

Article 8. Site Development

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Sec. 8.2. Fencing and Buffers

8.2.1. General

Buffers are required between incompatible land uses and zoning districts, around particular visually objectionable structures, and between certain land uses located along certain streets in order to provide separation and privacy and to reduce the impact of noise, debris, and undesirable lighting to adjacent properties.

8.2.2. Fences and Walls

Fences and walls are permitted in all districts. When erected in compliance with the standards of this section fences and walls do not require a building permit.

A. Fence and Wall Standards

1. Fences may be no more than 7 feet in height in side and rear yards for all uses, unless otherwise permitted by this UDC.
2. Fences in yards adjacent to a street may be no more than 6 feet in height.
3. Walls may be no more than 4 feet in height for all uses, unless otherwise permitted by this UDC.
4. Design standards.
 - a. Residential: Fences and walls in residential districts must be constructed of wood, brick, stone, decorative metal or aluminum, ~~chain link~~ and split rail. Barbed wire may only be used for permitted agricultural purposes.
 - b. Nonresidential: Fences and walls in nonresidential districts must be ornamental or decorative and must be constructed of wood, brick, stone, metal, or split rail. The use of

~~chain link fencing~~, barbed wire, and metal mesh is not permitted.

- c. In all districts the use of discarded or scrap materials such as tires, scrap metal, scrap fabric, plastics, or fiberglass is prohibited.
5. No fence or wall may be erected in the county right of way.
6. See Sec. 8.2.4.F. for additional standards for fences and walls adjacent to street intersections.

8.2.3. Required Buffer Areas

Except as noted in Sec. 8.2.4.B.4., a vegetated buffer area with a minimum width as specified in Table 8.2.1. must be planted parallel with the lot line when a non-residential use or district abuts property zoned AR-1, V-C, R-1-L, R-1, R-TF, R-SF, R-TH, R-X, and R-MF.

All major subdivisions and mixed-use developments shall provide a buffer at least 50 feet in width which must be established along the perimeter of all property boundaries to ensure that the developments are appropriately screened. Buffers must meet the standards of Sec. 8.2.4. When a commercial use abuts a frontage, a 20-foot landscape strip may be proposed on the frontage side in place of the required 50-foot buffer.

Within mixed-use developments, where residential and industrial uses are located within the same development, a minimum 50-foot buffer shall be provided between such uses.

Sec. 8.7. Architectural Standards.

8.7.1. Applicability

- A. The standards of this Section shall apply in accordance with Sec. 8.12 (Applicability).
- B. Existing structures shall be exempt from these standards unless the structure is expanded, renovated, or reconstructed by more than 75 percent of its assessed value or gross floor area, at which point the provisions of this Section shall apply.

8.7.2. Residential

The following standards shall apply to all residential districts.

A. Building materials

- 1. All facades of residential structures, including any permitted non-residential structures within residential districts, shall be constructed of the following materials:
 - a. Brick
 - b. Stone
 - c. Stucco
 - d. Wood siding or wood shake
 - e. Cementitious or vinyl siding
- ~~2.~~ The front facade shall incorporate variation in building materials, texture, or color to avoid a uniform appearance.
- ~~2.3.~~ All brick facades are permitted for residential development.
- ~~3.~~ The materials to be utilized or the architectural style proposed for the structures will be compatible and harmonious with existing dwellings in the vicinity

- 4. The accessory structures must be constructed of materials similar in appearance to the primary residence.

B. Garages

- 1. Garages for single-family detached and two-family dwellings on lots less than one (1) acre shall comply with one of the following:
 - a. Flush. Garage doors may be aligned with the front wall plane of the residence and shall not exceed 55 percent of the total width of the front facade.
 - b. Semi-Flush. Garage doors may project or recess up to 10 feet from the front wall plane and shall not exceed 55 percent of the total width of the front facade.
 - c. Recessed. Garage doors shall be located a minimum of 10 feet behind the front wall plane of the residence and shall not exceed 55 percent of the total width of the front facade.
 - d. Side-Loaded. Garage doors shall be oriented perpendicular to the front facade. The garage structure shall be set back a minimum of 3 feet from the front wall plane of the residence.
 - e. Carriage Court. Garage doors shall be oriented perpendicular to the front facade and may be located forward of the primary structure.
 - f. Detached. Garages shall be located entirely to the rear of the principal structure.
- 2. Garages for townhomes
 - a. Townhomes fronting an arterial or collector street shall utilize rear-loaded garages.

