements to the Planning and Zoning Director in accordance with the following:

a. Submittal Requirements.

The requirements of Sec. 5-4(h)(1)a shall apply to the BEQ district.

(2) Design Review Process.

a. The Planning and Zoning Director shall review complete Certificate of Approval applications for compliance with this Sec. 5-5.

b. A Certificate of Approval application shall be forwarded to the Planning Commission for action at the next available meeting when the application:

1. Does not meet the appropriate percentages of primary and secondary materials;
2. Proposes use of exterior building surface materials not specified in this ordinance;
3. Proposes an expansion of a structure in excess of 25% of the existing gross floor area that does not meet all QDC requirements; or
4. Proposes improvements to exterior walls covering more than 25% of the total wall area that does not meet all QDC requirements.

Sec. 5-6. - DDO, Downtown Design Overlay District.

(a) Purpose and Intent.

(1) The Downtown Design overlay district is established to support and further the historical, cultural and aesthetic heritage of the City of Newnan, Georgia. The district is designed to encourage quality development by establishing design criteria to ensure the protection of Newnan's greatest asset, its historic character.

(2) The DDO district shall overlay other zoning districts so that all lands lying within the DDO district shall also be included within other zoning districts. Each parcel of land within the DDO district shall be subject to the provisions, regulations, standards and restrictions of both the DDO district and of the other zoning districts within which it lies.

(b) Designation of District.

The Downtown Design overlay district shall include those properties primarily located in the Downtown Development Authority's jurisdictional boundaries as well as properties located on Jackson Street, Carmichael Street, Cavender Street, Jefferson Street, Jefferson Place, LaGrange Street and East Washington Street; said properties being more particularly designated on Exhibit "A" – Downtown Development Overlay Area, attached hereto and by reference made a part hereof.

(c) Applicability.

The standards of this Sec. 5-6 shall apply to all new building construction, reconstruction, additions, alterations and accessory buildings, as well as demolition, in accordance with the following:

- (1) All new nonresidential developments falling within the DDO overlay area shall be subject to all provisions of this section.
- (2) Expansion of existing structures shall subject the expansion area to the standards of this section.
- (3) Expansion of structures in excess of 50% of the existing gross floor area shall subject the entire structure to the standards of this section.
- (4) Improvements to exterior walls covering of more than 25% of the total wall area shall subject the improvements to the standards of this section.
- (5) If any structure is destroyed by any means and to an extent greater than 50% of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards of this section.
- (6) Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section, regardless of the age of the structure. For structures that are 50 years old or older, approval for demolition requires a public hearing before the Newnan City Council and not the Newnan Planning Commission.

(d) Exemptions.

- (1) Transfer of business ownership from one entity to another shall not subject the structure to the provisions of this Section.
- (2) Change of use from one permitted business to another shall not subject the structure to the provisions of this Section.
- (3) This Section shall not be construed in any way as to prevent ordinary maintenance or minor repairs of existing structures.
- (4) Properties, projects or structures that have completed a rezoning or annexation process wherein architectural standards and site design features were approved by City Council as a condition of the zoning approval.

(e) Development Requirements.

See "Appendix A" of the Zoning Ordinance regarding standards for nonresidential new construction and rehabilitation.

(f) Sign Requirements.

Signs shall conform to the Sign Regulations Article in addition to the following requirements:

- (1) Signs shall be of wood, stone or similar material and shall complement the material of the building. Sign supports shall be faced with the primary material used on the primary structure.

(g) Other Requirements.

(1) Maintenance of Buildings Required.

Buildings and site elements shall be well maintained and repaired or replaced in a timely manner should damage or deterioration occur. Any damage or deterioration shall be corrected within 60 days.

(2) Proposed Demolition Requires Review.

Proposed demolition, whether partial or complete, of a structure shall require submittal of an application for Certification of Approval in accordance with the requirements of this Section. No demolition permit shall be issued by the City of Newnan unless the demolition permit application is accompanied by a Certificate of Appropriateness.

(h) Design Review Procedures.

(1) Application for Certificate of Approval.

All developments in the Downtown Design Overlay District, as described in (c) above shall submit an application for a Certificate of Approval, along with other submittal requirements the Planning and Zoning Director, as follows.

a. Submittal Requirements.

1. A completed application for a Certificate of Approval.
2. A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
3. Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including, but not limited to, solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes, and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
4. The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail insert.
5. To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
6. Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
7. Sign packages which meet the requirements of this Zoning Ordinance.

8. Photos of neighboring properties to ensure compatibility with the proposed design.
9. Other information as may be deemed necessary by the Planning and Zoning Director to evaluate the appearance of the completed structure.

b. Design Review Process.

