

**AN ORDINANCE TO APPROVE AN AMENDMENT TO ZONING ORDINANCE ARTICLE XIII – USE PROVISIONS TO CREATE ADDITIONAL STANDARDS FOR THE PORTION OF THE ACTIVITY CENTER/CORRIDOR OVERLAY DISTRICT WITHIN THE GATEWAY 85 CORRIDOR, AN AREA GENERALLY BOUNDED BY PEACHTREE INDUSTRIAL BOULEVARD, JIMMY CARTER BOULEVARD, BUFORD HIGHWAY AND DEKALB COUNTY.**

**WHEREAS:** Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on November 17, 2020 and December 15, 2020;

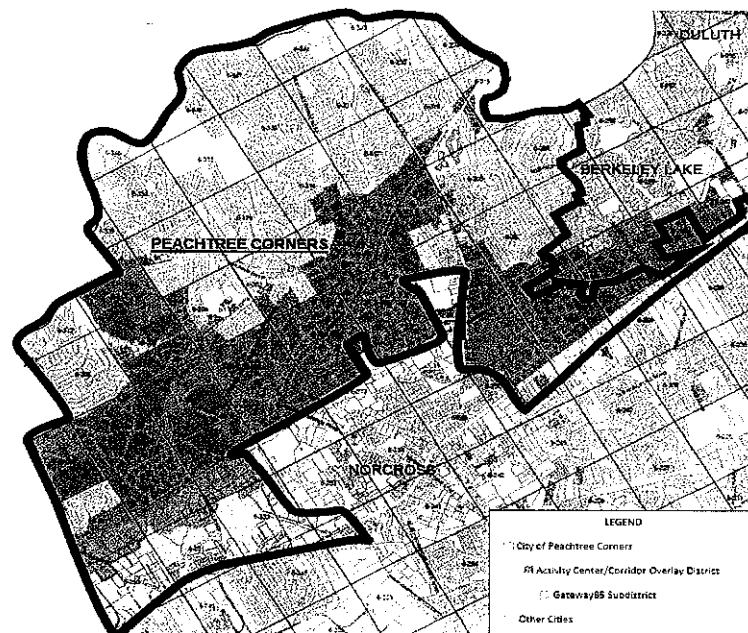
**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that PH2020-008 Gateway85 Overlay, is hereby approved for the above referenced area and Peachtree Corners' Zoning Code is amended as follows:

Sec. 1315. - Activity Center/Corridor Overlay District Requirements.

**Sec. 1315.1.2. Applicability.**

The requirements of the Overlay District shall apply to all non-residential and attached residential properties within the geographic areas shown on the Overlay District Map below.

Whenever the requirements of the Overlay District impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the Overlay District shall govern.



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**Sec. 1315.3.1. Gateway85 Subdistrict Findings and Purposes.**

The Gateway85 portion of the Activity Center/Corridor Overlay District is intended to enhance the economic vitality of the area of the city covered by the larger Gateway85 Community Improvement District. The purpose of the 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.

**Sec. 1315.3.2. Applicability.**

The requirements of the Gateway85 Subdistrict shall apply to all non-residential and attached residential properties within the geographic areas shown on the Peachtree Corners Activity Center/Corridor Overlay District Map in Sec. 1315.1.2 (above).

Whenever the requirements of the district impose a more or less restrictive standard than the provisions of any other statute or covenant, the requirements of the district shall govern.

All buildings, structures, or land, in whole or in part, shall be used, occupied, erected, constructed, moved, enlarged, or structurally altered, in conformance with this overlay.

Nothing in this overlay shall require any change in the plans, construction or intended use of a building or structure for which a lawful permit has been issued or a lawful permit application has been accepted before the effective date of this overlay, provided that the construction under the terms of such permit is diligently followed until its completion.

It is not the intent of this overlay to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this overlay imposes a greater restriction upon the use of property, or requires more space than is imposed or required by other resolutions, rules or regulations, or by easements, covenants or agreements, the provisions of this overlay shall govern.

