

DIVISION 5. CORRIDOR OVERLAY DISTRICT

Sec. 44-212. C-O corridor overlay district.

(1) *Purpose, intent, and authority.*

- (a) *Purpose.* It is the purpose of this district to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the Georgia State Routes 6, 6 Business and 61 corridors which shall be designated as corridor overlay district.

The following standards shall be considered in evaluating projects proposed within the corridor overlay district:

1. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.
 2. The quality of design goes beyond the materials of constructions to included scale, mass, color, proportion and compatibility with adjoining developments.
 3. Colors shall be harmonious and only the use of compatible accents shall be permitted.
 4. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
 5. Any design in which the structure frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
 6. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- (b) *Statement of intent.* These standards are intended to promote high quality creative development that will combine imagination, innovation, and variety in the appearance of buildings and sites in the overlay corridors. These standards are further intended to preserve and enhance property values and to promote the public health, safety and welfare by providing for consistent and coordinated treatment of the property encompassed by the Georgia State Route 6, 6 Business and 61 Corridors.
- (c) *Title.* This portion of the zoning ordinance shall be known as the corridor overlay district of the City of Dallas, Georgia.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-213. Boundaries.

- (a) *State Route 6 (Jimmy Campbell Parkway).* The boundaries of the State Route 6 corridor overlay district are located on either side of the centerline of State Route 6 and incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.
- (b) *State Route 6 Business (Merchants Drive, East Memorial Drive, West Memorial Drive and Buchanan Highway).* The boundaries of the State Route 6 business corridor overlay district are located on either side of

the centerline of State Route 6 business beginning at the east city limits of the City of Dallas, Georgia and ending at the west city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

- (c) *State Route 61 (Nathan Dean Boulevard, Merchants Drive, East Memorial Drive and Confederate Avenue).* The boundaries of the State Route 61 business corridor overlay district are located on either side of the centerline of State Route 61 beginning at the south city limits of the City of Dallas, Georgia and ending at the north city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-214. Planning commission approval.

Approval by the City of Dallas Planning Commission or such agency designated by the mayor and council of the City of Dallas, Georgia shall be required for any proposed or revised development plan or NEW structure in the corridor overlay district. Prior approval of the architectural design, landscaping, sewerage, drainage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the construction of any building(s) in the corridor overlay districts or (4) modification or revision of any site development plan. Any alteration to, or replacement of existing signage within the corridor overlay district shall conform to section 5 of this section [section 44-215].

The City of Dallas Planning Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

- (1) Topography;
- (2) Zoning on site;
- (3) Surrounding zoning and existing land use;
- (4) Streets, curbs, gutters, and sidewalks;
- (5) Access to public streets;
- (6) Driveway and curb cut locations in relation to other sites;
- (7) General vehicular and pedestrian traffic;
- (8) Internal site circulation including connectivity with adjoining parcels and developments;
- (9) Special and general easements for public or private use;
- (10) On-site and off-site surface and subsurface storm and water drainage;
- (11) On-site and off-site utilities;
- (12) The means and impact of sanitary sewage disposal and water supply technique;
- (13) Dedication of City of Dallas approved streets and rights-of-way;
- (14) Protective restrictions or covenants and/or recorded commitments;
- (15) Outdoor storage areas;
- (16) Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing platted residential use; and
- (17) Effects the proposed projects may have on the entire Corridor Overlay District.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-215. Building design standards.

(a) *Architectural design requirements/non-residential.*

- (1) Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired, or used in the overlay district, which abut, are adjacent to, or are visible to State Routes 6, 6 Business or 61.
- (2) Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality. Products other than those listed below must be approved by the city.
 - a. *Masonry construction:* Which shall include all masonry construction that is composed of solid, faced, or veneered-wall construction with standard brick size (excluding masonry boards and cinder blocks, unless otherwise approved by the city).
 - i. Stone material used for masonry construction may consist of [f] granite, sandstone, slate, limestone, marble, or other hard or durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - ii. Brick material used for masonry construction shall be composed of hard fired (Kiln-fired) all-weather standard brick or other all-weather facing brick.
 - b. *Glass walls:* Which shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.
 - c. *Wood construction.*
- (3) The materials and finishes of exposed roofs shall complement those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of the corridor or any adjacent public thoroughfare or residentially zoned or used area.
- (4) Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (5) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (6) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.
- (7) Refuse and waste removal areas, loading berths, service yards, storage yards, and exterior work areas shall be screened from view from public ways.

(b) *Relationships of buildings to site.*

- (1) The site shall be planned to accomplish a desirable transition with the streetscape and provide for adequate planting, safe pedestrian movement and parking area.
- (2) Site planning in which setbacks and yards are in excess of zoning restrictions is encourage[d] to provide an interesting relationship between buildings.
- (3) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to attractively landscape and/or screen parking areas from view public ways.

