



DATE: July 15, 2016  
TO: Planning Commission  
FROM: Planning Director *KD*  
SUBJECT: Zoning Ordinance Amendment Article 6 & Article 9

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## RECOMMENDED ACTION

**Recommend approval of Zoning Ordinance amendment as recommended by staff.**

## DISCUSSION

- An incorrect reference in the Zoning Ordinance Article 9, Section 906 needs to be changed from Section 600, to Section 407. The update was missed when the ordinance was changed in 2012.
- The Architectural Design Standards under Article 6, Section 608 have been updated.

## BACKGROUND

Staff proposes to amend the Zoning Ordinance, Article 9, Section 906 by removing reference to section 600 which is reserved to section 407 for restrictions on Accessory Uses.

Additionally, staff proposes to update the Architectural Design Standards under Article 6, Section 608.

## ATTACHMENTS

ZOA Article 9 – Ordinance Mark-up 5/27/2016.  
ZOA Article 6 – Ordinance Mark-Up 6/13/2016

Additions have been shown in double underline text.  
~~Deletions have been shown in stricken text.~~

### Summary of Significant Changes

1. Amend Section 906. Minimum setbacks, accessory uses to remove reference to section 600 and replace with the correct reference of section 407.
2. Replace the entirety of Section 608 with the attached.

ARTICLE 9.

LOT AND BUILDING DIMENSIONAL STANDARDS

Section 900. Purpose.

This section sets out the standards that control lot size, placement of buildings and structures and intensity of development for all lots within the city limits.

Section 901. Lot area and residential density.

All property on which a residential use is to be located shall meet or exceed the lot area and density requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 902. Lot area and non-residential density.

All property on which a non-residential use is to be located shall meet or exceed the lot area requirements shown on Table 9.1 for the zoning district in which the property is situated.

Section 903. Floor area provisions.

The minimum building floor area required for a dwelling unit within each zoning district is shown on Table 9.1.

Section 904. Minimum lot width.

The minimum lot width for a lot within each zoning district is shown on Table 9.1.

Section 905. Minimum setbacks, principal buildings.

All principal buildings shall be set back from the right of way and all other lot lines no less than the distance shown on Table 9.1.

Section 906. Minimum setbacks, accessory buildings.

For accessory buildings 240 square feet or less, refer to [Article 4. Restrictions on Accessory Uses](#). Accessory buildings having a gross floor area more than 240 square feet shall be subject to the same setbacks required for principal buildings as shown on Table 9.1.

Section 906. Building and structure heights.

The maximum height of all buildings and structures in each zoning district, except as otherwise noted, shall be as shown on Table 9.1.

Section 907. Maximum Lot Coverage.

The maximum lot coverage by principal and accessory buildings is shown as a percentage of the lot area in Table 9.1.

# The 2000 Zoning Ordinance of the City of Sugar Hill, Georgia

# Article 6 General Provisions

## Section 608. Architectural and Design Standards.

### A. ~~COMMERCIAL, INDUSTRIAL, OFFICE, INSTITUTIONAL, MANUFACTURING and MULTI-FAMILY DESIGN STANDARDS~~

#### 1. Objectives and Findings

In an effort to maintain high quality, long-lasting and sustainable development within the City of Sugar Hill, the City hereby adopts the following design guidelines and standards for all newly constructed buildings within RS-100, RS-150, RS-175, RS-200, RM, OI, HSB, BG, LM, HM-1 and HM-2 zoning districts. These guidelines are intended to enhance the visual aspect and livability of the entire ~~city~~City. These guidelines will foster architectural diversity and interest, yet achieve and maintain a consistent, durable, and pleasing aesthetic/visual quality.

