

## ARTICLE XIV-J. OLD NATIONAL OVERLAY DISTRICT

### Sec. 1. Applicability.

The Old National Overlay District (the "OND") is an overlay district that supplements the underlying zoning regulations controlling the use and development of properties in the OND. These supplement regulations focus on architectural and site development standards designed to enhance retail, commercial and mixed-use environments, thereby, enhancing the retail, office and residential market in this district. Land and structures within the OND shall be used in accordance with standards of the underlying zoning designation.

The OND is generally defined by the Old National Highway Enterprise Zone boundaries and encompasses all properties on Old National Highway, Old National Parkway and all properties on Sullivan Road and Godby Road within two thousand (2,000) feet of Old National Highway. The OND shall be more particularly described on the official zoning map.

(Ord. No. 2003-18, § 1, 5-5-03)

### Sec. 2. Reserved.

### Sec. 3. Purpose.

The OND establishes architectural and site design standards applicable to new construction and renovation as well as implementation of the Old National Redevelopment Plan. The City of College Park is committed to revitalizing the OND. The Old National Redevelopment Plan builds on development strategies identified in a market analysis performed for the district that suggested a market position geared toward diversified land uses, shifting from a past emphasis on retail services to office and mixed-use centers, including residential uses and more of a pedestrian character.

The OND applies architectural and site design standards which foster such environments and further the purposes of the district through building siting and access standards, parking and circulation controls and pedestrian amenities. Specific purposes of the District are to promote the health, safety, welfare, and particularly the aesthetic appeal of the OND through the following approaches:

- (a) Establishing architectural and site development controls designed to create visually attractive and functional settings.
- (b) Promoting an appropriate mix of retail, service, office and residential uses that will create viable destinations and environments and generate desirable employment.

(Ord. No. 2003-18, § 1, 5-5-03)

### Sec. 4. Scope.

The OND shall control:

- (1) Architectural style, including building scale, height, and massing;
- (2) Building type, siting and materials;
- (3) Site development, including parking and access, pedestrian amenities, and site lighting and furnishings;
- (4) Landscaping; and
- (5) Permitted uses in conjunction with other ordinances of the City of College Park. Where any part of this article conflicts with other College Park Ordinances, the more restrictive standard shall apply.

All exterior rehabilitation or modifications to existing buildings or structures as well as new construction, including additions to existing buildings and structures within the district, shall conform to the standards set forth in this article. Every application for a building permit for construction of a new building, modification or addition to an existing building within the district, together with plans, elevations, detailed drawings and specifications as required in section 27 shall be submitted for design review under this article. All applications for any site work in this district shall also be subject to design review. Alterations and repairs to the interior of existing buildings are specifically exempted from the provisions of this article. However, all fire safety and

Standard Building Code of Southern Building Code Congress International (SBCCI) as amended, and other relevant codes and standards, shall continue in full force and effect. Work performed on single family detached dwellings is specifically exempted from the provisions of this article.

(Ord. No. 2003-18, § 1, 5-5-03)

## Sec. 5. Definitions.

For the purposes of this article, the terms listed in this section shall have the definitions ascribed to them herein. Terms not defined in this section shall be assigned the definitions contained in Article III of the Zoning Ordinance of the City of College Park, as applied to properties found within the jurisdiction of the City of College Park, Georgia, or if not so defined, shall be assigned the meanings found in Webster's Ninth New Collegiate Dictionary.