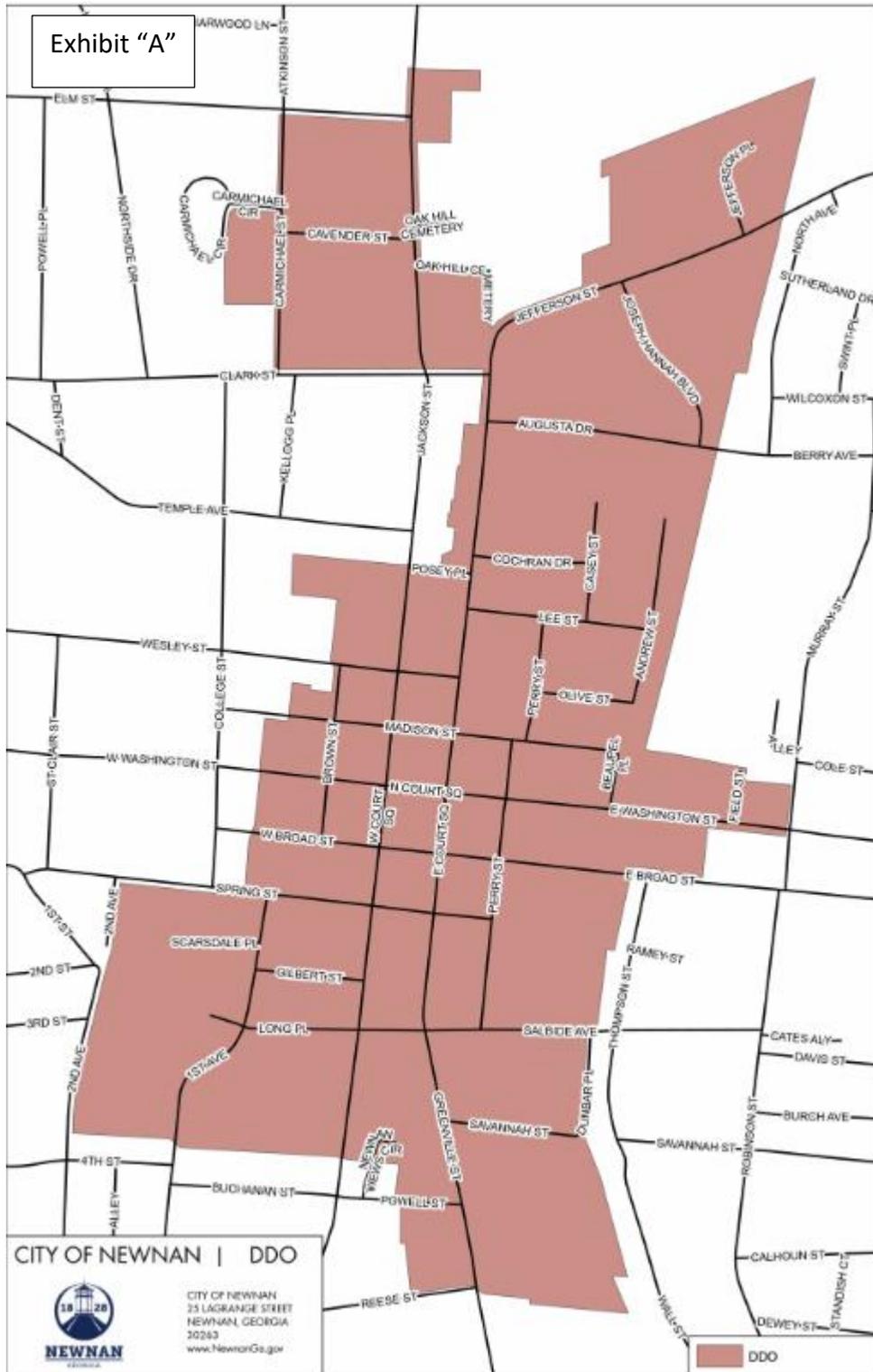
All Certificates of Approval and supporting documentation will be reviewed by the Planning Commission at a public meeting for compliance with the Newnan Design Guidelines. If the Planning Commission concludes that the proposal meets the City's requirements, then the applicant will be allowed to utilize the proposed design in completing the development process.

(i) Appeals.

The Mayor and City Council are authorized to hear appeals from any order, requirement, decision or determination made by the Planning Commission in the administration or enforcement of Sec. 5-6. In this capacity, the Mayor and City Council exercises appellate jurisdiction as a quasi-judicial body and its task is to determine what the ordinance means and how the ordinance applies to a particular situation. Appeals shall follow the procedures set forth in the Appeals Article of this Zoning Ordinance.

