

ADOPTED BY THE MILTON CITY COUNCIL DECEMBER 21, 2006
AMENDED APRIL 19, 2007
AMENDED NOVEMBER 15, 2007
AMENDED JUNE 16, 2008

ARTICLE XII-H
Northwest Fulton Overlay District

12H.1. **PURPOSE AND INTENT.**The Northwest Fulton Overlay District applies to all properties within the boundaries of the City of Milton as described in the attached map.

The Mayor and City Council of Milton, Georgia finds that historic rural areas and their scenic surroundings are important cultural, recreation and economic assets critical to the public's long term interest and hereby declares it to be the purpose of this article to recognize and to establish a procedure to protect and plan for the county's crossroads communities. The intent of this article is: (1) To develop guidelines for the preservation and perpetuation of rural commercial crossroads communities based on the description and analysis of their setting; (2) To preserve the integrity of the area, which developed during the late 19th century and early 20th century, through architectural design interpretation and application; (3) To preserve and protect the rural, agrarian and equestrian character of crossroads communities and their surrounding areas; (4) To preserve and to ensure the harmony and compatibility of the character of the area including its physical appearance, natural setting and informal landscaping; (5) To be aware and respectful of the environment's natural resources and visual qualities; (6) To preserve open space; (7) To preserve, encourage and promote, through the built environment, the sense of place, the sense of ownership, the sense of identity, the sense of evolution and the sense of community present in the area; (8) To ensure existing design characteristics of the crossroads serve as a standard against which plans for new construction will be judged for harmony compatibility and appropriateness; (9) To encourage and ensure that development that is contemporary in design and materials compliments and is compatible and sensitive with the existing character of the area through its proportion, scale, design, style, placement, position and architectural qualities; (10) To develop a commercial setting that has individuality and is unique and does not imitate building types or styles unrelated to these crossroads communities; (11) To provide for the construction of buildings and spaces that are human in scale, welcoming and approachable; (12) To encourage containment of existing commercial areas, to provide for transition between commercial areas and residential areas and discourage encroachment of the commercial areas into the residential areas and (13) To promote sustainable development.

This Article is adopted as part of a strategy designed for the purpose, among others, of preserving and protecting these areas and enhancing their important aesthetic appearance through regulatory measures, while advancing community development goals, promoting economic development and substantially protecting and promoting health, safety, order, prosperity and general welfare of the citizens of Milton.

Included within the scope are regulations governing the location of buildings on the site, the design and materials of building(s) and other structure(s), landscaping and screening provisions, signs, pedestrian circulation and other items. Whenever provisions in this Article conflict with any other Articles in this Ordinance, or other City of Milton ordinances, or regulations, the provisions of this article shall prevail.

12H.2. **DESIGN REVIEW BOARD**. The City of Milton Design Review Board (DRB) shall consist of a seven-member board of residents, land owners, business owners, professional architects and/or land planners, who either maintain primary residences and/or businesses or own land in the City of Milton.

Members of the City of Milton Design Review Board shall be nominated by the Mayor and District Councilperson and approved by the Milton City Council. Members shall serve concurrently with the Mayor and Council's terms.

Members of the City of Milton Design Review Board will elect a Chairman and a Vice-Chairman. Meetings will be conducted in accordance with Robert's Rules of Order.

The City of Milton Design Review Board shall review for approval all plans for development in the City of Milton (except for single-family residential land uses and/or dwelling units) for compliance with the standards herein prior to the approval of a Building Permit, Land Disturbance Permit and Demolition Permits for both residential and non-residential structures. The Design Review Board shall only make recommendations to the Board of Zoning Appeals for Primary Variances.

12H.3. **DEVELOPMENT STANDARDS**. This section establishes standards for elements of the overall site and of the buildings which affect the character of the district such as: landscaping, fencing, lighting, building size, orientation, scale, setback, parking, building design, building material, building components, signs, and color.

12H.3.1. **Landscaping**. Landscaping should be compatible in form, style and design with the natural setting and informal landscaping present in the area and on the site before development. Landscaping should also be used as a buffer to screen a development from adjacent residential and agricultural uses.

A. Streetscape and Landscape Strips

1. All properties shall provide a minimum 10 foot-wide strip along all public streets. The ten (10) foot-wide strip shall be planted with a minimum 2½" to 3" caliper hardwood over-story. Additional over-story trees are encouraged. The 10 foot wide strip may be developed either: (see article 12H.3.2.B for additional landscape and screening requirements)
 - a. with hardscape elements such as plazas, planters, benches, fountains and tables in addition to the required hardwood trees, or
 - b. with landscape elements consisting of 60% coverage in trees and shrubs and 40% coverage in grass and ground cover pursuant to the Zoning Ordinance, Milton Tree Protection Ordinance, or
 - c. with a combination of both landscape and hardscape elements.
2. Trees shall be planted in the center of the landscape strip at a maximum distance of every twenty feet.
3. Specimen trees, as described in the Milton Tree Protection Ordinance, located within the minimum front yard shall be preserved.
4. A minimum five foot-wide strip shall be planted with grass or sod between the back of curb and the sidewalk.

