

ARTICLE XIII

USE PROVISIONS

Section 1315. Mall of Georgia Overlay District Requirements:

Section 1315.1 – Findings and Purposes:

The Mall of Georgia Overlay District is intended to enhance the viability and livability of the area surrounding the Mall of Georgia and the adjacent Georgia Highway 20 corridor. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

The requirements of the Overlay District shall apply to all non-residentially zoned properties within the geographic area shown on the Official Mall of Georgia Overlay District map on file with the City of Buford Department of Planning and Development and any non-residentially zoned property that abuts or fronts State Route 20 located within the corporate limits of the City of Buford. Whenever the requirements of the Overlay District impose a less restrictive standard than any other provision of the 2000 Zoning Ordinance of the City of Buford, the requirements of the 2000 Zoning Ordinance shall govern.

Section 1315.2 – Design Requirements:

1. Transportation/infrastructure:

- 1.A. Provide inter-parcel vehicle access points between all contiguous commercial, office or industrial tracts. This requirement may be waived by the Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety or topographic concerns.
- 1.B. All new utility lines shall be located underground.
- 1.C. Properties fronting roadways with an 80-foot right-of-way or greater shall provide within the right-of-way sidewalks a minimum of five-feet in width. For roadways with less than an 80-foot right-of-way, sidewalks may be reduced to four (4) feet in width. Where practical, sidewalks shall be separated from the curb or parking area by a landscaped strip. The location of sidewalks shall be reviewed and approved by the Buford Planning Department of Georgia Department of Transportation. It is encouraged that a minimum three-foot sidewalk connection be provided from public rights-of-way to the entrance(s) of buildings.

- 1.D. Sidewalks shall be constructed with an additional two-foot by eight-foot pad approximately every three hundred (300) linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Buford Planning Department of Georgia Department of Transportation.
 - 1.E. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures, matching the Mall of Georgia standard on any non-residentially zoned property that abuts or fronts State Route 20 located within the corporate limits of the City of Buford. Cobra head, fluted green poles, a maximum of forty (40) feet in height matching the Mall of Georgia standard, shall be used. Light source shall be high-pressure sodium. Streetlights shall be staggered, two hundred (200) feet on center, along both sides of the roadway. All street lights shall be subject to review and approval of the Gwinnett County Department of Transportation and Buford Planning Department. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads.
 - 1.F. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Box head, fluted green poles, a maximum of fifty (50) feet in height matching the Mall of Georgia standard shall be used. Light source shall be metal halide, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures that will be less than fourteen (14) feet tall, light fixtures shall be hooded. All lighting will be metal halide. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.
 - 1.G. Subject to Corps of Engineers' approval, all properties, or assemblages of parcels, abutting the Mall of Georgia Nature Preserve or Ivy Creek floodplain shall provide at least one direct access point to this amenity. Access points shall be a minimum of four (4) feet in width and constructed of a pervious material.
2. Landscaping Requirements:
 - 2.A. Provide, at a minimum, twenty (20) Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with City of Buford's Tree Protection Ordinance. At least fifty (50) percent of plantings shall consist of trees three (3) inches in caliper (dbh) or greater.

- 2.B. Provide landscaped islands throughout all surface parking areas. Interior landscaped islands shall consist of at least one hundred (100) square feet of plantable area and two (2) trees per thirty-six (36) parking spaces. Planting islands may run parallel with the parking bay, centered over the line between parking spaces. Linear island width shall be a minimum of seven (7) feet from back of curb to back of curb. Parking bays adjacent to linear landscaped islands may be reduced to seventeen (17) feet in depth. The required trees shall be planted within the linear islands internal to the parking lot, or subject to approval of the Development Division, planted in areas surrounding the perimeter of the parking lot. End islands shall consist of a minimum of 100-square feet of plantable area and one (1) large maturing shade tree or two (2) small maturing evergreen or flowering trees. Required trees shall be a minimum of six (6) feet in height at the time of planting. Landscape plans shall be subject for review and approval of the Development Department.
- 2.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-streets paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five (5) feet in width. At a minimum, landscaped strips shall be planted in accordance with the City of Buford tree Protection Ordinance. Provide landscaping at the back-of-curb adjacent to the parking lot consisting of, but not limited to, shrubbery, low-growing bushes, etc. to frame the parking lot.
- 2.D. Provide non-ornamental shade trees spaced fifty (50) feet on-center or grouped at one hundred and twenty (120) feet on-center along the right-of-way of Buford Drive (GA Hwy. 20) and all streets connected to Buford Drive. Street trees shall be of the Willow Oak variety along Buford Drive (GA Hwy. 20), and all streets connected to Buford Drive (GA Hwy. 20). All street trees shall be a minimum four (4) inch caliper at the time of planting. Street trees shall be planted six (6) feet from back-of-curb subject to review and approval of the Georgia DOT or Buford Planning Department.
- 2.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four (4) sides. Screening shall consist of three (3) solid walls of brick or stucco construction, at least six (6) feet in height, with one hundred (100) percent solid metal gates. Dumpsters shall be placed in the rear yard and may be located zero (0) feet from the property line if the adjoining property is zoned non-residential and zero (0) feet from all applicable buffers if the adjoining property is zoned residential.
- 2.F. Natural vegetation shall remain on the property until issuance of a development permit.