- (a) *Alteration*. Any act or process which changes the exterior architectural appearance of a building.
- (b) *Appropriate*. Suitable to or compatible with what exists in the surrounding context or setting.
- (c) *Building type*. A definition based on floor plan, height and roof shape, related to architectural style.
- (d) *Building materials*. Substances used in construction of a building, specifically the exterior elements, which influence character, appearance and durability.
- (e) *Character*. Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.
- (f) *Compatible*. Of such character as not to detract from surrounding elements, buildings, sites or structures; consistent and appropriate with the surrounding context and setting.
- (g) *Component*. An individual part of a building, structure, site or district.
- (h) *Context*. The setting in which a historic element or building exists.
- (i) *Element*. An individual defining feature of a building, structure, site or district.
- (j) *Facade*. The front elevation of a building.
- (k) *Interparcel access*. A private, vehicular way adequate to convey vehicular traffic from the subject property to adjacent properties in an unimpeded manner.
- (l) *Lot coverage*. The portion of a lot occupied by the building footprint and all impervious surfaces.
- (m) *Massing*. The ratio of solid wall space to window and door openings on a building footprint and all impervious surfaces with the sole exception of sidewalks.
- (n) *New construction*. Construction of a new element, building or structure.
- (o) *Orientation*. Direction on a lot followed by the building's dominant lines, i.e. front-to-back or side-to-side.
- (p) *Placement*. Building siting or positioning on a lot, as determined by its setbacks. Placement also refers to the positioning of individual elements on a building.
- (q) *Scale*. The size, both height and width, of a building or structure. Scale is influenced by patterns, shapes and sizes of materials, components and openings.
- (r) *Setting*. The immediate, physical environment of a building, structure, site or district.
- (s) *Shape*. Surfaces and edges of a building and individual elements.
- (t) *Site*. A parcel, lot or tract of land on which activities are conducted or one or more buildings or structures are located.
- (u) *Siting*. Orientation and placement of a building on a parcel or lot.
- (v) *Streetscape*. All physical elements that may be viewed along a street frontage.
- (w) *Style*. The visual appearance of a building, structure, site or district depicting the influence of shape, materials, detailing or other features associated with a particular architecture.
- (x) *Substantial renovation*. Any alteration affecting the front elevation of a building.

(Ord. No. 2003-18, § 1, 5-5-03)

## Sec. 6. Prohibited uses.

The following uses shall be prohibited in the OND District, all other uses of the respective underlying zoning district shall be permitted:

*C-1, Community Business District uses:*

- (1) Check cashing outlets.
- (2) Pawn shops.
- (3) Flea markets.

*C-2, Central District uses:*

- (1) Plumbing shop.
- (2) Tinsmithing shop.
- (3) Milk distributing station.
- (4) General service and repair establishments.
- (5) Bowling alley.
- (6) Minute car wash.
- (7) New and used automobile sales.
- (8) Service light assembly.

*C-3, Planned Shopping Center District uses:*

- (1) General service and repair establishments.
- (2) Bowling alley.
- (3) Auto service station.

*M-1, Light Industrial District Uses:*

- (1) Body shops.
- (2) Bottling plants.
- (3) All distribution and manufacturing facilities.
- (4) Fabricating shops.
- (5) Garages and repair shops.
- (6) Machine shops.
- (7) Mini-warehouses.
- (8) Plumbing shops.
- (9) Sign painting shops.
- (10) Textile manufacturing plants.
- (11) Tire recapping.
- (12) Wholesaling and warehousing.

*M-2, Heavy Industrial District:*

- (1) All uses referenced above in the M-1 District.
- (2) All conditional uses in the M-2 District.
- (3) Recycling stations.

(Ord. No. 2003-18, § 1, 5-5-03)

Sec. 7. Accessory uses and structures.

The following uses shall be allowed as accessory uses in the OND District: None.

The following structures shall be allowed as accessory structures in the OND District:

- (a) Garages.
- (b) Storage buildings.

(Ord. No. 2003-18, § 1, 5-5-03)

Sec. 8. Conditional uses.

The following uses shall be conditional uses in the OND District:

Daycare centers and child day care facilities, subject to all conditions of Article XX, section 4 of the Zoning Ordinance of the City of College Park and further provided that no such facility shall be permitted that would adjoin a single family dwelling.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 9. Architectural design guidelines.

The standards contained in this article shall control development within the OND District.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 10. Building appearance.

Buildings or other improvements shall be compatible in appearance with the orientation, shape, mass, scale and materials of the context, setting and streetscape of the site.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 11. Building colors.