B. Parking Lot Landscape Islands

1. There shall be a minimum 10 foot wide landscape island at the end of each parking bay;
2. There shall be a 10 foot wide landscape island for every 72 feet of double row length or 90 feet of single row length of parking spaces;
3. Landscape islands shall include one over-story shade tree per 180 square feet, and
4. Location of interior landscape islands shall vary from row to row to avoid a grid pattern and rectilinear layout.

C. Landscape Buffers

1. For sites on four acres or less, a fifty (50) foot-wide undisturbed buffer, with a 10' improvement setback, shall be located adjacent to all AG-1 zoning districts and all property zoned, used, or developed for residential uses.
 2. For sites on more than four acres, a seventy-five (75) foot-wide undisturbed buffer, with a 10' improvement setback, shall be located adjacent to all AG-1 zoning districts and all property zoned, used, or developed for residential uses.
 3. To make buffers seem natural, an equal mix of three species from the Acceptable Evergreen Plant Material for Milton Undisturbed Buffers shall be used.
- D. Property owners are encouraged to develop a green space for recreation and public enjoyment.

12H.3.2. **Screening and Fencing.** Landscaping and fencing materials should be used to minimize visual and noise impact of parking, loading areas, detention ponds and accessory site features.

- A. All loading areas shall be screened from view of any public street by either: (1) a minimum six foot high opaque fence matching the material of the building or (2) a 15 foot-wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 3½ to 4 feet at time of planting, and reach a height of six feet within two years of planting.
- B. All parking areas shall be screened from view of any public street by: (1) a 15 foot-wide landscape strip planted to buffer standards or (2) a berm planted with a continuous hedge or evergreen shrubs. Plants shall be a minimum height of 3½ to 4 feet at time of planting, and such plants (or in the case of option 2 above, the berm and the planting combined) shall reach a height of six feet within two years of planting (see article 12H.3.1.A for additional landscape and screening requirements).
- C. Refuse areas (dumpsters) shall be placed in the least visible location from public streets, and shall be enclosed pursuant to rules of the Fulton County Health Department. Enclosures must be constructed of the same exterior wall material used for the building. The enclosure shall be a foot higher than what is contained in the interior. The door enclosing shall be made out of wood or a material that has the appearance of wood.
- D. Accessory site features, as defined in each zoning district of the Zoning Ordinance, shall be placed in the least visible location from public streets, and shall be screened from view of any right-of-way and/or any property zoned, used, or developed for residential uses, including the

AG-1 zoning district, by one of the following means: (1) placement behind the building, (2) 100% opaque fencing which must be constructed of the same type of exterior material used for the building, or (3) by a berm or vegetative screening. The screening shall consist of evergreen shrubs, be 3 ½ to 4 feet at time of planting, and reach a height of 6 feet within 2 years of planting.

- E. Drive-throughs are discouraged. However, if present, a drive-through shall be considered to be an accessory structure to a building. It should be screened from view from the right of way and should be in scale and proportion to the building to which it is attached.
- F. All detention ponds shall have a minimum 10 foot wide landscape strip planted to buffer standards with evergreen plantings exterior to any required fence and or required access area. All chain link fence shall be black vinyl clad.
- G. Fencing Material and Height:
 - 1. Allowed fencing material shall be three or four board wooden fencing with wood posts, in yards adjacent to a public street.
 - 2. Fences in yards adjacent to a public street shall not exceed 55 inches from finished grade.
 - 3. Retaining walls shall be constructed of stone and brick only. Retaining walls above 3 feet high shall have a continuous planting of evergreens.
 - 4. Opaque fences are prohibited in yards adjacent to a public street, except as set forth in Section 12H.3.2.4 and 5.
- H. Chain link fencing, except as required along detention/retention ponds, is prohibited from public view. All chain link fence shall be black vinyl clad.

12H.3.3. **Pedestrian Safety.** Construction of sidewalks and pedestrian amenities should encourage and promote walking to a development and within a development. The placement of sidewalks and pedestrian amenities should contribute to the sense of place of the community. Sidewalks shall be constructed along public road frontages and at least a five foot landscape strip shall be planted between the roadway or curb and the sidewalk. The sidewalk shall be set back from the back of curb the maximum distance allowable within the right of way.