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- (4) Without redistricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - (5) Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- (c) *Minimum building height.* All uses within the corridor overlay districts shall have minimum building heights of 14 feet with a minimum of 12 feet to the lowest eaves for a building with a gable, hip or gambrel roof.
- (Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-216. Signage standards.

- (a) *Residential subdivisions and multi-family complexes:* These residential uses shall be permitted one freestanding sign (ground mounted) per main entrance, not to exceed two signs per development. Signs shall be monument in construction and limited to a maximum of 100 square feet per sign. Maximum sign height should not exceed 15 feet.
 - (b) *Commercial and industrial uses:* Each parcel shall be permitted one freestanding sign, provided all other standards are met. In addition, each structure shall be permitted one on-structure sign. For the purposes of this section, a shopping center or similar use shall be permitted one main freestanding sign; no freestanding signs shall be permitted for individual establishments in shopping centers or similar uses. Signs shall be monument construction and limited to a maximum of 100 square feet. Maximum sign height should not exceed 25 feet. Out-parcels located within an overall shopping center complex are allowed one monument sign not to exceed 50 square feet with a maximum height not to exceed 15 feet.
 - (c) *Location:* Signs shall be located ten feet off a street right-of-way and not obstruct sight distances nor shall signs impede pedestrian access.
 - (d) *On-structure signs (wall signs):* Signs (wall signs) shall not project above the eaves line for buildings with pitched roofs or above the roofline for buildings with flat roofs. In addition, the top of the wall sign shall be placed no higher than 20 feet above the ground nor extended from the wall more than 12 inches.
 - (e) *Construction:* Freestanding signs shall be ground mounted, monument type structures constructed of the same material as the principal building designed to complement the principal building architecture. Signs shall not have reflective backgrounds or reflective lettering. Digital or electronic controlled message components shall comprise no more than 50 percent of sign area. No flashing or scrolling text shall be permitted and with the exception of the date, time and temperature, no message shall be displayed for an interval of less than 30 seconds. Signs may be illuminated only by an externally located stationary light source, shielded and directed solely at the sign (one source per sign face). Colored lamps are not permitted.
 - (f) *Landscaping:* Landscaping shall be integrated with installation of freestanding signs, provided sight distances and pedestrian access can be maintained.
- (Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-217. Landscaping plan.

- (a) A landscaping plan shall be submitted to the city for approval at the same time other plans (i.e., architectural design, lighting, parking, signage and site plans) are submitted to the city for review. This plan shall be drawn to scale, including dimensions and distance, shall delineate all existing and proposed structures, private parking areas, walks, ramps for handicapped, terraces, driveways, signs, lighting standards, steps and other similar structures; and shall delineate the location, size and description of all landscape materials. Landscape treatment for plazas, roads, paths, service and private parking areas shall be designed as an integral and

coordinated part of the landscape plan for the entire lot. Additional information may be requested by the city for the filing of landscaping plans.

(b) *Areas to be landscaped:*

(1) *Greenbelt.*

- a. *(Non-Residential).* The greenbelt (located on the front-side of buildings) shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, lighting standards, and other similar structures, but excluding private parking areas. The greenbelt shall be a minimum of ten feet wide. Mounding and other innovative treatments are to be especially encouraged in this area.
- b. *(Residential).* The greenbelt shall include a 20-foot landscaped strip along the site's frontage along the corridor and other public roads excluding curb-cut right-of-way(s). Landscaping shall include evergreen trees, other acceptable vegetative material, berms or a combination thereof.

(2) *Peripheral planting.* There shall be peripheral landscaping strip, four feet in depth, located along the side of any private parking area which abuts any side or rear property line.

(3) *Planting within parking lots.* All parking lot landscaping shall be a quality to improve and enhance the site and its surrounding area. Effective use of mounding and exiting topography is encourage[d]. Landscaping and planning areas shall be reasonably dispersed throughout the parking area and not less than five percent of a private parking lot shall be landscaped. (For purposes of this computation, landscaping in: 1) the greenbelt; 2) adjacent to buildings; and 3) on the periphery of the lot shall not be included.) Landscaping shall be specifically provided at the ends of parking rows and as a means of separating parking from major circulation isles within lots.

(c) *Landscaping standards.*

- (1) The interior dimensions, specifications and design of any planting area or planting medium proposed to be constructed shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth.
- (2) Primary landscaping materials used in the greenbelt and adjacent to buildings shall consist of one of a combination of the following: shade trees, ornamental trees, shrubs, ground covers, grass, mulches, etc.
- (3) The primary landscaping materials used in and around private parking areas shall be trees, which provide shade at maturity. Shrubbery, hedges, and other planting material may be used to complement tree landscaping, but shall not be the sole contribution to the landscaping.
- (4) All shade trees proposed to be used in accordance with any landscaping plan shall be a minimum of eight feet in overall height and have a minimum trunk diameter, 12 inches above the ground of two inches upon planting. They should be of a variety which will attain an average mature spread greater than 20 feet. The types of trees shall be approved by the city prior to installation.
- (5) Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate, existing trees should be conserved and integrated into the landscaping plan. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Indigenous and other hardy plants that are harmonious to the design, and of good appearance shall be used.
- (6) The landscaping plan shall ensure that sight distances are not obstructed for drivers of motor vehicles.
- (7) Where natural or existing topography patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted where it contributes to good appearance.