Color selections must exclude any color indicated in the attached chart for prohibited colors in the OND.

Variations from these provisions may be granted provided proof of a registered trademark is submitted to the city for review and approval.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 12. Building exterior.

All construction shall be brick, concrete stucco, stone, wood, glass in combination with metal or similar, durable architectural materials. Vinyl siding, synthetic stucco and other materials found to be other than durable products are specifically prohibited. Use of reflective films or coatings on windows or mirrored glass is also prohibited.

Burglar bars, steel gates, metal awnings and steel roll-down curtains are prohibited.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 13. Design style.

All buildings constructed on individual sites shall reflect a compatible architectural style. Buildings shall include architectural elements such as columns, arcades and covered entries or walkways, arches, facade articulations, windows, balconies, undulating walls or other elements that serve to minimize blank facades. Side and rear building elevations shall be substantially consistent with the front building elevation.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 14. Mechanical systems and equipment.

Placement of air-conditioning units and satellite dishes shall be accomplished without detracting from the architectural integrity of the building or site. Generally, such equipment must be installed to the rear of the building or on the side, provided the equipment is screened from view from all public rights-of-way as well as adjoining properties. Rooftop equipment shall also be similarly screened by a parapet wall or other architectural feature.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 15. Building siting and access.

Parking in the front yard shall be limited to a maximum of twenty-five (25) percent of the required parking.

Developments must accommodate designs for vehicular and pedestrian traffic moving in and around individual, retail and office properties that achieve safe and convenient access and creation of destination environments for shoppers, residents and employees.

- (a) Site access for vehicles shall be configured such that pedestrians may access the building(s) without traversing parking areas or vehicular drives. Such access may be accommodated through the provision of pedestrian pavements that define sidewalks and pedestrian crossings.
  - (b) Office and retail developments shall use pedestrian pavements that enhance the permeability of paved surfaces and define pedestrian walks and crossings.
  - (c) All buildings shall be accessible from on-site parking areas as well as the public sidewalk.
  - (d) The minimum setbacks of the underlying zoning shall control all development in the OND. No minimum rear or side yard shall apply to commercial development, except that a fifty-foot setback shall apply to properties abutting any residential use.
  - (e) *Interparcel access.* Access shall exist between and among all adjoining commercial properties via internal access networks. Such access shall be accomplished by the granting of an access easement as described in this subsection to each adjoining property. The purpose of the easement is to facilitate access not only between businesses, but also to provide connections to secondary streets and signalized intersections. The benefit of such access is reduced traffic congestion and enhanced traffic flow and safety on Old National Highway.
  - (1) *Access easements.* The recorded easements shall permit automobile access between adjacent, commercial properties intended for tenant or customer use. Respective parking areas may be restricted to use by the individual owner. The granting of such easement shall become effective only upon the granting of a reciprocal easement by the adjoining property owner. Consenting owners shall extend the pavement on their property to the point of access at the common property boundary.
  - (2) *Relief.* Whenever the adjoining land use would create a documented adverse impact on the property to which the easement requirement would pertain, and such adverse impact outweighs the benefit of the resulting reduced impact on the public street, mayor and council shall waive the requirement for such access.
  - (f) *Consolidation of driveways.* Owners of properties on which substantial renovation occurs shall, when said substantial renovation includes resurfacing of parking areas, eliminate access points which exist on the property in excess of two (2) such locations for every two hundred (200) feet of frontage and shall define all such access points via curb. Any access points so eliminated shall be replaced by landscaped areas and parking areas, as appropriate. For the purposes of this subsection, the term 'substantial renovation' shall be defined as renovation exceeding 50 percent of the assessed value of the improvement.
- (Ord. No. 2003-18, § 1, 5-5-03)

## Sec. 16. Landscape standards.

Unless otherwise provided below, the standards of the applicable underlying zoning district shall apply to all construction in the Old National Overlay.