- 1. Mandatory Requirements - Pedestrian Path Design Standards
 - A. Proposed developments shall have a pedestrian network.

- B. Paths shall comply with any applicable Americans with Disabilities Act standards for slope, width, texture, level differences, and ramps.
 - C. Paths shall be a minimum of five-foot in width.
 - D. Paths shall be clearly identified (through painting, signage, texture change).
 - E. In order to facilitate travel, paths shall not be obstructed by any object or structure.
 - F. Paths shall be designed to minimize direct auto-pedestrian interaction.
 - G. Paths shall be connected to signalized crosswalks, where applicable.
 - H. Paths shall be a direct and convenient route between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.) with the following exception: sidewalks and paths may meander to protect and maintain mature trees and other permitted landscape features. Meandering sidewalks are discouraged.
 - I. Internal walkways (paths) shall be constructed connecting the public sidewalk along the street to the main entrance of the principal use of the property.
 - J. Pedestrian paths shall be colored/textured walkways or sidewalks.
2. Encouraged Elements - Pedestrian Paths and Public Spaces
- A. To increase safety, grade separation is encouraged between pedestrian paths and motor vehicle access areas.
 - B. Paths are encouraged to be built alongside interesting and inviting features. Street furniture is encouraged to be located adjacent to any path. Street furniture includes, but is not limited to, benches, pedestrian scale lighting, trash receptacles, and mailboxes.
 - C. Community public spaces that promote gathering and have a park like design with streetscape and hardscape elements are encouraged.
 - D. Paths are allowed to perpendicularly cross landscape strips.
 - E. Granite curbing is preferred over other types of curbing.

12H.3.4.

Site Lighting for Parking Lots, Pedestrian Paths and Public Entrances.

Lighting should be compatible with the rural and historic setting of Northwest Fulton. Lighting should be minimal while at the same time ample enough for safety and night viewing.

- A. Parking lot lighting shall meet the following minimum standards:
 - a. Light posts shall not exceed a height of 20 feet from finished grade.
 - b. Light posts shall have curved arms to focus light downward. Up to two (2) arms are permitted on a single post.
 - c. Parking lot light fixtures shall have the light cut off below 90 degrees and the beam shall be cut off at 75 degrees.
 - d. Allowable post arm style shall be Shepherd's Crook.
- B. Pedestrian lighting shall meet the following minimum standards:
 - a. Light posts shall not exceed a height of 15 feet from finished grade.
 - b. Allowable post styles are pole-top, bollard, and Shepard's Crook.
- C. Posts shall include a taper, either in their transition downward from post to decorative shaft (base), or upward to ballast housing, or both.
- D. Prohibited styles: Shoe box and cobra styles.
- E. Building mounted lighting fixtures shall have a 45 degree light cut off.
- F. All exterior lighting in publicly accessible locations shall be architecturally decorative with a historic style.
- G. Neon lighting is prohibited.
- H. Light housings and posts shall be a dark color/material and be non-reflective.
- I. Exterior lighting shall not exceed two (2) foot candles.

12H.3.5.

Building Size, Orientation, Setback, Height, Scale and Parking. The design and lay out of a development should build upon and complement the design of

crossroads communities as opposed to creating a new one. The size, orientation, setback and scale of buildings are integral elements of crossroads communities. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties. The placement of buildings should create an informal grouping and relationship between them as opposed to being orderly and uniform. The location of a building should take into consideration its rural surrounding and take advantage of this by maintaining open views and spaces. Buildings should be in proportion, in scale and characteristic to their rural and natural setting. The building design and material should contribute to the style and feeling of its rural surrounding. The visual impact of parking should be minimized by placing it to the rear and by screening

A. Size. Non institutional buildings shall be limited to the following:

1. On a development of four acres or less, the maximum building size shall be 20,000 square feet. However, to encourage construction of multiple buildings, if two or more buildings are built, the total size of all buildings shall be a maximum of 25,000 square feet, no single one of which shall exceed 15,000 square feet.
2. On developments larger than four acres, the maximum building size shall be 25,000 square feet.
3. A group of two or more buildings that share at least one contiguous wall will be considered as one building.

B. Orientation

1. All buildings shall be oriented to a public street. An entrance to a building should be located on the side of the building facing a public street.
2. Driveways shall be perpendicular to the street.

C. Setbacks

1. For all property and lots located adjacent to public rights-of-way and from 0 to 400 feet from an intersection, buildings shall be set back no more than twenty (20) feet from the edge of the required landscape strip and/or easements. This twenty (20) foot front yard area may be developed with a combination of landscape and hard-scape elements, such as plazas, fountains, benches, and tables. Additional shade tree plantings are encouraged within public gathering places and alongside pedestrian paths. Buildings shall have varying setbacks to create the informal crossroads community setting.

