

ARTICLE XII-H(1)

Crabapple Crossroads of the Northwest Fulton Overlay District

12H(1).1. **PURPOSE AND INTENT.** The Mayor and City Council of the City of Milton, Georgia hereby declares the purpose and intent of this Ordinance to be as follows:

To implement the Crabapple Crossroads Plan of June 4, 2003 and to regulate development in such a way that it will be consistent with the Crabapple Crossroads Plan of June 4, 2003 and with Crabapple's character.

To promote the public health, safety, welfare, history and education by ensuring architectural integrity in the Crabapple area and by preserving the cultural heritage of the Crabapple area.

To implement and to provide opportunities for mixed-use development which promote the live work concept and are comprised of commercial, office, institutional, and residential uses that are compatible with Crabapple's historic and rural village oriented development.

To preserve and to ensure the harmony and compatibility of the character of Crabapple by ensuring that building and site design are human in scale.

To provide design standards against which plans will be judged for harmony, compatibility and appropriateness as developed based on Crabapple's historic rural character.

To protect 20% of the Crabapple Crossroads as open space. To protect 10% of each project/development as open space. To encourage open space in areas identified in the Crabapple Crossroads Plan. To provide open space that is usable, accessible and lessens the visual impact of development.

To develop an interconnected transportation network and to implement a pedestrian-oriented core surrounded by residential uses at its perimeter.

To increase transportation modes, to improve mobility, and to improve pedestrian circulation by planning and promoting pedestrian oriented developments.

To preserve and promote rehabilitation of Crabapple's historic resources and ensure that existing design characteristics of Crabapple are incorporated into the design standards and that new construction is compatible and complementary with the architectural characteristics of historic resources.

To ensure that new construction is compatible and sensitive with Crabapple's

existing character including the spatial relationships between buildings, proportion, scale, design, placement, position and architectural qualities and that a building's architectural elements are carried out in all four elevations.

To ensure that the design of all buildings is compatible with the scale, design, style, placement, position, uniqueness, historic building elements architectural detailing, variation in building massing, visual variety, and street-orientation of buildings in Crabapple, and with planning policies and goals of the Crabapple Crossroads Plan of June 4, 2003.

To preserve Crabapple's historic development pattern that is characterized primarily by single-family residences and neighborhood commercial buildings, many of which were constructed between the late 1800s and early 1900s.

To encourage a variety of housing choices in Crabapple through the construction of a diverse housing stock.

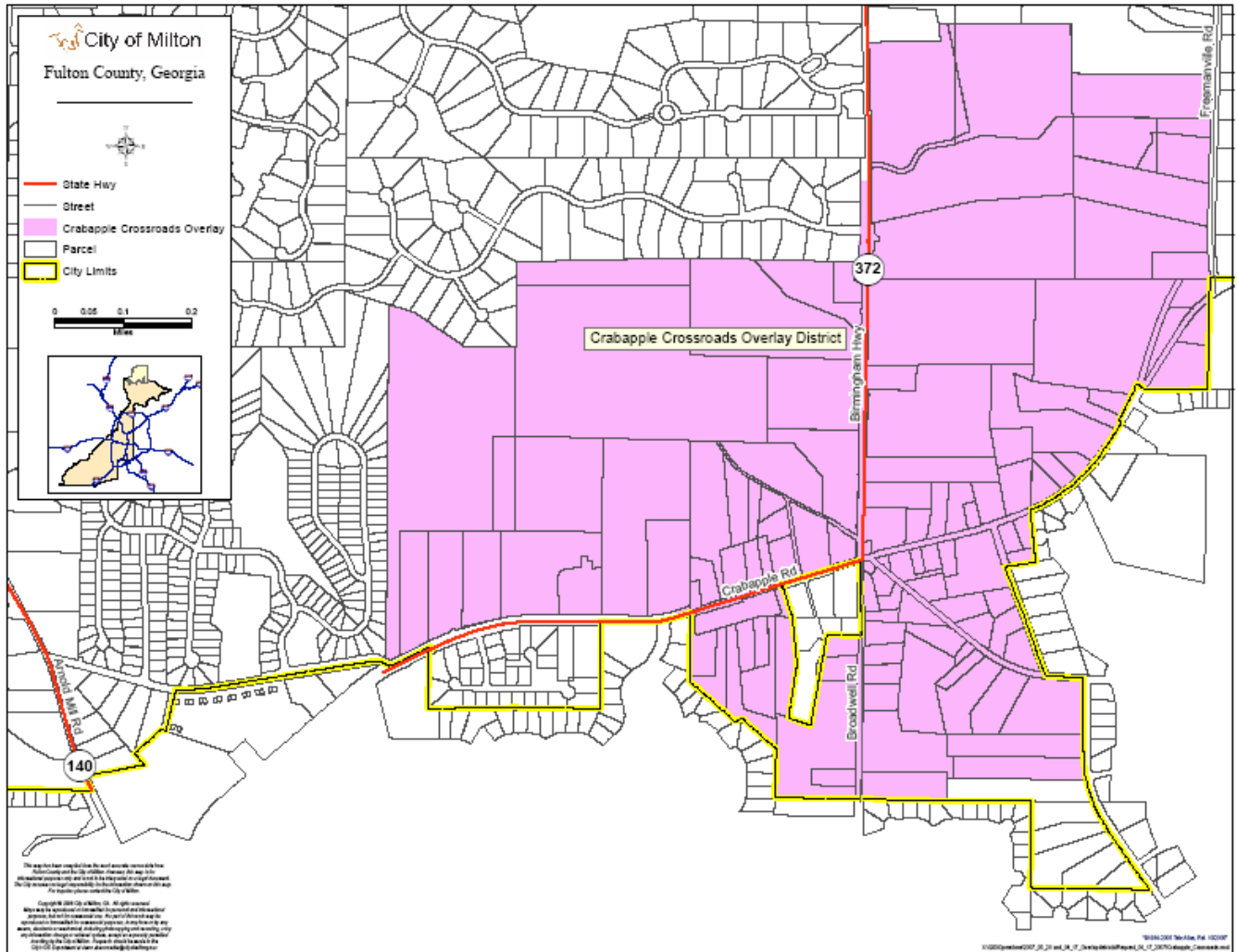
To promote uses that encourage walking, neighborhood businesses as identified in the Crabapple Plan and retail uses that promote the village character.