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- (8) Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
 - (9) Landscape treatment shall be provided to enhance architectural features, strengthening vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
 - (10) Unity of designs shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
 - (11) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.
 - (12) Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
 - (13) Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
 - (14) In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
 - (15) Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings and proportions shall be attractive.
 - (16) Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.

(d) *Landscaping installation and maintenance.*

- (1) *Installation.* All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building certificate of occupancy permit if said permit is issued during a planting season, or within six months of the date an occupancy permit is issued during a non-planting season. If not planted, a bond shall be required for plantings for a period of one year (12 months) from the date of certificate of occupancy.
- (2) *Maintenance.* It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this [chapter] and as indicated on the landscaping plan, which has been approved by the city. This is to include, but not limited to, replaced dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.
- (3) *Changes after approval.* No landscaping which has been approved by the city may later be altered, eliminated or sacrificed, without first obtaining further approval from the city.
- (4) *Inspection.* The city shall have the authority to visit any lot within the corridor overlay district to inspect the landscaping and check it against the approved plan on file.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-218. Parking requirements.

Parking is to be discouraged between the required greenbelt and the building(s) when other suitable areas for parking exist on the property; however, a maximum of 20 percent private parking may be permitted in the area between the greenbelt and the planting on the periphery of the property. Efforts to break up large expanses of pavement are to be encourage[d] by the interspersing of appropriate planting areas wherever possible. The

number of parking spaces required is established in the City of Dallas Zoning Ordinance, depending upon the zoning and the intended land use. Alternatives to the established parking requirements may be granted to developments which have a mixture of uses whose peak parking requirements do no[t] coincide in time and thereby may share parking spaces. The applicant shall provide expertly prepared justification for seeking such exception (i.e., a reference such as "share parking," Urban Land Institute). There shall be an appropriate number of parking spaces, accessible to the building(s) and identification as reserved for use by handicapped individuals, and these spaces shall be of sufficient width to accommodate their needs. All parking standards shall comply with the zoning ordinance.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-219. Lighting requirements.

In reviewing the lighting plan for a lot proposed to be developed in the corridor overlay district, factors to be considered by the city shall include but are not limited to:

- (1) Safety provided by the lighting;
- (2) Security provided by the lighting;
- (3) Possible light spillage or glare onto adjoining properties or streets. (Down-shielding is encouraged and spillage or glare onto adjoining properties is prohibited.);
- (4) Attractiveness of the lighting standards and their compatibility with the overall treatment of the property;
- (5) Height amid placement of lighting standards considering the use (maximum height of 30 feet); and
- (6) Exterior lighting, when used, shall enhance the building and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-220. Access to individual sites.

The corridor streets by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the overlay districts.

State Road 6 (Jimmy Campbell Parkway) represents a major thoroughfare, which must be controlled as to the number of access points ("curb cuts") permitted.

Therefore, in order to provide safe and sufficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor's primary thoroughfares, in many cases frontage roads, access roads and distributors roads, will have to be built. Such roads shall be coordinated with those of continuous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridor shall be coordinated with existing access points whenever possible. The following curb cut policy shall apply throughout all corridors:

Access to proposed developments shall be provided per Georgia Department of Transportation and the City of Dallas access management standards, policies, guidelines, and regulation.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-221. State route access to potential development sites.

Stub streets shall be built in all cases where adjacent lots have reasonable potential for development. Reasonable potential shall include any adjacent parcel of adequate size for commercial or residential development or any adjacent parcel so determined by the city.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-222. Other standards.

- (a) *Outside storage.* Outside display of merchandise will be limited to where the primary business is retail sales of outdoor merchandise including but not limited to power mowers, ATV's, landscape material and products, trees, plants, shrubs, decorative rock, pavers, etc. Excludes thrift stores, secondhand stores and any other businesses whose merchandise is primarily for indoor use.
- (b) *Loading berth requirements.* Loading berth requirements shall be a[s] specified in the underlying zone district(s) except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.
- (c) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the corridor overlay districts, except that any detached accessory building on any lot shall be designed to be architecturally designed and constructed with the same material as the principal building and to be compatible with the principal building in which it is associated. All accessory buildings shall have a roof.
- (d) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the city.
- (e) *Utility requirements.* All utilities including but not limited to electric, cable and phone services shall be underground unless otherwise approved by the city after written submittal providing justification for overhead utility services.
- (f) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the corridor overlay district.

(Ord. No. OA-2023-04, 7-10-2023)

Secs. 44-223—44-237. Reserved.