2. For all property and lots located adjacent to public rights-of-way and 400 feet or more beyond an intersection, buildings shall be set back no more than thirty (30) feet from the edge of the required landscape strip and/or easements. This thirty (30) foot front yard area may be developed with a combination of landscaping and hard-scape elements, such as plazas, fountains, benches, and tables. Additional shade tree plantings are encouraged within public gathering places and alongside pedestrian paths.
3. Buildings within a development shall have a 20 foot separation between buildings. This area shall be developed as greenspace or with a combination of hardscape and landscaping.
4. In the case where a building(s) in a development can not front a public street and meet the requirements of this article because other buildings are located there and no more space is available along the public street, then the building(s) can front on an internal street in the development. The standards in this article that specify a building's position and relation to the street are also required for a building(s) fronting on an internal street. The internal streets will also have to meet the standards specified for the public right-of-way, including landscape and streetscape requirements.

D. Height

1. There shall be a maximum height limit of two stories with the maximum height 30 feet from average-finished grade to the bottom of the roof eave.

E. Scale

1. For every eighty feet of building length on a single face, there shall be variation in the exterior. This exterior variation shall be accomplished through the following means:
 - a. For each eighty feet of building exterior wall, the building exterior and roof shall be offset by a minimum of ten feet. Overhangs and roof lines shall follow the building's location.
 - b. For each 80 feet of building exterior wall, there shall be a change in details, or patterns or materials.

F. Parking

1. Parking shall be shared among users within a common development. Parking shall be reduced according to the shared parking standards established in Article 18.2.2 of the Milton Zoning Ordinance. Additional reduction in the number of parking spaces is encouraged.
2. All parking spaces built, which exceed the minimum number required by the Milton Zoning Ordinance, shall be constructed of pervious material.
3. No on site parking shall be located to the front of a building and/or between a building and the public right-of-way (see article 12H.3.2.B regarding landscaping if parking is in view from the right-of-way). Parking shall be located adjacent to internal streets, not a public right-of-way.
4. If an internal street is developed for use by the general public, one row of parallel or diagonal parking is allowed between the street and the curb.

12H.3.6. **Building and Other Structure Design.** Construction of buildings in styles and types not found in Northwest Fulton shall be avoided. Modern style using traditional elements and the reinterpretation of a style rather than the mimicking of a style is encouraged. Exaggerated or excessively large or small architectural elements should be avoided. Elements should be in proportion with the overall building. In addition, buildings should reflect a specific style and not mix elements of different styles. The design and architectural elements of the buildings should be compatible to those of the area. In Northwest Fulton, commercial buildings are built at the intersections of two major roads in a pattern of rural development called “crossroads communities.” Residences are constructed at the edge of these crossroads communities. The Overlay District seeks to replicate this pattern by having future non-residential construction, built within 400 feet from the edge of right-of-way of an intersection, include elements of the historic commercial buildings, and nonresidential buildings, constructed over 400 feet from the edge of right-of-way of an intersection, include elements of the historic residential buildings.

A. Building Design

1. All non-single family buildings constructed within 400 feet from the edge of right-of-way of an intersection of two public roads, shall be designed in accordance with the predominant commercial building types (see Attachment B).
2. All non-single family buildings constructed over 400 feet from the edge of right-of-way of an intersection of two public roads, shall be designed in accordance with the predominant residential building types (see Attachment B).

B. Building Material:

1. Exterior wall materials shall consist predominately (a minimum of 80%) of one or a combination of the following materials: horizontal clapboard siding; brick; and stone. Vertical clapboard is permitted on buildings built to look like barns. The brick shall be hand molded or tumbled to create the appearance of old brick.
2. Accent wall material (no more than 20%) may include glass, architecturally treated , precast stone. All shall have a natural appearance and/or a historic appearance.
3. Prohibited exterior building materials are: metal panel systems, ascast smooth concrete masonry or plain, reinforced concrete slabs, aluminum or vinyl siding, plywood, mirrored glass, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).

C. Roof:

1. Permissible roofs types are gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches shall be 8 over 12 to 12 over 12.
2. Roof material shall be made out of the following materials: asphalt shingle, wood shingle, wood shake, or standing seam metal.
3. Buildings with a minimum gross square footage of 15,000 square feet are allowed to have a lower pitched roof if they meet all of the following standards:
 - a. A decorative parapet or cornice is constructed along all roof lines with a lower pitch than specified in Section 12H.3.6.C (1).
 - b. Roof top equipment is screened from public view from all adjacent public streets.
4. Mansard roofs are not permitted.