**Sec. 1315.3.3 Non-Conformities and Redevelopment Thresholds.**

1. Non-conforming signs. Non-conforming signs (including sign structures) related to a business, service, commercial transaction, or other use that has been discontinued for 90 calendar days or more shall be removed within 120 calendar days of the date of discontinuance.
2. Redevelopment thresholds.
  - 2.A Renovations. Renovations, alterations, adaptations, restorations, repairs, or other physical modification to a structure or portion of a structure that existed before adoption of this overlay, shall be subject to the provisions of Article XIII, unless the requirements of "B" through "D" immediately below otherwise apply.
  - 2.B Fifty percent or more destruction. Destruction of a non-conforming building or structure by any means to an extent of more than 50% percent of its replacement cost at time of destruction.
  - 2.C Expansion. Expansions to any building, use, or improved site area beyond 50% cumulatively of what existed before adoption of this overlay shall be subject to the provisions of this overlay
  - 2.D Site Disturbance. Site disturbance or modifications greater than 50% cumulatively of the improved site area in existence before adoption of this overlay shall be subject to the provisions of this overlay.

**Sec. 1315.3.4 Definitions.**

The following words, terms, and phrases shall have the following meanings when used in this overlay:

Improved site area. The portion of a parcel or lot that is not in its natural, undisturbed state.

Priority Corridor. High visibility corridors that are held to a higher design standard, including:

A. Amwiler Road;

C. Buford Highway; and

G. Jimmy Carter Boulevard;

Underlying zoning district. The base zoning district applicable to a parcel shown on the official zoning map.

**Sec. 1315.3.5 Use Provisions.**

1. General. Uses shall be in accordance with the underlying zoning district.
2. Vehicle repairs. All vehicle repairs shall be fully conducted indoors, regardless of whether the vehicle repairs are a principal or accessory use.
3. Used vehicle sales. Used vehicles shall not be displayed for sale on any premises unless associated with a conforming Automotive Sales Lots.
4. Outdoor display standards.
  - 4.A Prohibited outdoor displays. The following types of outdoor display of merchandise and materials for sale, rental, or storage are prohibited:
    - (1) Outdoor display when accessory to a pawn shop;
    - (2) Outdoor display when accessory to a second- hand shop;
    - (3) Outdoor display of any used merchandise when accessory to any use; and
    - (4) Outdoor display of appliances when accessory to any use.
  - 4.B Tire outdoor display. The outdoor display of tires for sale, rental, or storage require a special use permit in accordance with Sec. 1705.

**Sec. 1315.3.6. Design Requirements.**

1. Streetscape Standards

- 1.A Streetscapes shall be installed along public rights-of-way as specified in Table 1315.2.1.1: Streetscape Standards, except as provided in "B" immediately below for an alternative multi-use trail. Streetscapes shall include a sidewalk landscape strip adjacent to the roadway, a sidewalk, and a landscape strip at the back of the sidewalk on private property.

Table 1315.3.6.1 Streetscape Table

| <b>Street Type</b>   | <b>Sidewalk Landscape Strip</b> | <b>Sidewalk</b>   | <b>Landscape Strip</b>            |
|--|---------------------------------|-------------------|-----------------------------------|
| <b>Principal Arterial, Major Arterial, Minor Arterial, Major Collector</b> | <u>Min. 2 ft.</u>               | <u>Min. 8 ft.</u> | <u>Min. 10 ft. per Sec. 50-83</u> |
| <b>Local</b>   | <u>Min. 2 ft.</u>               | <u>Min. 5 ft.</u> | <u>Min. 10 ft. per Sec. 50-83</u> |

- 1.B A multi-use trail may be required instead of a sidewalk landscape strip and sidewalk where identified as a multi-use trail in any plan that has been adopted by the City.
- 1.C Sidewalks shall be constructed with an additional 2-foot by 8-foot concrete pad, located outside of the right-of-way, designed to accommodate existing or future pedestrian amenities such as benches, planters, and trash containers, at the following locations:
  - (1) At intersections of Priority Corridors with an arterial, major collector or minor collector identified on the Gwinnett County Long Range Road Classification Map.
  - (2) At locations along Priority Corridors designated for a transit stop or future transit stop by Gwinnett County Department of Transportation.
  - (3) At locations along Priority Corridors corridor designated for a school bus stop by the Gwinnett County Board of Education.
  - (4) Such pedestrian amenity sidewalk pads shall not be required closer than 300 feet from another such pad on the same side of the Priority Corridor.
- 1.D All amenities required and listed above shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. Locations of pedestrian amenity sidewalk pads shall be coordinated to avoid locations of curb inlets, guardrails, and bridges.
- 1.E All new utility lines shall be located underground. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Light source shall be Light Emitting Diodes (LED), Metal Halide, or Color Corrected High-pressure Sodium. Streets lights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads.