- 2.G. All development shall comply with the governmental regulations regarding storm water and erosion control. At a minimum, detention systems will be designed for the twenty-five (250 year storm event or current best management practices (BMP) at the time of development. Drainage plans shall conform to the “Manual for Erosion and Sediment Control in Georgia” from the Georgia State Soil and Water Conservation Service. Erosion control measures (i.e., sediment basin, silt fence, etc.) will be established along Ivy Creek or other streams prior to any mass grading activities.
- 2.H. Sod shall be required in front yards of the Mall of Georgia Overlay District.
3. Parking/Yard, Height and Setback:
- 3.A. For retail developments exceeding one hundred twenty-five thousand (125,000) square feet of gross floor area, at least then (10) percent of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as “Grasscrete” or “Grasspave”, not to exceed one thousand (1,000) parking spaces.
- 3.B. Up to twenty-five (25) percent of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight (8) feet in width and seventeen (17) feet in depth.
- 3.C. Freestanding buildings or shopping center developments containing seven thousand five hundred (7,500) gross square feet of space or less shall provide no more than twenty (20) percent of parking areas in the front of building(s) and be limited to no more than one (1) double row of parking. No more than twenty (20) percent of off-street parking area may be located to the sides of building(s), with the balance of parking located to the rear of the building(s).
- 3.D. For developments exceeding seven thousand five hundred (7,500) square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.
- 3.E. Bicycle racks shall be required for all retail and office developments.
4. Signage:
- 4.A. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Zoning Resolution.

- 4.B. Billboards shall not be permitted.
- 4.C. Ground signs shall be limited to monument-type signs. Base and all exterior sides of sign structure shall be constructed of materials such as brick, stone or stucco, and shall be consistent with the architecture and exterior treatment of the building. Base shall be defined as being at least as wide as the sign itself.
- 4.D. Canopy and awning sign(s) shall be limited to fifteen (15) square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshal.
- 4E. Blinking neon, portable, inflatable and temporary signage, except for real estate marketing signs, shall be prohibited.
5. Architectural Design:
- 5.A. Architectural design of all buildings should comply with the following performance guidelines:
1. Building facades shall be of architectural treatments of glass and/or brick, stone, cultured stone or stucco. Tilt-up or precast concrete may be used for industrial development subject to review and approval of the Planning Commission.
 2. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than fifteen (15) percent of the total area for any single façade.
 3. Metal sided or portable buildings shall be prohibited.
 4. Buildings shall incorporate live plant material growing immediately in front of or on the building.
 5. Buildings of less than five thousand (5,000) square feet of gross floor area shall be designed with pitched roofs, minimum pitch of four (4) in twelve (12). Buildings greater than five thousand (5,000) square feet of gross floor area may also be designed with a pitched roof; however must be hidden by roof parapets, if the roof pitch is less than four (4) in twelve (12).
 6. Roofing materials for pitched or mansard roofs shall be limited to the following:

- Metal standing seam of red, green or silver in color. (Not allowed for four (4) in twelve (12) pitched roofs on buildings greater than five thousand (5,000) square feet of gross floor area.)
 - Tile, slate or stone.
 - Wood shake.
 - Shingles with a slate, tile or metal appearance.
7. To lend the appearance of depths and projections, facades of all buildings shall be varied in depth or parapet height. Multi-tenant building facades should be varied accordingly to align with tenant spacing subject to the approval of the Planning Director.
 8. Within planned shopping centers distinct architectural entry identity for individual tenants' entrances shall be provided for suite exceeding ten thousand (10,000) square feet in leaseable area.
 9. Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront at a minimum of one (1) foot, every one hundred and fifty (150) linear feet.
 10. Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every one hundred (100) linear feet. The minimum height of articulations or features shall be two (2) feet, and may be provided in height offset or façade projections such as porticoes or towers.
 11. Building design shall include minimum one (1) foot deep cornices, extending along the entire front of buildings and the entire sides of buildings.
 12. Building design shall include a minimum one (1) foot contrasting base, extending along the entire front of buildings and the sides of buildings at least ten (10) feet.