D. Windows:

1. Buildings shall have a ratio of openings (e.g., windows and doors) to solids which ranges from no less than 30 percent to no greater than 50 percent of the building exterior.
2. For wall sections greater than ten (10) feet wide:

- a. No one window shall exceed 32 square feet. No grouping of window shall exceed 100 square feet.
 - b. Windows on the side of the building with the principal or main entrance shall have a maximum distance between windows not to exceed one window width.
 - c. Windows on the building side and rear may have window spacing up to two window widths apart.
 - d. Window sills shall be placed a minimum of two feet above finished grade.
3. A minimum of 80 percent of windows on each exterior wall shall have a vertical orientation. The ratio of height to width of vertical windows shall be no less than 1.8 (height) to 1 (width).
 4. Window types shall include one or a combination of the following types: double-hung sash window with 2/1, 3/1, 2/2, 4/4, 6/6, and 9/9 lights, casement windows and fixed windows. The upper sash of all windows shall have divided lights. Clip-ins are allowed.
 5. If located on a corner lot, all of the exterior building walls facing a public street shall continue the same window arrangements as the side with the principal entrance.
 6. If windows are paired or grouped in larger numbers, windows shall have divided lights of 2/1 or more.

E. Doors:

1. Allowed doors used as entryways by the public include:
 - a. Wood or simulated solid wood door with raised panels
 - b. Wood or simulated wood door with raised panels on the bottom half and glass on the top half
 - c. Glass door with divided lights
2. Flush panel doors are prohibited as exterior doors.

F. Architectural Features: Architectural details are encouraged to create variety, visual interest, and texture on new buildings.

1. Articulated building entryways are typical of building types

throughout the district. Therefore main entrances shall have greater architectural details by including a minimum of two of the following elements:

- a. Decorative columns or posts
 - b. Pediments
 - c. Arches
 - d. Brackets
 - e. Transoms over doorways
 - f. Sidelights
 - g. Porticos
 - h. Recesses/projections
2. If used, shutters shall be operable and fit the size of the window.
 3. If roof dormers are present and they have windows, then the windows shall be glazed. Dormers are not a common element and should be used minimally.

G. Accessory structures:

1. Out-parcel buildings, accessory structures, fences and walls shall have architectural features and exterior materials consistent with the principal building(s).

H. The following building components shall be prohibited if visible from public street: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed

12H.3.8. **Building Colors.** All aspects of a development should use colors common in the area and in nature. Earth-toned, subtle and muted colors provide for a development that incorporates sensitivity to its natural surrounding.

A. Paint colors shall be chosen from the range of traditional colors present in the area. Inappropriate high intensity colors shall be avoided.

B. Acceptable colors are listed in Attachment A.

12H.3.8.1 **Sign Structure Colors.**

A. All colors when applied to a neutral background using the pallet in Attachment C will be acceptable. Colors used for corporate identity or graphics shall not exceed over 30% of the total signage area, thereby leaving 70% of the total sign area to remain in the neutral background color.

B. Acceptable colors are listed in Attachment A.

12H.3.9. **Graffiti.** Graffiti defacing the facade of any building, sign, path, accessory structure, wall, fence or other site element is prohibited.

12H.3.10. **Towers and Antennas.** Antenna, tower and associated structures should blend in with their surrounding as much as possible.

A. Antennas and towers shall be as far away from the right of way as possible or be located next to established tree plantings.

B. Antennas, towers and accessory structures shall be a dark matt non-reflective color such as dark gray.

C. Antennas, towers and accessory structures shall have no lights other than those required by the Federal Aviation Administration.

D. The landscape buffer around the antennas, towers and accessory structure shall be natural and informal by having an irregular shape.

E. The plantings in the landscape buffer shall obscure any accessory structures within one year of planting.

F. In the landscape buffer, a mix of three species of trees acceptable to the Milton Arborist should be planted. In the mix of trees one should be evergreen, one deciduous and one seasonal or perennial.

G. Fence openings shall be out of view from the public right-of-way.

H. Where appropriate, towers should be camouflaged.

12H.4. **SEVERABILITY.** In the event that any section, subsection, sentence, clause or phrase of this Article shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses or phrases of this Article, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

12H.5. **APPEALS.** Any persons aggrieved by a final decision of the Design Review Board relating to this Article may appeal from such final decision to the Board of Zoning Appeals by filing in writing setting forth plainly, fully and distinctly why the final decision is contrary to law per Section 22.4 et seq. of the City of

Milton Zoning Ordinance. Such appeal shall be filed within 30 days after the final decision of the Design Review Board is rendered.

12H.6. **EFFECTIVE DATE.** Applications for building permits, land disturbance permits, and sign permits filed on or after the day of adoption of this Ordinance shall meet the standards of this Overlay District.