The District shall utilize Cobrahead light fixture heads. Pole type design is Fluted Black and the maximum pole height is 40'.

- 1.F Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be Light Emitting Diodes (LED), Metal Halide, or Color Corrected High-pressure Sodium, not exceeding an average of 4.5 foot-candles of light output throughout the parking area. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. All lighting will be Light Emitting Diodes (LED), Metal Halide, or Color Corrected High-pressure

Sodium. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

Parking lot light fixtures which are utilized shall be as follows: The District shall utilize boxhead light fixture. Pole type design is Fluted Black and the maximum pole height is 35'.

- 1.G Rope lighting. Rope lighting is prohibited, including on the interior of a building when visible from the exterior.
2. Pedestrian Access shall be provided by means of a walkway that connects the public sidewalk to the front of the building.
  - 2.A Parcels shall provide a walkway with a minimum width of 5 feet, except as specified in "B" immediately below.
  - 2.B Walkways and landscape strips that create a direct access from the front of the building to a public sidewalk are not required for existing buildings or uses when the applicant demonstrates that their installation would do any of the following:
    - (1) Render the parcel non-conforming with regards to parking; or
    - (2) Result in a 10% or more reduction in the number of parking spaces on the parcel; or
    - (3) Require the construction of retaining walls, site grading, site excavation, or site fill; or
    - (4) Is determined by the Director of Community Development to be infeasible because of topographic or other site-specific constraints.
  - 2.C The required or provided walkway surface shall be hardscape but may not be asphalt.
3. Access Management.
  - 3.A Driveways.
    - (1) The maximum number of driveways serving a single project shall not exceed one per 400 feet of property frontage, or fraction thereof per street, along a Priority Corridor. This is not meant to be a spacing standard but only an expression of the total number of driveways permitted for a single project.
    - (2) Wherever feasible for new development, driveways shall not be located on a Priority Corridor when vehicular access is available from a right-of-way that is not classified as a Priority Corridor.
  - 3.B Inter-parcel access. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided, as follows, except where the Director of Community Development determines that they are infeasible because of topographic or other site-specific constraints:
    - (1) Inter-parcel vehicular connections or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between abutting commercial, office, industrial, or attached residential parcels;
    - (2) Joint driveways and cross-access easements shall be established between abutting commercial, office, industrial, or attached residential parcels;

- (3) Driveways providing inter-parcel access shall be designed with a design speed of 25 mph and a two-way travel aisle, with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles; and
- (4) Required inter-parcel access shall not be gated or otherwise access controlled.

4. Landscaping Requirements.

- 4.A Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with City of Peachtree Corners Buffer, Landscape and Tree Ordinance. At least 50 percent of plantings shall consist of trees 3-inches in caliper (dbh) or greater.
- 4.B Provide landscaped islands throughout all surface parking areas as required by the City of Peachtree Corners Buffer, Landscape and Tree Ordinance.
- 4.C Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the right of way on the following roads:
  - a. Peachtree Industrial Boulevard.
  - b. Peachtree Parkway.
  - c. Peachtree Corners Circle/Jones Mill Road.
  - d. Holcomb Bridge Road.
  - e. Jimmy Carter Boulevard.

All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-(6)-feet from back-of-curb subject to review and approval of the Georgia Department of Transportation or Gwinnett County Department of Transportation.

Street trees shall be of one (1) or a combination of the following species:

- 1. Willow Oak.
- 2. Overcup Oak.
- 3. Nuttal Oak.
- 4. Pin Oak.
- 5. Shumard Oak.
- 6. Lacebark.
- 7. Japanese Zelkova.

- 4.D Natural vegetation shall remain on the property until issuance of a land disturbance permit.

5. Parking/Yard, Height & Setback.

- 5.A For retail developments exceeding 125,000 square feet of gross floor area, at least ten 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 1,000 parking spaces or as approved by the Community Development Director.