13. All mechanical, HVAC and like systems shall be screened from street level view [within three hundred (300) feet] on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
14. Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

5B. Exterior Paint Colors:

1. Contrasting accent colors on any single façade shall be limited to no more than 10% of the total wall area for any single façade.
2. Accent paint colors shall be defined as accent, trim, shutter, or door colors and shall be limited to black and those colors as defined with the Martin Senour Williamsburg Collection, Martin Senour Exterior Collection, Sherwin-Williams Victorian Exterior Color Preservation Palette, Sherwin-Williams Arts & Crafts Exterior Color Preservation Palette, or approved equals.
3. Exterior paint colors (wall colors) shall be limited to colors within the Martin Senour Williamsburg Collection, Martin Senour Exterior Collection, Sherwin-Williams Victorian Exterior Color Preservation Palette, Sherwin-Williams Arts & Crafts Exterior Color Preservation Palette, or approved equals.
4. Exterior colors for pre-colored materials such as brick, stone, etc. shall be muted, earth-tone colors generally consistent with the above paint schemes.

Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director, may be submitted for review and approval of the Planning Commission.

Section 1316.

Architectural design and landscaping requirements for non-residential zoning districts on Buford/Gainesville Highway, Friendship Road, Hamilton Mill Road, Thompson Mill Road and South Lee Street, excluding those properties zoned M-1 outside the Mall Overlay District.

Section 1316.1 – Design Requirements:

1. Landscaping Requirements:

- 1.A. Provide, at minimum, twenty (20) Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with City of Buford's Tree Protection Ordinance. At least fifty (50) percent of plantings shall consist of trees three (3) inches in caliper (dbh) or greater.
- 1.B. Provide landscaped islands throughout all surface parking areas. Interior landscaped islands shall consist of at least one hundred (100) square feet of plantable area and two (2) trees per thirty-six (36) parking spaces. Planting islands may run parallel with the parking bay, centered over the line between parking spaces. Linear island width shall be a minimum of seven (7) feet from back of curb to back of curb. Parking bays adjacent to linear landscaped islands may be reduced to seventeen (17) feet in depth. The required trees shall be planted within the linear islands internal to the parking lot, or subject to approval of the development Division, planted in areas surrounding the perimeter of the parking lot. End islands shall consist of a minimum of 100-square feet of plantable area and one (1) large maturing shade tree or two (2) small maturing evergreen or flowering trees. Required trees shall be a minimum of six (6) feet in height at the time of planting. Landscape plans shall be submitted for review and approval of the Development Department.
- 1.C. Provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be five (5) feet in width. At a minimum, landscaped strips shall be planted in accordance with the City of Buford Tree Protection Ordinance. Provide landscaping at the back-of-curb adjacent to the parking lot consisting of, but not limited to, shrubbery, low-growing bushes, etc. to frame the parking lot.
- 1.D. Provide non-ornamental shade trees spaced fifty (50) feet on-center or grouped at one hundred and twenty (120) feet on-center along the right-of-way of the road or street. Street trees shall be of the Willow Oak variety. All street trees shall be a minimum four (4) inch caliper (dbh) at the time of planting. Street trees shall be planted six (6) feet from back-of-curb subject to review and approval of the Georgia D.O.T. or City of Buford.

- 1.E. Dumpsters which may be seen from adjacent properties or public parking lots shall be screened from view on all four (4) sides. Screening shall consist of three (3) solid walls of brick, stucco or rock construction, at least six (6) feet in height, with one hundred (100) percent solid metal or wooden gates. Dumpsters shall be placed in the rear yard and may be located zero (0) feet from the property line if the adjoining property is zoned non-residential and zero (0) feet from all applicable buffers if the adjoining property is zoned residential.
- 1.F. Natural vegetation shall remain on the property until issuance of a development permit.
- 1.G. All development shall comply with the governmental regulations regarding storm water and erosion control. At a minimum, detention systems will be designed for the twenty-five (250 year storm event or current best management practices (BMP) at the time of development. Drainage plans shall conform to the "Manual for Erosion and Sediment Control in Georgia" from the Georgia State Soil and Water Conservation Service. Erosion control measures (i.e., sediment basin, Silt fence, etc.) will be established along Ivy Creek or other streams prior to any mass grading activities.
- 1.H. Sod shall be required in front yards.
2. Architectural Design:
 - 2.A. Architectural design of all buildings should comply with the following performance guidelines:
 1. Building facades shall be of architectural treatments of glass and/or brick, rock, cultured stone or stucco. Tilt-up or precast concrete may be used for industrial development subject to review and approval of the Planning Commission.
 2. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than fifteen (15) percent of the total area for any single façade.
 3. Metal sided or portable buildings shall be prohibited.
 4. Buildings shall incorporate live plant material growing immediately in front of or on the building.