- (a) All landscape requirements of Article XI-C of the Zoning Ordinance, unless exceeded herein. A landscaped area having a minimum horizontal dimension of fifteen (15) feet shall be provided along all vehicular use areas adjoining a public right-of-way. Any parking area re-surfacing shall trigger full compliance with the ordinance.
- (b) Landscape standards:
  - (1) *Plant materials.* All landscape plans shall utilize xeroscape plant materials in areas comprising a minimum of fifty (50) percent of the landscaped area.
  - (2) *Landscape design.* Landscaping shall be provided at three (3) levels, that is, tree canopy, shrubs and ground covers. All properties subject to this Article shall provide landscaping across a minimum of twenty (20) percent of the entire property. Design of such landscaping shall feature a concentration of plant materials rather than dispersed as individual landscape elements.
  - (3) *Planting ratios.* Landscaped areas shall achieve a plant materials ratio of sixty (60) percent shrubs and thirty (30) percent ground covers. The remaining ten (10) percent is to be comprised of mulched beds around trees and shrubs.
  - (4) *Tree cover.* One (1) canopy tree or other species appropriate to the location shall be planted for every five hundred (500) square feet of impervious area, inclusive of buildings, parking, pavements and driveways. For

example, a one-acre development, having thirty-two thousand six hundred seventy (32,670) square feet of impervious area, or a lot coverage ratio of seventy-five (75) percent, shall provide a minimum of sixty-five (65) trees. Trees shall be a minimum of two and one-half (2 1/2) caliper inches; coniferous species shall be limited to twenty (20) percent of the total.

(5) *Shrubs*. Shrub areas should be primarily native species where applicable and installations shall be a minimum of one (1) gallon container stock. Shrubs to be used as screening shall be maintained at a minimum height of six (6) feet and shall be a minimum of four (4) feet at the time of planting.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 17. Site development standards.

Site development standards shall control in the OND District unless otherwise specified in the Zoning Ordinance.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 18. Property maintenance.

(a) *Abandoned structures*. All abandoned structures shall be subject to Chapter 5 of the City Code and the following provisions:

- (1) All openings shall be secured from unauthorized entry.
- (2) All materials used to secure openings shall be painted in a manner consistent with the color of the building.
- (3) All trash and debris shall be removed from the interior and exterior of the premises.
- (4) A deadbolt lock shall be installed on all exterior doors.

(b) *Inoperable vehicles*. Storage of inoperable, salvage or junk vehicles is prohibited in the OND. Automotive repair shops must store and service vehicles within an enclosed building.

(c) *Miscellaneous storage*. No storage, display or sale of goods or other materials shall occur in parking areas, sidewalks, driveways or other areas immediately adjacent to on-site structures, except as noted below:

- (1) Where a valid permit for seasonal or festival events has been obtained.
- (2) Shopping carts may be stored in receptacles constructed in the parking area.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 19. Reserved.

#### Sec. 20. Parking standards.

All parking requirements of the City Code apply in the OND except to the extent, if any, that they conflict with the following provisions:

- (a) A minimum of one (1) parking space for every three hundred (300) square feet of commercial floor area available to the public shall be provided on all retail developments within the OND.
- (b) Parking located between the front of any commercial building and the public right-of-way shall be limited to a maximum of twenty-five (25) percent of the required parking. Such parking shall not be located in front of the building entrance or in a manner that blocks a direct pedestrian path from the building to the public right-of-way.
- (c) Insofar as possible, all required parking shall be located on the interior of parcels in a courtyard configuration, limiting parking area frontage on rights-of-way and reducing the visibility of these areas from rights-of-way.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 21. Utilities.

- (a) All electrical, cable, telephone and other such services shall be installed underground.

(b) All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. Such screening shall be adequate to completely screen such facilities from all rights-of-way.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 22. Site lighting.

(a) All site lighting shall be directed onto the site and in no case shall such lighting project into the right-of-way. Site lighting shall also be directed downward with the exception of sign, building, landscape elements or other site features designed to be accented through lighting in order to promote "dark sky" objectives.