Exhibit "A" – Downtown Design Overlay District

Downtown Design Overlay District Boundary Map



DIVISION II – OVERLAY DISTRICTS REQUIRING CERTIFICATES OF APPROPRIATENESS

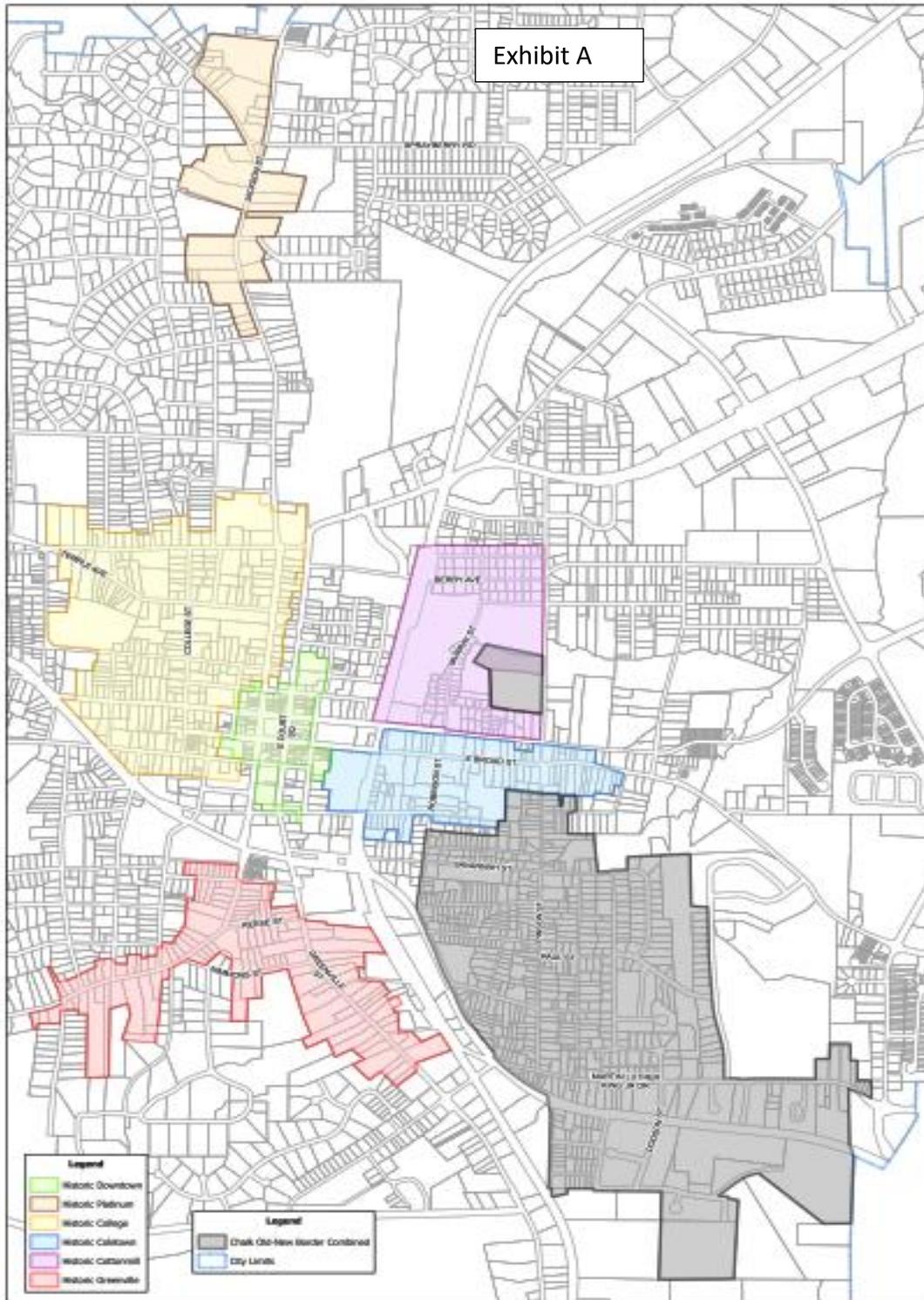
Sec. 5-7. - HRDO, Historic Residential Overlay District.

(a) Purpose and Intent.

- (1) The Historic Residential Design Overlay District is established to support and further the historical, cultural and aesthetic heritage of the City of Newnan, Georgia. The district is designed to encourage quality development by establishing design criteria to ensure protection of Newnan’s greatest asset, its historic character.
- (2) The HRDO district shall overlay other zoning districts so that all lands lying within the HRDO district shall also be included within other zoning districts. Each parcel of land within the HRDO district shall be subject to the provisions, regulations, standards and restrictions of both the HRDO district and of the other zoning district within which it lies.

(b) Designation of District.

The Historic Residential Design Overlay District shall include, but not be limited to, those properties located in designated national register districts and/or other properties as designated by the Newnan City Council within the City of Newnan. Said properties being more particularly designated on Exhibit “A” – Historic Residential Overlay District attached hereto and by reference made a part hereof.



(c) Applicability.

All new residential development on undeveloped lots or lots where complete demolition has occurred falling within the HRDO overlay area shall be subject to all provisions of this Sec. 5-7.

(d) Exemptions.

The following shall not be subject to the provisions of this section:

- (1) Expansion of existing structures.
- (2) Improvements to exterior walls.
- (3) Additions to existing structures.
- (4) Accessory structures for existing residences.
- (5) Maintenance and repair of existing homes.

(e) Development Requirements.

See "Appendix B" of the Zoning Ordinance regarding standards for residential new construction.

(f) Design Review Process.

All new residential construction which meets the applicability standards set forth in Subsection (c) above shall submit an application for a Certificate of Appropriateness along with other submittal requirements to the Planning and Zoning Director, as follows:

(1) Submittal Requirements.

- a. A completed application for a Certificate of Appropriateness.
- b. A conceptual site plan showing all buildings, parking, buffers, driveways, and other information pertinent to the development of the site.
- c. Elevations drawings which shall include dimensions of all sides of existing and proposed structures as well as related accessory structures to be developed or placed on the site. The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail insert.
- d. To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing windows, doors and other exterior features that clearly define the intent of the completed exterior of the structure.
- e. Photos of neighboring properties to ensure compatibility with the proposed design.
- f. Other information as may be deemed necessary by the Planning and Zoning Director to evaluate the appearance of the completed structure.

(2) Design Review Process.

- a. All Certificates of Appropriateness and supporting documentation will be reviewed by the Planning Commission at a public meeting for compliance with the Newnan Design Guidelines.
- b. If the Planning Commission concludes that the proposal meets the City's requirements, then the applicant will be allowed to utilize the proposed design in completing the development process.