~~Each building should be created as an enduring feature of the City's built and natural environment contributing to the productivity of our economy, social/civic network and ecological condition. The use of quality local materials is encouraged in order to minimize the operational and environmental cost over the life of each building. A typical building exterior shall require little maintenance and achieve a life span of at least 80 years. Nostalgic replications of any building shall be avoided.~~

The use of building materials should create a consistent ~~and traditional~~ architectural identity for each building/development. ~~Traditional architecture may include the use of brick, pitched roofs, low profile signage and subdued colors.~~ For large commercial/retail buildings, variations in facade, roofline and depth shall be provided to ~~lend the appearance of multi-tenant occupancy and reduce the perceived scale of such a building.~~ Historical buildings in this region use simple and established massing and proportions, utilize symmetry, clearly express structure, use durable materials, provide an efficient and effective waterproofing system, and are created on a human and pedestrian scale. While contemporary buildings in the City should be creative in terms of style, each building should be created as an enduring feature of the City's built and natural environment contributing to the productivity of our economy, social/civic network, and ecological condition. The use of quality local materials is encouraged in order to minimize the operational and environmental cost over the life of each building. A typical building exterior shall require little maintenance and achieve a life span of at least 80 years. Nostalgic replications of any building shall be avoided.

#### 2B. Grandfathering and Adoption

The following design guidelines and standards apply for to all newly constructed ~~non-residential or multifamily~~ buildings within RS-100, RS-150, RS-175, RS-200, RM, OI, HSB, BG, LM, HM-1 and HM-2 zoning districts. Any project within the City that has received or applied for a building permit by the date of adoption of these requirements shall be allowed to proceed under the previous requirements. In addition to applicable provisions outlined in Article VIII of the 2000 Zoning Ordinance relating to nonconforming uses, any building addition or enlargement to a lawfully constructed building shall not be subject to these requirements.

**3C. Building Plans**

All building plans submitted as an application for a building permit should clearly indicate all of the proposed building materials and colors for each facade as described herein. The plans should clearly show the location, dimensions and calculate the amount/percentages of all building materials per facade.

The following design standards are primarily based upon the City's zoning categories. However if a use is permitted in a more intensive zoning district, building material allocations shall be used for the less intensive classification (e.g. a professional office in a BG zoning district shall use the building material allocations in Table I for OI categories.)

**4D. Definitions**

*Arcade:* As used herein, an arcade is a covered entry feature /structural canopy extending along the front facade of a commercial building.

*Building:* Any structure having a roof supported by walls and intended for the shelter, housing or enclosure of any individual, process, equipment, goods or materials of any kind.

*Facade:* A vertical exterior face or elevation of a building.

*Front facade:* Any facade with a public entry which faces a public right-of-way.

*Rear facade:* Any facade without a public entry that does not face a public right-of-way. A rear façade may be technically classified as a side façade.

*Side facade:* Any facade without a public entry but facing a public right-of-way or any facade with a public entry but not facing a public right-of-way. A side facade typically connects a front facade with a rear façade.

**5E. General Architectural Requirements**

**a1.** If provided, dumpsters shall be screened to a height of eight feet with an opaque screen on all sides. Screening wall must be finished with brick and/or stone. All dumpster screens must be arranged for easy access, located behind the principal building they serve and enclosed with an opaque gate finished to complement the walls of the enclosure. Dumpsters may be located alongside the principal building they serve provided that the dumpster is 75' away from any neighboring building or use.

**b2.** All ground mounted mechanical, HVAC and like systems shall be screened from public street view on all sides by an opaque wall or fence made of brick, stone or appropriate landscaping.

**c3.** For all commercial/retail buildings, roof mounted mechanical, HVAC and like systems shall be screened on all sides from areas of lower elevation than the building's roof line and shall be painted to match the color of the roof. On pitched roofs, the equipment must be located on the side or rear of the building not fronting the public right of way.

d4. Contrasting accent colors on any single facade shall be limited to no more than 10% of the total wall area for any single facade.

e5. Permanently mounted neon lights shall not be allowed.

f6. Buildings located on out parcels shall be constructed using similar architectural themes as the principal building with which they are associated.

g7. Back-lit awnings, roof mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.