- 5.B Up to 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 17 feet in depth.
- 5.C Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
- 5.D For developments exceeding 7,500 square feet, building placement is encouraged to be close to, and oriented towards, the public right-of-way with the majority of parking to the sides and rear, where possible.
- 5.E Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.
6. Signage; Temporary Uses; Peddling.
- 6.A Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
- 6.B Oversized Signs or Billboards shall not be permitted.
- 6.C Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
- 6.D Blinking, exposed neon, portable, inflatable, and hand-held moving signs shall be prohibited.
- 6.E Peddlers shall be prohibited.
- 6.F Flexible tube lighting or any form of strip lighting around commercial windows, store fronts, or commercial signage shall be prohibited.
7. Architectural Design.
- 7.A Architectural design of all non-residential buildings should comply with the following performance guidelines:
- (1) Building facades shall be of architectural treatments of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete or alternate material may be used for industrial, multi-story office (3-stories or greater) or hotel development subject to review and approval of the Community Development Director.
  - (2) Contrasting accent colors of any wall, awning or other feature (other than earth tones) shall be limited to no more than 15 percent of the total area for any single facade.
  - (3) Metal sided buildings visible from a roadway or portable buildings shall be prohibited.
  - (4) Foundation plantings. All building foundations along a Priority Corridor shall conform to these standards, except as provided for in "c" immediately below:

- a. All portions foundations that extend more than 12 inches above finished grade shall be screened from Priority Corridors with continuous evergreen or semi-evergreen shrubs.
  - b. At the time of installation, the screening shall be at least 1 foot in height and reach a height of 3 feet within 3 years of planting.
  - c. Foundation plantings are not required adjacent to ground floor commercial storefronts when said plantings would obstruct views into the commercial establishments, subject to approval of the Community Development Director.
- (5) Roofing materials for pitched or mansard roofs shall be limited to the following:
- a. Metal standing seam of earth tone, gray, green or silver in color.
  - b. Tile, slate or stone.
  - c. Shingles with a slate, tile or metal appearance.
- (6) Any accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall complement the building design and style.
- 7.B Architectural design of all commercial/retail buildings should comply with the following additional performance guidelines:
- (1) To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height.
  - (2) Within Planned Shopping Centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding 10,000 square feet of leasable area.
  - (3) Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every 150 linear feet.
  - (4) Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one (1) foot, and may be provided in height offset or facade projections such as porticoes or towers.
  - (5) Building design shall include minimum one (1) foot deep cornices, extending along the entire front of buildings and the sides of buildings at least (10) ten feet.
  - (6) Building design shall include a minimum one (1) foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten (10) feet.
- 7.C Architectural design of all attached residential buildings shall comply with the following performance guidelines:
- (1) Architectural treatments of each building elevation shall be a minimum 50 percent brick, stone or stucco. The balance of each building elevation may be wood, wood shake or fiber cement-type siding.



Building plans shall be subject to review and approval of the Community Development Director or 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 by the Zoning Board of Appeals.

8. Screening

8.A General. Walls and fences required by this section shall conform to the following:

- (1) Walls and fences shall be faced in of one or more of the following: stained poured-in place concrete, architectural block, brick, stone, cast-stone, stucco, prefinished metal, or painted wood.
- (2) Walls and fences may not be faced in any of the following: chain link fencing (with or without slats), unfinished concrete masonry units, unpainted wood, repurposed pallets, garbage, repurposed vehicles, plastic, canvas, netting, or corrugated metal.

8.B Outdoor storage, vehicular fleet storage. Outdoor storage and vehicular fleet storage areas shall be screened from Priority Corridors as follows:

- (1) Outdoor storage and vehicular fleet storage areas shall be screened from Priority Corridors by an opaque wall or fence.
- (2) The screening design shall be compatible with the principal building in terms of texture, quality, material, and color.
- (3) Screening shall be of a height equal to or greater than the height of the materials or merchandize being screening, but not less than 6 feet high.

8.C Loading areas. Loading areas shall be screened from Priority Corridors as follows:

- (1) Loading areas for new buildings shall not be located along a street-facing façade.
- (2) If an existing or new loading area is provided along a street-facing facade, the entire loading area, including any loading docks and vehicular loading areas, shall be screened from Priority Corridors with one of the following:
  - a. An 8-foot high wall or fence compatible with the principal building in terms of texture, quality, material, and color; or
  - b. Evergreen plant material that can be expected to reach a height of 8 feet with a spread of 4 feet within three years of planting to provide continuous visual screening.

8.D Service areas. Service areas shall be screened in all locations as follows:

- (1) Trash and recycling collection, and similar service areas shall be located to the side or rear of buildings and shall not be between a building and the street.
- (2) Trash and recycling collection and other similar service areas shall be screened on three sides by an opaque wall or fence and on the fourth side by an opaque gate.
- (3) Screening, including the gate, shall be at least 6 feet high.
- (4) The gate shall be self-locking and maintained in good working order.