(g) Appeals.

The Mayor and City Council are authorized to hear appeals from any order, requirement, decision or determination made by the Planning Commission in the administration or enforcement of this Sec. 5-7. In this capacity, the Mayor and City Council exercises appellate jurisdiction as a quasi-judicial body and its task is to determine what the ordinance means and how the ordinance applies to a particular situation. Appeals shall follow the procedures set forth in the Appeals Article of this Ordinance.

Sec. 5-8. - HST, Historic Preservation Overlay District.

(a) Purpose.

- (1) In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the City of Newnan, Georgia is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of the people;
- (2) in order to stimulate revitalization and preservation of the business districts and historic neighborhoods, to protect and enhance local historical and aesthetic resources to promote tourism and thereby promote and stimulate business, and to ensure the high quality of life in the downtown area;
- (3) in order to enhance the opportunities for federal or state tax benefits under relevant provisions of federal or state law; and
- (4) in order to provide for the designation, protection, preservation and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same;

The Newnan City Council, Newnan, Georgia hereby declares it to be the purpose and intent of this Sec. 5-8 to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of buildings, and structures having a special historical, cultural or aesthetic interest or value, in accordance with the provisions of this Section upon application and request by the owner thereof.

(b) Recommendation and Designation of Historic Districts and Properties.

(1) Preliminary Research by Historic Resource Commission.

a. Survey of Local Historical Resources.

The Historic Resource Commission shall compile and collect information and conduct surveys of historic resources within the City of Newnan.

b. Authorization to Recommend Districts and Buildings to the City Council for Designation.

The Historic Resource Commission shall present to the Newnan City Council recommendations for historic districts and properties as set forth in the Administration and Enforcement Article of this Ordinance.

c. Documentation of Proposed Designation.

Prior to the Historic Resource Commission's recommendation of an historic district or historic property to the City Council for designation, the Historic Resource Commission shall prepare a Report for Nomination consisting of the following:

1. A physical description of the property or district including all buildings and structures, landscaping, and other improvements;
2. A statement of the historical, cultural, architectural and/or aesthetic significance of the property or district;
3. A map showing district boundaries and classification (i.e. contributing, non-contributing) of individual properties therein, or showing boundaries of individual historic properties;
4. A statement justifying district or individual property boundaries; and
5. Representative photographs of the above features of the property or district.

(2) Designation of a Local Historic District.

a. Criteria for Selection of Local Historic Districts.

A local historic district is a geographically definable area within the City of Newnan which contains buildings or structures which:

1. Have special character or special historic/aesthetic value or interest;
2. Represent one or more periods, styles or types of architecture typical of one or more eras in the history of the municipality, county, state, or region; and
3. Cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.

b. Boundaries of a Historic District.

Boundaries of a Historic District shall be included in the separate ordinances designating such districts and shall be shown on the Zoning Map.

c. Evaluation of Properties Within Historic Districts.

Individual properties within historic districts shall be classified as:

1. Contributing (contributes to the district);
2. Non-Contributing.

(3) Designation of a Historic Property.

a. Criteria for selection of Historic Properties.

A historic property is a building or structure including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by

reason of value to the City of Newnan, the State of Georgia, or the Nation, for one of the following reasons:

1. It is an outstanding example of a structure representative of its era;
2. It is one of the few remaining examples of a past architectural style;
3. It is a place or structure associated with an event or persons of historic or cultural significance to the City of Newnan, State of Georgia, or the region;
or
4. It is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state or region.

(4) Requirements for Adopting an Ordinance for the Designation of Historic Districts and Properties.

a. Application for Designation of Historic Districts or Property:

1. For historic districts, only the individual property owners in the proposed district may apply to the Commission for designation, and only those individual properties for which the owner has made application shall be included in the proposed district.
2. For historic properties, only the individual property owner may apply to the Commission for designation.

b. Required Components of a Designation Ordinance.

Any ordinance designating any property or district as historic shall:

1. List each property in a proposed historic district or describe the proposed individual historic property;
2. set forth the name(s) of the owner(s) of the designated property or properties;
3. require that a Certificate of Appropriateness be obtained from the Commission for a designated property prior to any material change in exterior appearance of the façade of the building or structure facing a public right of way; and
4. require that the property or district be shown on the Zoning Map and kept as a public record to provide notice of such designation.

c. Required Public Hearings.

1. The Historic Resource Commission and the City Council shall hold a public hearing on any proposed ordinance for the designation of any historic district or property.
2. Notice of the hearing shall be published in at least 3 consecutive issues in the principal newspaper of local circulation, and written notice of the

hearing shall be mailed by the Historic Resource Commission to all owners and occupants of such properties. All such notices shall be published or mailed not less than 10 nor more than 20 days prior to the date set for the public hearing. A notice sent via the regular mail to the last-known owner of the property shown on the City of Newnan tax digest and a notice sent via attention of the occupant shall constitute legal notification to the owner and occupant under this Ordinance.

d. Notification of Historic Preservation Division.

No less than 30 days prior to making a recommendation on any ordinance designating a property or district as historic, the Historic Resource Commission must submit the required Report for Nomination to the Historic Preservation Division of the Georgia Department of Natural Resources.

e. Recommendations on Proposed Designations.