h8. Each project shall seamlessly relate in form, materials and scale to its neighborhood and site while remaining unique in overall character and style. ~~Each building design shall be made up of a compatible combination of these traditional architectural elements or similar elements: low pitched gable roofs; exposed beams or bracing under gables; prominent lintels and sills; open front porticos; prominent columns, posts and/or pilasters; gabled dormers; exposed rafters; wide eaves; brick or stone masonry foundation walls. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character over excessive articulation~~ (K11) of building massing and shape. Roof lines shall not be overly complex and should typically not overlap. The overall length: height ratio on façades shall be simple proportions: 1:1, 2:1, 3:2, or 4:3. Windows and façade articulations should be placed in a regular pattern and relate to doors, columns, and other façade articulations.

i9. Bright or vibrant colors of orange, purple, pink, bright green, violet or other similar hues which are considered to be visually obtrusive or otherwise inconsistent with the intent of the design guidelines are not permitted. The exterior color scheme shall be shown for all exterior elevations and included with the building plans.

j10. All site utilities shall be located underground.

k11. Roll-up type cargo bay doors shall be limited to the side or rear of buildings located in OI, HSB and BG zoning districts.

12. Structural components on front facades must align with other structural components. Columns and posts must support a beam visible from inside and outside porch. Brick and stone or other segmented materials must not extend straight across a window or door opening. An arch, lintel, or jack arch must be provided.

13. Columns built with brick or stone facades must be at least 12" x 12" and must utilize the same material on all sides. Wooden posts must be at least 6" x 6". Columns must be designed with three distinct parts: cap, shaft, and base.

14. Eaves that overhang less than 1 foot shall have a closed soffit. Eaves that overhang more than 1 foot shall have exposed rafters.

15. Eave return cap and flashing must be continuous, unseamed metal or copper flashing.  
Boxed eave return is not allowed.

16. Arcades shall have vertically proportioned openings.

#### 6F. Building Materials

The following building materials may be used and combined to create a consistent, attractive, interesting and long-lasting building design within the general architectural requirements. The quantity and type of building materials are outlined below.

a1. Allowed Building Materials:

ai. Brick – Painted brick and simulated brick veneers which are intended to imitate masonry exteriors are not permitted;

iiib. Stone – Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta, cast stone, cultured stone are also acceptable. Painted stone or mass produced sheets of simulated stone which are intended to imitate masonry exteriors are not permitted. Stones must be laid horizontally;

iiic. Glass – Reflective or glass tinted more than 20% is not permitted;

d. Hardwood or High grade fiber cement siding; No tropical hardwoods unless FSC certified. Siding only permitted in RM, RS-100, RS-150, RS-175, and RS-200.

e. High grade stucco / ~~E.I.F.S~~ (Exterior Insulation & Finish Systems) (EIFS); EIFS only allowed on 2nd story and above. Stucco and EIFS must be smooth finished.

Split Face Block and CMU only allowed on LM, HM-1, and HM-2 buildings;

e. Tilt/pre-cast only allowed on LM, HM-1, and HM-2 buildings.

f. Visible chimneys must be brick, stone, or stucco on exterior. Chimneys must not be made of siding or wood.

g. Chimney flue must be clay tile or galvanized metal left natural or painted black.

h. \_\_\_\_\_ Porch ceiling must be wood or stucco. All visible parts of eave, including fascia and soffit, must be wood, stucco, or masonry<sup>(KA3)</sup>. No ribbed vinyl or aluminum sheets.

iv.—

b. \_\_\_\_\_ Ratios and Amounts of Allowed Building Materials:

The following tables outline the allowed building materials for uses within each zoning category within the City of Sugar Hill:

**The 2000 Zoning Ordinance  
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**Table 1 - Allowed Building Materials - Buildings under 30,000 square feet Gross Floor Area (GFA)**