- b. Townhomes fronting local streets may utilize rear-loaded or front-loaded garages.
- c. Garages if provided should be attached only.
- d. Rear-Loaded Garages
 - i. Shall be located entirely to the rear of the structure
 - ii. Should be attached
 - iii. Shall access a rear alley, right-of-way, or access easement
- e. Front-Loaded Garages
 - i. A minimum of 20 feet shall be provided between the garage and the back of sidewalk.

8.7.3. Non-residential and Multi-family

The following standards shall apply to multi-family residential, office, commercial, industrial, institutional, and public purposes.

A. General Architectural Requirements

- 1. Principal building entrances shall face a public street, unless the building is located on an internal lot without direct street frontage.
- 2. Any nonresidential building located within 150 feet of residential or agricultural use shall not exceed 40 feet in height, as defined in Sec. 2.1.
- 3. Buildings along U.S. 129 shall not exceed 30 feet in height.
- 4. Buildings along State Route 365 shall not exceed 50 feet in height.

B. Building materials

- 1. A consistent palette of building materials shall be used on all four sides of the building.
- 2. Facades greater than 100 feet in length shall incorporate variation in materials, texture, and/or depth to reduce visual monotony.
- 3. Outparcel and accessory structures shall utilize materials compatible with the principal building.
- 4. Permitted materials
 - a. Brick
 - b. Natural stone (granite, limestone, marble, or similar)
 - c. Cast stone or terra cotta
 - d. Glass and glass block
 - e. Fiber cement siding
 - f. Architectural metal panels (nonresidential only)
 - g. Split-face CMU (maximum 50% per facade for nonresidential only)
 - h. Stucco (maximum 50% per facade)
 - i. Precast or prestressed concrete
- 5. Prohibited materials
 - ~~a. Vinyl Siding~~
 - ~~b. a. Exposed or Painted Concrete block~~
 - ~~c. b. Split-face CMU on multi-family residential buildings~~
 - ~~d. c. Painted natural stone~~
- 6. Material percentages shall be calculated based on the total wall area of each facade, including openings.

C. Rood Materials

- 1. Pitched roofs shall be constructed of:
 - a. Architectural composition shingles

Sec. 8.12. Applicability

8.12.1. General Applicability

A. The standards of this Article shall apply to all development within Hall County unless otherwise expressly exempted or modified herein.

B. Applicability by Development Type

1. These standards shall be applicable to the following zoning districts:

~~a. Residential Districts: R-1-L (for major subdivisions only); V-C (for major subdivisions only); R-1 (for major subdivisions only); R-SF; R-TH; R-TF; R-X; R-MF; CS and MHP. R-1-L (for major subdivisions only)~~

~~a-b. Mixed-use and Business Districts: O-I; S-S; H-B; M-U; I-1 and I-2.~~

~~V-C (for major subdivisions only)~~

~~R-1 (for major subdivisions only)~~

~~R-SF~~

~~R-TH~~

~~R-TF~~

~~R-X~~

~~R-MF~~

~~M-U~~

~~10.2.~~ These standards are intended to serve as guidance to promote consistency in development patterns and overall community quality.

C. Planned Development District (PD)

1. Development within a Planned Development District (PD) shall meet or exceed the standards of this Article unless otherwise modified or expressly addressed through an approved PD concept plan or zoning conditions.

D. Planned Industrial Park (PIP)

1. Development within a Planned Industrial Park (PIP) shall comply with the standards established in Sec. 6.2, unless otherwise modified by an approved PIP concept plan or zoning conditions.

2. Where Sec. 6.2 does not establish a standard applicable to development within a PIP, the applicable standards of Article 8 shall govern.

D.E. Conflicts and Hierarchy

- Where standards of this Article conflict with other provisions of this Code:
 - The more restrictive standard shall apply, unless otherwise specified;
 - Approved zoning conditions shall take precedence over the standards of this Article;
 - PD & PIP -approved plans shall govern where modifications have been granted.

E.F. Relationship to Other Articles

- Street design and infrastructure requirements shall be governed by Article 9.
- Use-specific standards shall be governed by Article 7.

Where referenced, the provisions of those Articles shall be considered part of the requirements of this Article.

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