A recommendation to affirm, modify, or reject the proposed application for designation shall be made by the Commission within 15 days following the public hearing and shall be in the form of a resolution to the City Council.

f. City Council Action on Historic Resource Commission's Recommendation.

Following receipt of the Historic Resource Commission's recommendation, the City Council may adopt the ordinance as proposed, may adopt the ordinance with any amendments it deems necessary, or reject the ordinance.

g. Notification of Adoption of Ordinance for Designation.

Within 30 days following the adoption of the ordinance for designation by the Newnan City Council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the Newnan City Council, which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the City of Newnan tax digest and a notice sent via United States Mail to the address of the property to the attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.

h. Notification of other Agencies Regarding Designation.

The Historic Resource Commission shall notify all necessary agencies within the City of Newnan of the Ordinance for Designation.

i. Moratorium on Applications for Alteration or Demolition while Ordinance for Designation is Pending.

If an ordinance for designation is being considered, the Historic Resource Commission shall have the power to freeze the status of the involved property or properties, in which case, no permits shall be issued by the Building Official until the final status of the ordinance for designation is determined.

(c) Application for Certificate of Appropriateness.

(1) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties.

a. Applicability.

After the designation by ordinance of a historic property or district, no material change in the appearance of the façade of the building or structure located on the property which faces a public right of way, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the Historic Resource Commission. A Building Permit shall not be issued without a Certificate of Appropriateness.

b. Exemptions.

1. The Department of Transportation of the State of Georgia and any contractors, including the City of Newnan and Coweta County, performing work funded by the Department of Transportation, are exempt from the provisions of this Article, as provided for by Georgia Laws 1980, p. 1723.

2. The City of Newnan is exempt from the requirement of obtaining Certificates of Appropriateness; provided, however, that the City of Newnan shall notify the Historic Resource Commission 45 days prior to beginning an undertaking that would otherwise require a Certificate of Appropriateness and allow the Historic Resource Commission an opportunity to comment.

3. Interior Alterations.

In its review of applications for Certificates of Appropriateness, the Historic Resource Commission shall not consider interior arrangement or use having no effect on exterior architectural features of the facades of the building or structure facing a public right of way.

4. Ordinary Maintenance or Repair.

Ordinary maintenance or repair of any exterior architectural or environmental feature in or on an historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a Certificate of Appropriateness.

(2) Technical Advice.

The Historic Resource Commission shall have the power to seek technical advice from outside its members on any application.

(3) Submission of Plans.

An application for a Certificate of Appropriateness shall be accompanied by drawings, photographs, plans and documentation required by the Historic Resource Commission.

(4) Public Hearings on Applications for Certificates of Appropriateness, Notices, and Right to be Heard.

- a. The Historic Resource Commission shall hold a public hearing at which each proposed Certificate of Appropriateness is discussed. Notice of the hearing shall be published in the principal newspaper of local circulation in the city and written notice of the hearing shall be mailed by the Historic Resource Commission to all owners and occupants of the subject property. The written and published notice shall be provided in the same manner and time frame as notices are provided before a public hearing for rezoning.
- b. The property owner and/or applicant shall have an opportunity to speak at the Certificate of Appropriateness hearing.

(5) Acceptable Historic Resource Commission Reaction to Applications for Certificate of Appropriateness.

- a. Commission Action.
 1. The Historic Resource Commission may approve the Certificate of Appropriateness as proposed, approve the Certificate of Appropriateness with any modifications it deems necessary, or reject it.
 2. When, by reason of unusual circumstances, the strict application of any provision of these requirements would result in the exceptional practical difficulty or undue economic hardship upon any owner of a specific property, the Historic Resource Commission, in passing upon applications, shall have the power to vary or modify strict adherence to said provisions, or to interpret the meaning of said provisions, so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the Historic Resource Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall not be a situation of the person's own making.
- b. The Historic Resource Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change(s) in the appearance of the façade of the building or structure facing a public right of way would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. In making this determination, the Historic Resource Commission shall consider,

in addition to any other pertinent factors, the following criteria for each of the following acts:

1. Reconstruction, Alteration, New Construction or Renovation.

The Historic Resource Commission shall issue Certificates of Appropriateness for the above proposed actions if those actions conform in design, scale, building material, setback and site features, guided by the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

2. Relocation.

A decision by the Historic Resource Commission approving or denying a Certificate of Appropriateness for the relocation of a building or structure shall be guided by:

- i. the historic character and aesthetic interest the building or structure contributes to its present setting.
- ii. whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be.
- iii. whether the building or structure can be moved without significant damage to its physical integrity.
- iv. whether the proposed relocation area is compatible with the historical and architectural character of the building or structure.

3. Demolition.

A decision by the Historic Resource Commission approving or denying a Certificate of Appropriateness for the demolition of buildings or structures constructed prior to January 1, 1940 or having some historical or cultural significance shall be guided by:

- i. The historic, scenic or architectural significance of the building, structure or site.
- ii. The importance of the building or structure to the ambiance of a district.
- iii. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location.
- iv. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood or the city.
- v. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.