5. Buildings of less than five thousand (5,000) square feet of gross floor area shall be designed with pitched roofs, minimum pitch of four (4) in twelve (12). Buildings greater than five thousand (5,000) square feet of gross floor area may also be designed with a pitched roof; however must be hidden by roof parapets, if the roof pitch is less than four (4) in twelve (12).
6. Roofing materials for pitched or mansard roofs shall be limited to The following:
 - Metal standing seam of red, green or silver in color. (Not allowed for four (4) in twelve (12) pitched roofs on buildings greater than five thousand (5,000) square feet of gross floor area.)
 - Tile, slate or stone.
 - Wood shake.
 - Shingles with a slate, tile or metal appearance.
7. To lend the appearance of depths and projections, facades of all buildings shall be varied in depth or parapet height. Multi-tenant building facades should be varied accordingly to align with tenant spacing subject to the approval of the Planning Director.
8. Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding ten thousand (10,000) square feet in leaseable area.
9. Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront at a minimum of one (1) foot, every one hundred and fifth (150) linear feet.
10. Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every one hundred (100) linear feet. The minimum height of articulations or features shall be two (2) feet, and may be provided in height offset or façade projections such as porticoes or towers.
11. Building design shall include minimum one (1) foot deep cornices, extending along the entire front of buildings and the entire sides of buildings.

12. Building design shall include a minimum one (1) foot contrasting base, extending along the entire front of buildings and the sides of buildings at least ten (10) feet.
13. All mechanical, HVAC and like systems shall be screened from street level view [within three hundred (300) feet] on all sides by an opaque wall or fence of brick, stucco or rock.
14. Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.

2B. Exterior Paint Colors:

1. Contrasting accent colors on any single façade shall be limited to no more than 10% of the total wall area for any single façade.
2. Accent paint colors shall be defined as accent, trim, shutter, or door colors and shall be limited to black and those colors as defined with the Martin Senour Williamsburg Collection, Martin Senour Exterior Collection, Sherwin-Williams Victorian Exterior Color Preservation Pallette, Sherwin-Williams Arts & Crafts Exterior Color Preservation Pallette, or approved equals.
3. Exterior paint colors (wall colors) shall be limited to colors within the Martin Senour Williamsburg Collection, Martin Senour Exterior Collection, Sherwin-Williams Victorian Exterior Color Preservation Pallette, Sherwin-Williams Arts & Crafts Exterior Color Preservation Pallette, or approved equals.
4. Exterior colors for pre-colored materials such as brick, stone, etc. shall be muted, earth-tone colors generally consistent with the above paint schemes.

Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director, may be submitted for review and approval of the Planning Commission.

3. Parking/Yard, Height and Setback:

- 3.A. For retail developments exceeding one hundred twenty-five thousand (125,000) square feet of gross floor area, at least ten (10) percent of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as “Grasscrete” or “Grasspave”, not to exceed one thousand (1,000) parking spaces.
- 3.B. Up to twenty-five (25) percent of the required parking spaces for any development may be reduced in total area, width or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight (8) feet in width and seventeen (17) feet in depth.
- 3.C. Freestanding buildings or shopping center developments containing seven thousand five hundred (7,500) gross square feet of space or less shall provide no more than twenty (20) percent of parking areas in the front of buildings(s) and be limited to no more than one (1) double row of parking. No more than twenty (20) percent of off-street parking areas may be located to the sides of buildings(s), with the balance of parking located to the rear of the building(s).
- 3.D. For developments exceeding seven thousand five hundred (7,500) square feet, building placement is encouraged to be close to, and oriented toward, the public right-of-way with the majority of parking to the sides and rear where possible.
- 3.E. Bicycle racks shall be required for all retail and office developments.