12H.7. **ADOPTION.** NOW, THEREFORE BE IT RESOLVED, the City of Milton Mayor and City Council does hereby ordain, resolve, and enact the foregoing Article XIIIH to the City of Milton Zoning Ordinance.

Attachment A

Acceptable Building Material and Sign Color Palette

- A. Colors apply to building materials, architectural and decorative elements, and sign structure.
- B. The numbers refer to Pantone Matching System, an international color matching system. The PMS Color Guide can be matched using a variety of methods:
 - Modern Digital Scanning/Color Interpretation
 - Cross referencing Paint Manufacturers Formulas
 - Visual comparison matching
3. Colors have been chosen not only by what is found architecturally in the Northwest Fulton area historically but also what is seen in nature and in the surrounding environment. These interpretations seek to avoid “primary” color values in favor of “muted” and “subtle” colors.
4. Any brand of paint can be used. The reference to certain paint brands is simply to illustrate the appropriate colors.

Whites

Acceptable “whites” are described as subtle shades or tints of white, including “neutral”, “antique”, “taupe”, or “sandstone”.

Quarter-tones

Quarter tones are one-quarter the strength of a full color. It provides a softer transition between colors.

Mid-tones

Half-way between light and dark.

Shadow-tones

Dark colors are fully pigmented and offer rich colors for darker accenting without relying on basic browns, blacks, and grays.

Color Chart

Manufacturer: PMS, Porter Brand (P), Duron (D),

Name: Color tile

No. Reference Number

Range: White (w), Quarter-tone (q), Mid tone (m), Shadow tone (s)

Table 12H-1 Acceptable Color for Signage	
Building Type	Colors
Commercial	Brick: Subtle, muted reds and natural earth tones. No whites/light greys, tans or pinks. No painted bricks.
	Wood: Painted or stained
	Stone: Natural, earth tones. Field stones or naturally distressed/aged. Not cut or machine shaped.
Signs	Backgrounds: Warm greys, light browns/greens. Natural earth tones, quarter to mid tones. White and black excluded.
	Lettering and Graphics: Corporate identity colors permitted.

Table 12H-2. Acceptable Color for Architectural Elements			
PMS	Porter	Benjamin Moore	Range
-	Neutra White 6751-1	-	W
-	Taupe White 6745-1	-	W
-	Antique Frost 6895-1	-	W
-	Antique White 6890-1	-	W
-	Soft Antique White 6914-1	-	W
-	Magnolia Tint 6709-1	-	W
-	Sandalwood White 6715-1	-	W
-	Sandstone Tint 6727-1	-	W
4525	Autumn Bud 6904-2	-	Q
434	Platinum Grey 7179-1	-	Q

Table 12H-2. Acceptable Color for Architectural Elements			
PMS	Porter	Benjamin Moore	Range
406	Taupe Pearl 6668-1	-	Q
4545	Newport Tint 6891-1	-	Q
5455	Frosted Birch 7136-1	-	Q
Warm Grey 2	Beach Stone 6741-1	-	Q
Warm Grey 1	Umber Cloud 7197-1	-	Q
5803	Birch White 6939-1	-	Q
4685	Calfskin 6692-1	-	Q
1815	-	Garrison Red HC-66	M
160	-	Mayflower Red HC-49	M
4715	-	Somerville Red HC-62	M
410	Soft Brown 6754-1	-	M
452	Umber Shadow 7198-1	-	M
403	Cobblestone 7180-1	-	M
411	Clam Brown 6755-3	-	M
450	Brown Acorn 6749-2	-	M
404	Brown Web 7181-2	-	M
4645	Dover Beige 6694-3	-	M
5773	Sagebrush 6941-1	-	M
-	Grey Bark 6676-1	-	M
4505	Antique Bronze 6893-1	-	M
5477	Deep Birch 7139-2	-	M
-	Triton Taupe 6671-2	-	M
229	-	New London Burgundy HC-61	S

Table 12H-2. Acceptable Color for Architectural Elements			
PMS	Porter	Benjamin Moore	Range
5463	-	Narragansett Green HC-157	S
548	-	Van Deusen Blue HC-156	S
4975	Brown Taupe 6672-2	-	S
455	Creole Green 6942-2	-	S
289	Abbey Blue 6605-2	-	S
490	Brown Log 6738-2	-	S
553	Grey Moss 7074-2	-	S
316	Deep Delft 6462-1	-	S
412	Brown Earth 7164-1	-	S
5467	Black Stone 7140-1	-	S
539	Midnight 6606-3	-	S