- vi. Whether reasonable measures can be taken to save the building or structure from collapse.
 - vii. Whether the building or structure is capable of earning reasonable economic return on its value.
 4. Prior to the relocation or demolition of a property in a designated district or a designated property, the public notice procedures set forth for public hearings on Applications for Certificates of Appropriateness shall be observed.
- (6) Deadline for Approval or Rejection of Application for Certificate of Appropriateness.
 - a. The Historic Resource Commission shall approve or reject an application for a Certificate of Appropriateness within 45 days after the filing thereof by the owner or occupant of an historic property, or of a building structure, site, or object located within an historic district.
 - b. Evidence of approval shall be by a Certificate of Appropriateness issued by the Historic Resource Commission.
 - c. Notice of the issuance or denial of a Certificate of Appropriateness shall be sent by United States mail to the applicant and all other persons who have requested such notice in writing filed with the Historic Resource Commission.
 - d. Failure of the Historic Resource Commission to act within said 45 days shall constitute approval, and no other evidence of approval shall be needed.
- (7) Necessary Action to be Taken by Historic Resource Commission upon Rejection of Application for Certificate of Appropriateness.
 - a. In the event the Historic Resource Commission rejects an application, it shall state its reasons for doing so, and shall transmit a record of such actions and reasons, in writing, to the applicant. The Historic Resource Commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he or she so desires, may make modifications to the plans and may resubmit the application at any time after doing so.
 - b. In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of the application for a Certificate of Appropriateness by the Historic Resource Commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits and, in such a case, no building permit shall be issued.
- (8) Requirement of Conformance with Certificate of Appropriateness.
 - a. All work performed pursuant to an issued Certificate of Appropriateness shall conform to the requirements of such certificate. In the event work is performed not in accordance with such certificate, the Historic Resource Commission shall issue a cease and desist order and all work shall cease.

- b. The City Council or the Historic Resource Commission shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in appearance of a designated historic property or historic district, except those changes made in compliance with the provisions of this Ordinance or to prevent any illegal act or conduct with respect to such historic property or historic district.

(9) Certificate of Appropriateness Void if Construction Not Commenced.

Certificates of Appropriateness shall be issued for a period of 18 months and are renewable.

(10) Recording Applications for Certificates of Appropriateness.

The Historic Resource Commission shall keep a public record of all applications for Certificates of Appropriateness, and of all the Historic Resource Commission's proceedings in connection with said application.

(d) Appeals.

Any person adversely affected by any determination made by the Historic Resource Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the Mayor and Council of the City of Newnan, in accordance with the following:

- a. Any such appeal must be filed within 15 days after the issuance of the determination by the Historic Resource Commission, or in the case of a failure of The Commission to act, within 15 days of the expiration of the 45 day period for Commission action.
- b. The Mayor and Council may approve, modify, or reject the determination made by the Historic Resource Commission if they find the Historic Resource Commission abused its discretion in reaching its decision. Appeals from decisions of the Mayor and Council of the City of Newnan may be taken to the Superior Court of Coweta County in the manner provided by law for appeals from convictions for ordinance violations.

(e) Maintenance of Historic Properties and Building and Zoning Code Provisions.

(1) Failure to Provide Ordinary Maintenance or Repair.

Property owners of historic properties or properties within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. In the event the Historic Resource Commission determines a failure to provide ordinary maintenance or repair, the Historic Resource Commission will notify the Building Official for action.

(2) Affirmation of Existing Building and Zoning Codes.

Nothing in this Sec. 5-8 shall be construed as to exempt property owners from complying with existing city building and zoning codes, nor to prevent any property

owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

(f) Penalty Provision.

Violations of any provisions of these requirements shall be punished as provided for in Section 1-14 of the Code of Ordinances of the City of Newnan, Georgia.

DIVISION III – OTHER OVERLAY DISTRICTS AND DESIGN STANDARDS

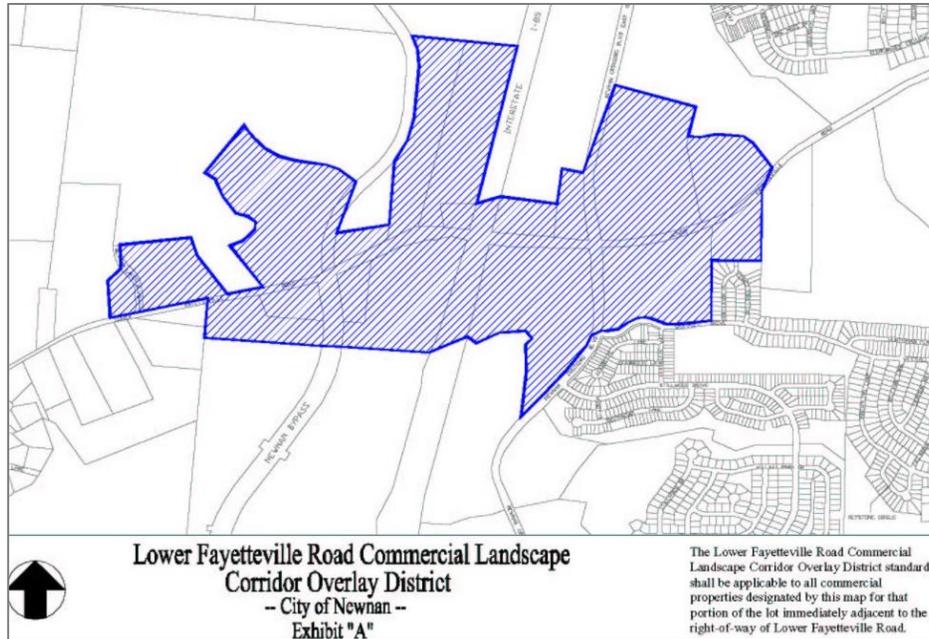
Sec. 5-9. - LFR, Lower Fayetteville Road Commercial Landscape Corridor Overlay District.