Zoning Category	Brick	Stone (Cultured or Natural?)	Glass	Tilt/Pre-Cast	Stucco / EIFS		Concrete Block/CMU		Split-Face Block		Siding		Metal	Tile
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
RM	Yes	Yes	No	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	Max. 20% per Facade	Max. 20% per Facade	No	No
OI	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No
HSB	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No
BG	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No
LM	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No
HM-1	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No
HM-2	Yes	Yes	Yes	No	Max. 20% per Facade	Max. 25% per Facade	No	No	No	No	No	No	No	No

**Table II - Allowed Building Materials - Buildings with 30,000 - 150,000 square feet GFA**

Zoning Category	Brick	Stone (Cultured or Natural?)	Glass	Tilt/Pre-Cast	Stucco / EIFS		Concrete Block/CMU		Split-Face Block		Siding		Metal	Tile
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
LM	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No
HM-1	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No
HM-2	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No

NOTES:

**Table III - Allowed Building Materials – Buildings or common developments with more than 150,000 square feet GFA**

Zoning Category	Brick	Stone (Cultured or Natural?)	Glass	Tilt/Pre-Cast	Stucco / EIFS		Concrete Block/CMU		Split-Face Block		Siding		Metal	Tile
					Front/Side	Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
BG	Yes	Yes	Yes	Yes*	Max. 30% per Facade	No	No	Yes#	Yes	Yes	No	No	No	No
LM	Yes	Yes	Yes	Yes*	Max. 30% per Facade	No	No	Yes#	Yes	Yes	No	No	No	No
HM-1	Yes	Yes	Yes	Yes*	Max. 30% per Facade	No	No	Yes#	Yes	Yes	No	No	No	No
HM-2	Yes	Yes	Yes	Yes*	Max. 30% per Facade	No	No	Yes#	Yes	Yes	No	No	No	No

NOTES:

# Allowed only on rear facades of single buildings or common developments larger than 150,000 square feet gross floor area and must be finished to match building's primary Rear building wall must be screened from adjacent right of way, residential uses, retail uses or service uses by an opaque landscape buffer to consist of multiple staggered rows of evergreen and semi-evergreen trees and shrubs native or adapted to the area. Trees shall be 6' tall at time of planting. Plantings shall be arranged to provide an effective visual screen of at least the height of the wall at maturity. Buffer must be shown on a landscape plan to be approved by Planning and Development prior to receiving any permit.

\* Exterior walls must be constructed and finished in accordance with all other provisions of the Architectural and Design Standards. Acceptable finish treatments shall include any of the allowed building materials from Table III adapted for use in a tilt / pre-cast wall application.



e. 2. Accent/Trim Exterior Building Material

Small amounts of building materials ~~such as wood, tile, etc.,~~ (such as, wood, tile, high grade fiber reinforced cementitious trim, etc) may be used to enhance the elevation of the building or for decorative elements but should not exceed 10% of total wall area per facade.

d. 3. Facade Calculations

With the exception of accent/trim and foundation wall/pier materials, there shall be no more than two ~~primary~~ building materials used. If more than one material is used, heavier or unadorned materials (e.g., stone or brick) must be located on bottom portion of building with lighter materials (e.g., siding or stucco) on top. Use of different materials only on front facade is prohibited. Material changes must not occur at outside corners or within five feet of an outside corner. Material changes shall only occur at inside corners. When a material is restricted as a percentage in Table I or Table II, such as stucco or siding, the building material may not be considered a primary building material or be combined with another restricted building material. The allowed facade materials shall not apply to windows, glass-front windows, entry doors and/or roll-up doors. The amount of permitted material shall be calculated using the gross square footage of wall area per facade. A building material that is allowed (such as brick) may be used in any percentage throughout the structure. A material that is restricted (such as stucco and split face block) is allowed as a maximum percentage. For example, a building has a front facade with a gross facade area of 1,200 square feet with 400 square feet consisting of windows and doors. ~~Begin with 1,200 square feet for required building material calculations. In this case, the front facade of a building in BG zoning district with a wall area of 1,200 square feet shall have no more than 300 square feet of stucco on the front facade [ex. (1,200 X 25% = 300)]. The balance shall be brick or other allowed material.~~

a.i. For buildings with less than 15,000 square feet GFA, multi-pane windows shall be used in individual window openings, rather than large glass sheets. For any building where multi-pane windows are not installed, muntins must be adhered to both sides of glass with a spacer in between.