- (5) The screening design shall be compatible with the principal building in terms of texture, quality, material, and color.
- 8.E Ground-mounted equipment. Ground-mounted equipment shall be screened from Priority Corridors as follows:
- (1) Ground-mounted mechanical equipment shall be screened from Priority Corridors by an opaque fence or wall, berm, or landscaping.
  - (2) Screening fence or wall design shall be compatible with the principal building in terms of texture, quality, material, and color.
  - (3) Screening shall be of a height equal to or greater than the height of the equipment being screened.
- 8.F Roof-mounted equipment. Roof-mounted equipment shall be screened from Priority Corridors as follows:
- (1) Roof-mounted equipment shall be set back at least 10 feet from the edge of the roof and screened from Priority Corridors.
  - (2) New buildings shall provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material, and color that fully screens roof-mounted equipment from ground level view.
  - (3) For buildings with no or low parapet walls, roof mounted equipment shall be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material, and color.
- 8.G Wall-mounted equipment. Wall-mounted equipment shall be screened from Priority Corridors as follows:
- (1) Wall-mounted equipment located on any surface shall be screened from Priority Corridors by an opaque fence or wall, or landscaping.
  - (2) The screening design shall be compatible with the principal building in terms of texture, quality, material, and color.
  - (3) Screening shall be of a height equal to or greater than the height of the mechanical equipment being screened.
- 8.H Off-street parking areas. For new development or when modifications to a property or building exceed 50%, off-street parking areas shall incorporate screening as follows:
- (1) Off-street parking areas shall be screened from streets by a fence, wall, berm, or a heavily planted minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots.
  - (2) Screening fence or wall design shall be compatible with the principal building in terms of texture, quality, material, and color.
  - (3) Landscaping shall be sufficiently dense at installation to obscure visibility of the parking area after three growing seasons.

- (4) Screening shall be installed between the parking area and the sidewalks. Perpendicular driveway crossings and walkways are allowed through the screening.

9. Site Accessories

9.A Fences and walls.

- (1) Chain link fencing is prohibited, except in M-1 and M-2 zoning districts and only when that fencing is not visible from a Priority Corridor.
- (2) Barbed wire, razor wire, or similar elements is prohibited, except in M-1 and M-2 zoning districts and only when that fencing is not visible from any street.
- (3) Any wall or fence which extends into the required front yard shall be ornamental or decorative and either constructed as:
- a. A solid wall faced in brick, stucco, or stacked stone wall; or
  - b. As a wrought iron-style fence with brick or stacked stone columns (maximum 30-foot on-center).
- (4) When fences or walls are located within the streetscape landscape strip listed in Sec. 1315.2.8, they shall be set back at least 5 feet from the public right-of-way in order to provide landscaping between the fence and the sidewalk.

- 9.B Shopping cart corals. Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality. Shopping cart storage within 50 feet of the store entrance shall be screened from view from the parking lot.

10. Amenity Space

- 10.A At least 5 percent of the net project acreage (total acreage of the project excluding 100-year floodplain and wetland areas) of all new non-industrial developments over 10 acres in size shall be provided as Amenity Space as required by this section.
- 10.B Required Amenity Space shall be available as exterior space appropriately improved for pedestrian amenity or for aesthetic appeal.
- 10.C Amenity Space shall be met in one contiguous open area or in multiple open areas on a parcel; however, to receive credit, the area shall be at least 10 feet in width and length, and at least 50% of the required amenity space shall be located in one contiguous open area.
- 10.D All Amenity Space, other than rooftop areas shall be located at grade.
- 10.E Amenity Space may be roofed provided it is part of the common area facilities and it is not enclosed.
- 10.F Amenity Space shall not be parked or driven upon, except for emergency access and permitted temporary events.
- 10.G In calculating the minimum amenity space requirement, the following or similar facilities may be included:
- (1) Ground-level common area facilities such as sidewalks/walkways, swimming pool, playground, sport court, dog park, garden, community garden, park, green pavilion,

seating area or plaza, landscape areas, bio-retention areas (when designed as an amenity), pond/lakes, and water features.

- (2) Upper level common area facilities such as a common balcony, rooftop deck or rooftop garden.
- (3) Required buffers and/or State stream buffer may not be considered amenity space

Effective this 15th day of December, 2020.

So Signed and Witnessed this 15<sup>th</sup> day of December 2020

Attest:

Approved:



\_\_\_\_\_  
Kimberly Chereck, City Clerk



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Mike Mason, Mayor