(a) Purpose and Intent.

- (1) The LFR overlay district is established to promote a high quality landscape corridor along Lower Fayetteville Road to aid in promoting a sense of place, replant the natural environment and to promote high quality development along this very visible commercial corridor.
- (2) This district is designed to encourage high quality development by establishing restrictions and standards to promote a consistent landscape corridor through the Lower Fayetteville Road commercial area.
- (3) The LFR district shall overlay other zoning districts so that all lands lying within the LFR district shall also be included within other zoning districts. Each parcel of land with the LFR district shall be subject to the provisions, regulations, standards, and restrictions of both the LFR district and of the other zoning districts within which it lies.
- (4) The primary goals of the LFR overlay district are to provide a positive climate for high quality investment and development, to provide a sense of place and orientation, to provide an attractive and functional environment, to ensure a harmony of uses and development, and to provide a comfortable secure and harmonious developed environment.

(b) Designation of Corridor.

The Lower Fayetteville Road Commercial Landscape Corridor Overlay shall include those properties with road frontage on Lower Fayetteville Road beginning at Newnan Lakes Planned Development just west of Newnan Lakes Boulevard and extending to the east in the vicinity of Newnan Crossing Elementary School, said properties being more particularly designated on Exhibit "A" – Lower Fayetteville Road Commercial Landscape Corridor Overlay District, attached hereto and by reference made part hereof.



(c) Applicability.

Any commercial, office, wholesale, distribution, storage and industrial use within the LFR district, in addition to meeting all requirements and standards of the district within which it is located, shall also comply with the minimum standards and restrictions of this Sec. 5-8.

(d) Exceptions.

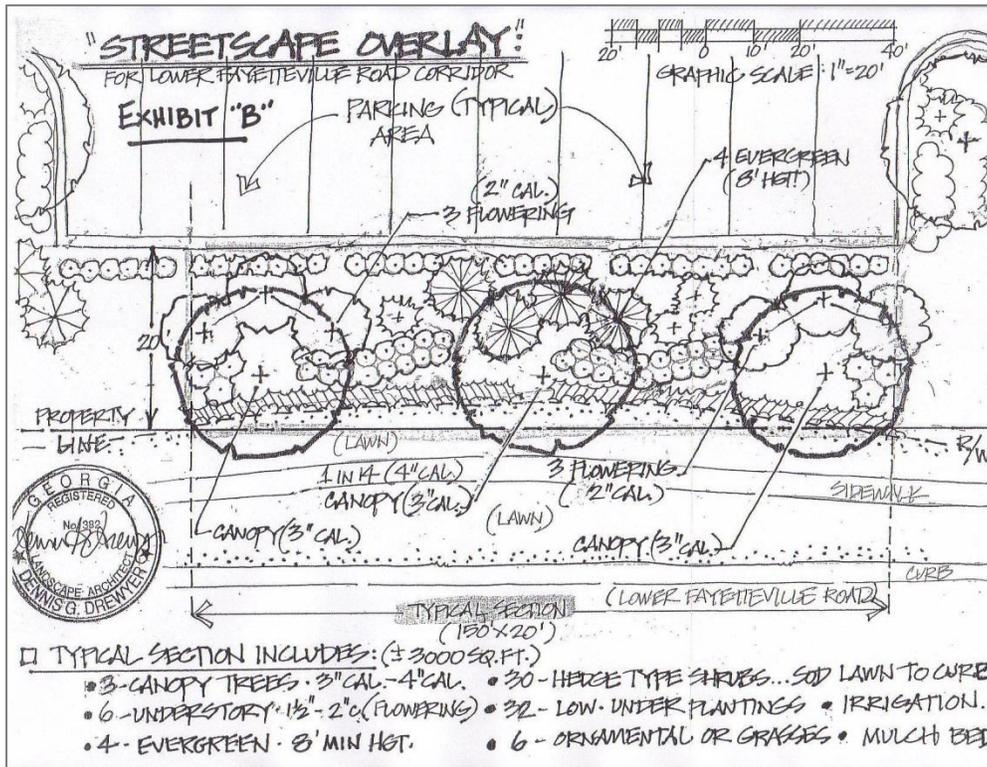
For those properties with previously approved proffered conditions pertaining to a rezoning request or project plan approval which required a 40 foot undisturbed buffer to be provided along the frontage of Lower Fayetteville Road prior to the adoption of this overlay district shall be allowed to use these overlay district standards in lieu of the proffered condition.

(e) Landscape Requirements.