(b) Lighting in parking areas shall provide area lighting sufficient to achieve a minimum illumination of two and four-tenths (2.4) foot-candles of light as measured at grade level and recommended in the IESNA (Illumination Engineering Society of North America) Lighting Handbook.

(c) All building entrances, walks and vehicular access shall be lit.

(d) The following lighting guidelines shall apply; variations from these guidelines shall be subject to approval by the DRC:

(1) *Walk and access lighting*: 12[0]-volt halogen twenty (20) to fifty (50) Watts.

(2) *Architectural and landscape lighting*: 120-Volt Halogen fifty (50) to one hundred (100) Watts.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 23. Signs.

All signs in the OND District shall be controlled by the provisions of Article XVII-A, Signs and Billboards.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 24. Sidewalks.

All development shall provide a public sidewalk having a minimum width of ten (10) feet. Interior sidewalks shall be six (6) feet wide.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 25. Creation of a design review commission.

A Design review commission (DRC) is hereby created consisting of three (3) members, two (2) of whom shall be design professionals. The chairman of the planning commission or his designee shall serve as the third member. Members must be residents of the city, or owners of property in the city, and shall be appointed by mayor and council of the City of College Park. Members shall serve a term of two (2) years and shall elect a chair and vice chair. Members of the design review commission shall receive training as prescribed by mayor and council. The DRC shall publish a monthly calendar of meetings and application submittal dates and shall assemble as necessary to review plans and otherwise fulfill their duties as provided herein.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 26. Decisions of DRC.

Decisions of the DRC are non-binding and shall be presented to the planning commission for forwarding to mayor and council for final decision.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 27. Application procedures.

All applicants for new development, occupational tax permits, and/or construction permits that expand the use or building footprint shall apply for site plan approval through the building inspector. Application forms

available from the city must be submitted, together with a scaled site plan depicting the proposed improvements.

Applications shall be filed with the building inspector thirty (30) days prior to the meeting of the DRC as reflected on the calendar provided with all application forms. No construction or site work of any kind shall be permitted prior to approval of plans and specifications by the mayor and council.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 28. Application requirements.

Applications for development under this article shall be accompanied by a scaled drawing (1" = 50') depicting:

- (1) Lot size and dimension;
- (2) Proposed project, including building footprint, height, materials and front, rear and side building elevations;
- (3) Pedestrian circulation;
- (4) Vehicular access and parking facilities;
- (5) Landscaping;
- (6) Site lighting;
- (7) Site furnishings;
- (8) Proposed signs;
- (9) Dumpsters; and
- (10) Adjoining uses.

Information satisfying item (10) shall indicate the architectural relationship of the proposed project or improvement to the surrounding context and shall be in the form of sketches or photographs.

(Ord. No. 2003-18, § 1, 5-5-03)

#### Sec. 29. Review procedures.

(a) All applications regulated under this article shall be reviewed by the DRC for consistency with the purposes of this article and conformance to the standards contained herein. Site plan review by the DRC shall precede any action by mayor and council. The findings and recommendations of the DRC shall be provided to mayor and council, who may incorporate such findings and recommendations in their consideration of the proposal. The DRC shall be empowered to issue non-binding approvals or denials of site development, construction or alteration matters. All applications require final action by mayor and council.

(b) Applications proposing construction or site work which, in the opinion of a majority of the DRC members, does not comply with the standards of this article shall be presented to mayor and council as nonconforming, and the DRC shall recommend denial to mayor and council.

(c) Applications which may be approved by the mayor and Council shall be forwarded to the building inspector and necessary permits issued. Should the applicant be unable or unwilling to comply with the recommended changes suggested to reach compliance with this article, no permit shall be issued. All recommended changes shall comply with the standards set out herein.

(d) The findings of the DRC shall comprise only non-binding recommendations to the planning commission, and the mayor and council shall be empowered to approve or deny the application based on those recommendations and application of this article.

(e) Should mayor and council reject an application, no application affecting the same property shall be considered more than once per six-month period.

(Ord. No. 2003-18, § 1, 5-5-03)