Table 12H-3. Acceptable Colors for Architectural Elements, Pantone Matching System Numbers				
Color	Whites	Quarter-tone	Mid-tone	Shadow-tone
GREEN	None	623 U	625 U	627 U
	5807 U	5787 U	5757 U	5747 U
	5875 U	5855 U	5835 U	5815 U
	5803 U	5793 U	5773 U	5743 U
OLIVE	454 C	452 C	451 C	450-448 C
	4545 C	4535 C	4525-4515 C	4505,4495, 4485 C
BROWN	4545 U	4535 U	4515 U	4485 U
	468 U	466 U	464 U	462 U
	482 U	NA	478 U	476 U
RED	NA	NA	NA	1807C, 484C, 491C

Color	Whites	Quarter-tone	Mid-tone	Shadow-tone
	NA	NA	NA	DURON ROASTED PEPPER 8C116 N
GREY	420	421 - 422 C	423 C	424 - 425 C
	WARM GREY 1-2C	WARM GREY 3C-4	WARM GREY 5-7C	WARM GREY 8-11C
	NA	400	401 - 403	404 - 405
	NA	406	4-7 - 409	410 - 411
NA	413	415 - 416	417 - 418	

Color	Whites	Quarter-tones	Mid-tones	Shadow-tones
Brown	Almond White 8080W	Millet 8212 W	Tobacco Road 8214M	Mission Brown AC140N
Tan	Almond White 8080W	Madonna Lily 8191W	Saltbrush 8183M	Thatch Roof 8695 D
Beige	Almond White 8080W	Silvered Pecan 7741W	Gobi Beige 8203M	Wild Grasses 8175D

ATTACHMENT B

Characteristics of Northwest Fulton Crossroads Communities

The Northwest Fulton Overlay is based on the overall setting and characteristics of the rural crossroads communities in the City of Milton. In order to determine their qualities, a visual survey was conducted of Crabapple and Birmingham as well as commercial buildings in Hopewell and Arnold Mill, the main crossroads communities in the City of Milton. Commercial development in the City of Milton has been historically located in the crossroads communities that developed at the intersection of two or more roads. In these communities, commercial uses are close to the intersection, with institutional uses, such as churches and schools, next to them and residential uses extending along the roads. Large tracts of agricultural land, with rural vistas and views, border the residential areas. These crossroads communities maintain their historic integrity as well as their informal character, rural atmosphere and charm. Generally, the commercial buildings at the crossroads are oriented to the street, are close to the street and have varying setbacks (from zero to twenty feet). Buildings are grouped informally and asymmetrically to each other to form a village atmosphere. Parking is located to the side or to the rear. Landscapes and the space between the buildings are informal, asymmetrical, rural and picturesque. They avoid modern day styles that emphasize ordered plantings, over planting and often geometric placement. Informality of place provides for human scale, comfort and a welcoming atmosphere. The setting, the buildings' design and architectural details are elements that maintain the value of the communities and contribute to the sense of place in the City of Milton. More than being a place for commerce, they provide the sense of identity, ownership, community and evolution. Many of the commercial buildings were built from the late 1800's to the late 1930's in various types and style and have a rural and agrarian character. The buildings are generally small, one story with a square or rectangular foot print. Buildings are in scale and in proportion to each other. The principal building materials are brick and clapboard siding, however, stone is also used. The roofs are gable or hip and are made out of standing seam metal or asphalt shingles. Many of these also have a small recessed porch. Several window types are present including, double-hung sash, casement, fixed and fixed with an arch. In the double-hung sash windows, the sashes are divided into 6 lights over 6, 4/4 and 2/2. The windows are in proportion to the building and most have a vertical orientation. The doors are usually wood paneled doors with glass in the upper half. The entryways and main facades are more articulated than the rest of the buildings. This is achieved by recessing the entrance or flanking the door with sidelights and transom lights. The buildings have limited stylistic elements. Some of the features that are present include: round and square columns, frieze board, exposed rafter ends, and triangle gable braces.

Crossroads communities blend with their surroundings and thus avoid abrupt beginnings and endings. Commercial buildings transition into smaller residential buildings. Uses also transition down from commercial to office and then to residential. Many residential buildings that extend along the roads are now being used for retail and office. These residential areas also share similar characteristics: they are one-story, oriented to the street, often a walkway leads from the street to the front door or from the driveway to the front door, and the driveway is perpendicular to the street. Parking is to the side or the rear. The buildings are set back ten to forty feet from the sidewalk. In addition, wood fences, retaining walls and hedges often define the boundaries of the property.

