

## Design Standards for Non-Residential Units

*These standards apply to all commercial and industrial businesses. Business operated from a residential location should refer to requirements for a Home Occupation.*

The following standards reflect Section 25.6 of the Troup County Zoning Ordinance. Businesses with property within 500' of any State or Federal road or highway, and certain local roads are subject to enhanced design standards as regulated by the Troup County Quality Development Corridor (QDC).

These standards are intended for new construction of non-residential structures. Existing buildings may be exempt from these requirements upon findings from the Zoning Administrator. Please see the Zoning Ordinance for details. Site plans are required for all new construction of non-residential structures. Site plans shall be drawn to scale by a design professional with the following information:

- a. North arrow.
- b. Placement of all buildings and accessory buildings, driveway location, landscaped areas location, parking lot location and location of all loading and unloading areas of the business.
- c. Owner and zoning of adjacent properties.
- d. Location of any new proposed roads.
- e. Square footage of buildings.

Architectural Standards – *Approved by Building Official (or designee) prior to issuance of CO*

**Orientation.** Buildings shall have their primary orientation toward the street. Lots with double frontage or through lots shall provide orientation and public entrances on facades along both street frontages.

**Buildings.** Buildings shall incorporate arcades, roofs, alcoves, porticoes, and/or awnings at public entrances that protect pedestrians from rain and sun.

**Building frontages** greater than 100 feet in length shall have offsets and other distinctive changes in building facades. Any wall adjacent to the street shall have 30 percent in windows, display areas, and entrances.

**Building Materials.** Permitted materials for building facades include, brick, natural decay resistant wood siding, rock, stone, decorative concrete block or textured surface concrete walls, and hardi-board or other similar material as pre-approved by the Building Official. All metal buildings shall have a facade of one or a combination of approved building materials. Facade colors shall be earth tone or neutral. Building trim and accents may feature brighter colors, where trim and accents do not exceed 25 percent of any building facade.

**Roofs** shall at a minimum have parapets concealing flat roofs and rooftop equipment which are visible from adjoining streets or properties.

**Site Design Standards.** A landscape strip at least ten feet wide shall be provided between the right-of-way and any buildings, plazas, or parking areas.

**Parking** lots shall be paved with asphalt or concrete or utilize pervious parking systems and parking spaces delineated in compliance with the Americans with Disabilities Act. Appropriate parking spaces shall be identified as such. Parking lots may be located in front yard. See Article 13 for required minimum parking standards.

**Lighting.** Artificial lighting shall be so arranged and constructed as to not produce direct illumination on adjacent properties when residential in use.

**Solid Waste Storage Areas.** Solid waste receptacles, shipping pallets, bundled cardboard and similar waste materials stored for collection shall be enclosed on all sides and screened from view from adjoining residential properties or streets with a solid enclosure (at least six feet high) with a gate and shall be constructed of wood, masonry, or other compatible material. The enclosure shall measure a minimum of 13 feet by ten feet with an opening measuring no less than 13 feet. A ten-foot by 20-foot concrete pad at least six inches thick shall be provided for the garbage truck loading/unloading area.

**Outdoor Storage and Loading Areas.** Areas for truck parking and loading shall be screened by a combination of structures and landscaping to minimize visibility from adjacent streets and property lines. If visible from adjacent property, screening structures shall be made of similar materials as the principal structure. Non-enclosed areas for the storage and sale of inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of the screening walls and/or fences shall conform to those used in the principal structure. If such areas are to be covered, then the covering shall conform to the exposed roofing colors of the building.

**Water and Sewer.** Commercial developments may be developed using decentralized sewer upon approval of EPD and Troup County. Commercial developments that utilize well and septic tanks are subject to Troup County Health Department regulations and shall be approved for well and septic prior to rezoning and prior to any issuance of a building permit.

Development Minimums

Applies to all parcels divided after July 1, 2008 regardless of structure type. No new lots shall be approved without appropriate approvals per the Troup County Zoning Ordinance.

Table	<i>Non-Residential Zoning District</i>					
<i>Standard</i>	GC/CA	HC	LC	NHC	GI	LI
Min Lot Size	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Min Frontage	100'	100'	90'	90'	100'	100'
Culdesac	75'	75'	75'	80'	85'	85'
Arterial	100'	200'	100'	90'	125'	125'
Collector	75'	150'	90'	80'	100'	100'
Local & SD	75'	150'	90'	80'	100'	100'
Side	10'	30'	10'	10'	10'	10'
Rear	30'	40'	30'	30'	20'	20'
Corp Adjacent	0'	0'	0'	0'	0'	0'
Max Bldg Ht	35'	40'	35'	35'	35'	35'

*Please see the Zoning Ordinance for non-residential requirements associated with Planned Unit Developments, multi-family developments, manufactured home parks and commercial recreation vehicle parks.*

**Address Display**

Troup County has standards for Address Display to help public safety services locate homes and businesses. Only the Troup County Mapper is authorized to assign new or change existing addresses. New marquee signs must comply with Article 14 of the Troup County Zoning Ordinance. The following standards are for single structure or use lots with individual driveways on federal, state or county roads.

Standards

- Addresses at roadside shall be a minimum of 4" with a stroke width of ½ inch
- Addresses shall be contrasting and reflective or lighted, double-sided, perpendicular and within 6' to the roadway
- Addresses on buildings shall be a minimum of 7" if within 50' of the roadway, or 12" if more than 50' of the roadway.
- Addresses on marquee signage shall be a minimum of 7" and in no case smaller than the street name.
- At no time shall an address be allowed to be obstructed from public view by either manmade or natural landscape material.
- Addresses displayed on the building shall be placed on or above the main door entrance whenever possible. If not possible, or placement at this location would make the address obstructed from view or substantially diminish legibility, the address should be placed at the closest location to the main entrance doorway on the building wall.