- (1) A 20 foot streetscape replanted landscape strip per the typical section detail attached hereto as Exhibit "B" – Streetscape Overlay for Lower Fayetteville Road Corridor shall be required for all properties designated in Exhibit "A" above for that portion of the lot immediately adjacent to the right-of-way of Lower Fayetteville Road, and more specifically, the typical 150 linear foot section (3,000 square feet) of the 20 foot wide landscape overlay shall include, at a minimum the following plant material:

Table 5-A: Required Plant Materials

TOTAL NUMBER	TYPE	MINIMUM HEIGHT	MINIMUM SIZE
3	Canopy Trees	12 feet tall	3 inch caliper
6	Understory Trees	8 feet tall	2 inch caliper
4	Evergreen Trees	8 feet tall	2 inch caliper
30	Medium Evergreen Trees	24 inches tall	3 gallon container
32	Small Low Growing Shrubs	18 inches tall	3 gallon container
6	Small Ornamental Shrubs	19 inches tall	3 gallon container



- (2) Plant material selection and final design criteria shall be approved by the City's Landscape Architect;
- (3) Within the 20-foot streetscape replanted strip, when utilities are allowed they shall be allowed in a manner not to impair the planted material;
- (4) No slope within the 20-foot streetscape replanted strip will be 4:1 or worse;
- (5) No structure, wall, permanent structures, except signs are allowed in the 20 foot streetscape replanted strip;
- (6) Irrigation shall be required to be installed from street curb inward;

(7) All lawn between curb lines of roadway will be sodded inward to the 20-foot streetscape replanted strip.

(f) Design Review.

All developments in the Lower Fayetteville Road Commercial Corridor Overlay District shall submit the design of the 20-foot streetscape replanted strip at the time the site development plans (see the Procedures and Permits Article for site development plan requirements) are submitted for review and shall be part of the landscape plans.

Sec. 5-10. - UND, Urban Neighborhood Design.

(a) General Purpose and Intent.

(1) Urban Neighborhood Design (UND) is a residual designation which shall no longer be applied in any zoning district. The primary purpose of this section is to administer the completion of existing UND properties and projects.

(2) The intent of this designation is to provide standards which will encourage quality single-family development on smaller lots by establishing additional requirements designed to preserve and enhance the City's existing character and create a more interesting neighborhood design. These architectural components are established in the Subdivision Architectural Guidelines (SAG), as approved by the Planning Commission prior to the acceptance of the UND subdivision request.

(b) Location.

(1) No new UND designations shall apply. Urban Neighborhood Design (UND) is a residual designation whereby existing UND standards as approved by the Planning Commission may be carried out or modified based on the provisions of this Article.

(2) Existing Urban Neighborhood Design standards apply to lots less than 75 feet in width in the RU-7, RU-2, RML, and RMH districts, all lots less than 50 feet in width in the PDR district, and for all developments located within the CS zoning district.

(c) Dimensional Requirements.

See the Dimensional Requirements Table in Article 2 the specific requirements for each of the residential zoning districts.

(d) Minimum Standards for Urban Neighborhood Design.

(1) The front façade or elevation of the home must face and parallel the primary street.

(2) The architectural criteria shall be determined by the Subdivision Architectural Guidelines (SAG), as approved by the City Staff and the Planning Commission. The SAG must specify the required exterior materials, style and finish of the structures to be built within the UND development. The SAG must specify, in detail, the following:

- a. Architectural Review Process.
- b. Typical Site/Landscape Plan.

- c. Architectural Criteria.
 - 1. Massing.
 - 2. Foundation.
 - 3. Roof Coverings.
 - 4. Wall Finishes.
 - 5. Trim.
 - 6. Windows.
 - 7. Shutters.
 - 8. Porches.
 - 9. Doors.
 - 10. Fences.
 - d. Garage Standards.
 - e. Typical Details/Photograph Examples.
 - f. Variance Procedures.
- (3) The use of authentic architectural components such as exposed rafter tails, operational shutters, cornices, entablatures, transoms, brick moldings, window casings, brackets and knee braces are strongly encouraged. At a minimum the foundations must be finished with brick, stone or 3-coat stucco and must include a transitional band treatment. Exterior finishes must be continuous on at least three sides of the residence. The SAG must take into account the use of a variety of finish materials on each building, creating a less homogenized street. Vinyl siding materials are not allowed.
- (4) Roof pitch shall be a minimum of 8:12. Architecturally dimensioned roof covering shall be required.
- (5) All dwellings shall incorporate front covered porches or front covered stoops into their designs. Porches shall be a minimum 6 feet in depth. Stoops shall be a minimum of 3 feet in depth.
- (6) No duplicate elevations including similar massing shall be constructed within a 125-foot radius, which would be measured from the center of the property. The Developer/Builder will be responsible for providing documentation certifying their compliance with this requirement prior to the issuance of a building permit.
- (7) Garages should be entered from the rear or side of the dwelling. Front entry garages must utilize carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. Shared driveways will not be permitted. For developments consisting of 20 acres or greater, no more than 50% of the units shall have front entry garages.

- (8) The use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
- (9) All homes constructed under the UND standards shall be required to have a minimum of 1,800 square feet of principal living space.
- (10) Developments consisting of 20 acres or more shall be limited to a maximum of 60% of the total units being constructed as Urban Neighborhood Design product.

(e) Design Review Procedure.

The Building Official shall review all construction plans for compliance with this Ordinance.

(f) Modification of Approved SAG.

All Subdivision Architectural Guidelines (SAG) that were previously approved and are proposed to be modified require submittal of a revised plan to the Planning Commission for consideration. If the Commission concludes that the plan meets the intent of this Sec. 5-10, then the developer may be granted approval to use the modified requirements.

(g) Appeals (From Administrative Rulings).

See the Appeals Article of this Ordinance.