The houses themselves also have similar characteristics. The principal building material is wood clapboard siding and some are made out of stone. The common roof forms are gable, cross gable and hip and are made out of standing seam metal or asphalt shingles. The houses are raised on a foundation. Most of these also have a front or wrap around porch. The majority of the windows are double-hung sash with the sashes divided into 6 lights over 6, 3/1 9/9, 1/1 and 2/2. Some have sidelights and transom lights around the front door and fixed arched windows.

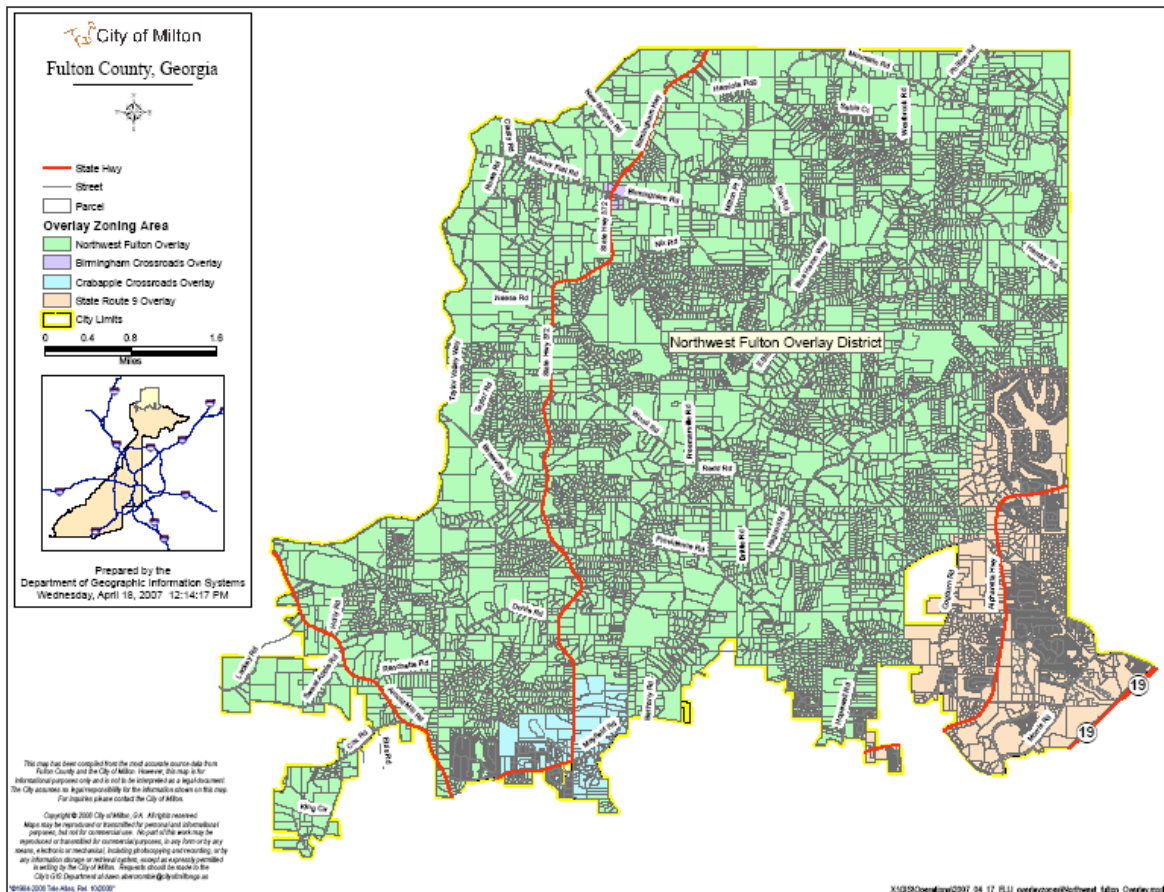
Several house types are present, including: hall parlor, double pen, central hallway, gable ell cottage, new south cottage, Georgian cottage, bungalow and side gable cottage. House type refers to the height of the house as well as the general layout of the interior rooms. A description and layout of each is included in Attachment B.

Many of these houses do not have a high style but rather have a vernacular interpretation of a style. Style refers to the external ornamentation and the overall form of the house. In many cases style elements are associated with a certain house type. For instance, craftsman elements are present in bungalow type houses. The architectural features present in these houses, by style, are listed below and are discussed in Attachment B.

Greek Revival: frieze board, round columns, Doric columns, flute columns, gable returns, corner pilasters, dentil molding, pedimented gable.

Queen Anne and Folk Victorian: decorative cut shingles, verge board, turned posts, ionic columns, porch with turned balusters, frieze board.

Craftsman: wood or brick battered columns on brick or stone piers, exposed rafter ends, overhanging eaves, gable braces, frieze board, gable returns.



NORTHWEST FULTON OVERLAY DISTRICT MAP