ii.b. Mirrored glass with a reflection greater than twenty (20%) percent and glass curtain walls shall be prohibited.

iii.c. For buildings with less than 15,000 square feet GFA, window areas shall not extend down to the floor line. A wall of not less than 2' in height shall separate the floor from the bottom of the window frame. [KA4]

d. All facades facing public right-of-ways must have windows. Windows and window panes must be vertically proportioned or square.

e. All door and window casings must be at least 2" wide.

f. Only flat skylights allowed.

g. Garage doors located on front facades must be no more than 9' in width.

h. Shutters must be operable and sized exactly half the size of the window. Curved top shutters must match the curve of the window. Shutters must not be nailed to the façade wall; shutters must be mounted directly to casing. If shutters are installed, shutter hardware must be installed.

i. Bay windows must have a visible means of support.

j. Chimneys located on outside walls must extend completely to ground.

k. Building facades shall be visually divided into segments through articulation of the façade achieved by methods such as but not limited to variation in building materials, roof line, building setback, the use of additional window bays, pilasters. Articulation intended to visually divide the façade must be at least 18 inches in depth and at least 5 feet in length. –The segments shall be determined based on the length of the façade as shown:

<u>Façade Length</u>	<u>Maximum Segment Length</u>
50' – 150'	50'
151' – 300'	75'
301' +	150'

#### 7G. Roof Requirements

All roofs fit the requirements below.

a. Pitched Roofs – Gable, Hip, Gambrel

All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12). ~~If a pitched roof is not possible, a combination of flat roof and pitched roof shall be required. Provide a pitched roof on front and side of the building to screen view of any flat roof. Cover arcades, canopies, porches, balconies and other similar features with a pitched roof.~~ Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural

terra cotta, natural wood shake, or factory finished enamel metal roofing. ~~The use of copper enamel standing seam metal roofing is the signature treatment for buildings in Downtown Sugar Hill.~~

b. Mansard Roofs

Mansard roofs shall have a maximum pitch of 12:12 with a minimum 12 foot vertical surface length.

c. Flat Roofs

Flat roofs may be of any material that meets local codes. If factory finished metal flashing is used the color must be subdued to blend with other materials used in the construction of the roof. All buildings with flat roofs shall include parapet articulation on the front façade(s) of such building. There shall be roof articulations/offsets at a minimum of one per each 120 linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than 120 linear feet, then a minimum of one roof articulation must occur.

d. Other

Drive under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal. Shed roofs sloped no less than 3:12 are allowed on porches or ancillary structures.

8H. Arcade / Structural Canopy for Retail Commercial Buildings

For all commercial retail/service buildings, a covered entry shall be provided at the front of the building. The arcade or canopy shall provide covered areas for relief from the weather and extend from the building a minimum of five feet. They shall be designed in a manner which adds architectural variation and a sense of depth to the façade.

9I. Alternate Review

This Ordinance is intended to be followed as outlined above. In the event the intent of this Ordinance can be achieved with minor deviations which do not substantially impact the goals or intent of this Ordinance, the Director of the City of Sugar Hill Department of Planning and Development has the authority to modify the specific provisions. If substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from these requirements to the City Council in accordance with article 15 of the Zoning Ordinance.

Any application for an alternate architectural arrangement shall be accompanied with proposed elevations, building materials, and/or renderings necessary for the City Council to make a determination whether the alternate proposal meets the intent of these requirements. The City Council, as part of an

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approval, may include conditions, modifications or requirements necessary to mitigate any part of their decision. The City may establish filing requirements, fees and deadlines as needed.

10]. Severability

Any requirement set forth herein deemed unconstitutional, vague, illegal and/or otherwise unenforceable in a court of law shall not invalidate the subject Ordinance and all other provisions and requirements thereto shall remain in full force and effect.