To maintain Crabapple's existing topography, mature vegetation and natural resources and to minimize severe changes that would impact Crabapple's established visual character.

12H(1).2. **CRABAPPLE CROSSROADS REGULATIONS.** The Crabapple Crossroads is section of the Northwest Fulton Overlay District that applies to all parcels in the Crabapple Crossroads Plan of June 4, 2003.

The boundary of Crabapple Crossroads section of the overlay shall include all parcels within the map below. The Crabapple Crossroads section of the overlay, approximately 511 acres in 119 parcels, contains the historic mixed-use center of Crabapple and land surrounding it. It is bounded in part by the following subdivisions: Kensington Farms to the north, Waterside to the west, Crabapple Chase and Arbor North to the southwest, Westminster at Crabapple to the south and Mid-Broadwell Trace and St. Michelle to the east.

The center of the Crabapple community is at the intersections of Crabapple Road, Birmingham Highway, Mid-Broadwell Road, Mayfield Road and Broadwell Road.



CRABAPPLE CROSSROADS OVERLAY DISTRICT MAP

If standards are not specified in the Northwest Fulton Overlay District, then the City of Milton Zoning Ordinance shall apply. If standards are not specified in the Crabapple Crossroads Section, then standards of the Northwest Fulton Overlay District shall apply. Whenever provisions of this Article conflict with the City of Milton Zoning Ordinance or any other City of Milton ordinances, or regulations, these standards shall prevail.

12H(1).3 DESIGN REVIEW BOARD.

The City of Milton Overlay District Design Review Board, as set forth in Section 12H.2. of this ordinance shall review for approval all plans for development except detached single family residential in Crabapple Crossroads for compliance with the standards herein prior to the approval of a Land Disturbance Permit, Building 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(1).4. DEVELOPMENT STANDARDS.

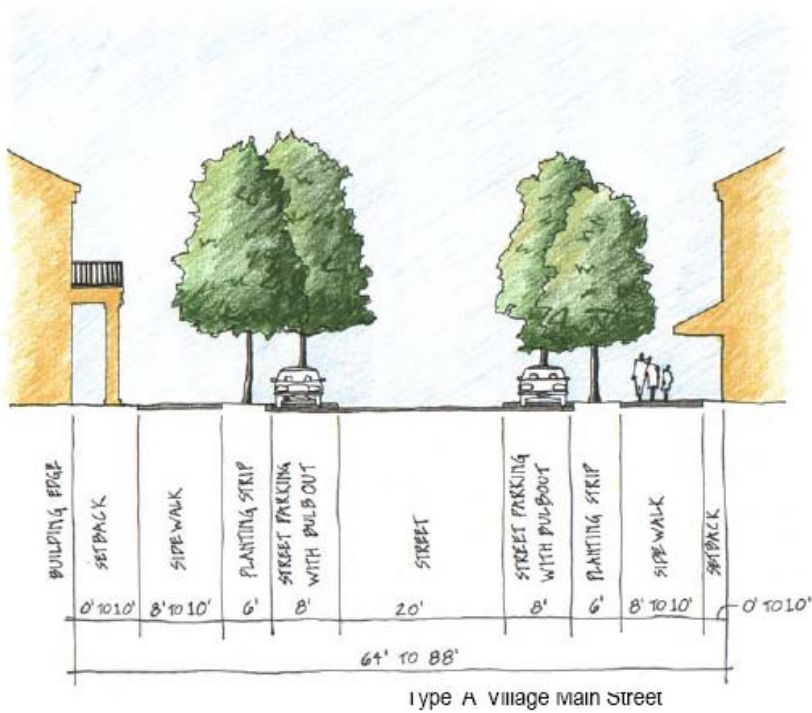
A. Site Design

1. On site creeks should be integrated into the site as amenities.
2. New construction shall conform to the existing topography as much as possible subject to approval by the Manager of the Community Development Department.
3. Building shall be avoided on sites with slopes greater than 25%.
4. Where retaining walls are required, they shall be faced with indigenous rock or brick. Use of landscape timber as exterior treatment in retaining walls is prohibited. Retaining walls above 5 feet shall have evergreen plantings in front or as approved by Community Development Manager.
5. Detention facilities shall be designed pursuant to the Alternative Design Standards described in the Milton 2005 Subdivision Regulations.
6. Design shall follow the natural landforms around the perimeter of the basin. Side slopes of basins shall not exceed one-foot vertical for every four foot horizontal.

B. Streets

Notwithstanding the provisions of the Milton Subdivision Regulations and requirements of the City of Milton Transportation Engineer, new streets within the Crabapple area shall conform to the design standards and location criteria set forth below. When these standards conflict with the Georgia State Department of Transportation, the State's standards may prevail.

The Crabapple Plan calls for three types of streets to create an enhanced road network. Each street type has on-street parking (optional on Neighborhood Streets-Type C), landscape strips, sidewalks and setback standards.



Type 'A' streets

Existing commercial streets should conform to new standards. (Crabapple, Mayfield)

Recommended maximum block depth in commercial areas = 400 feet

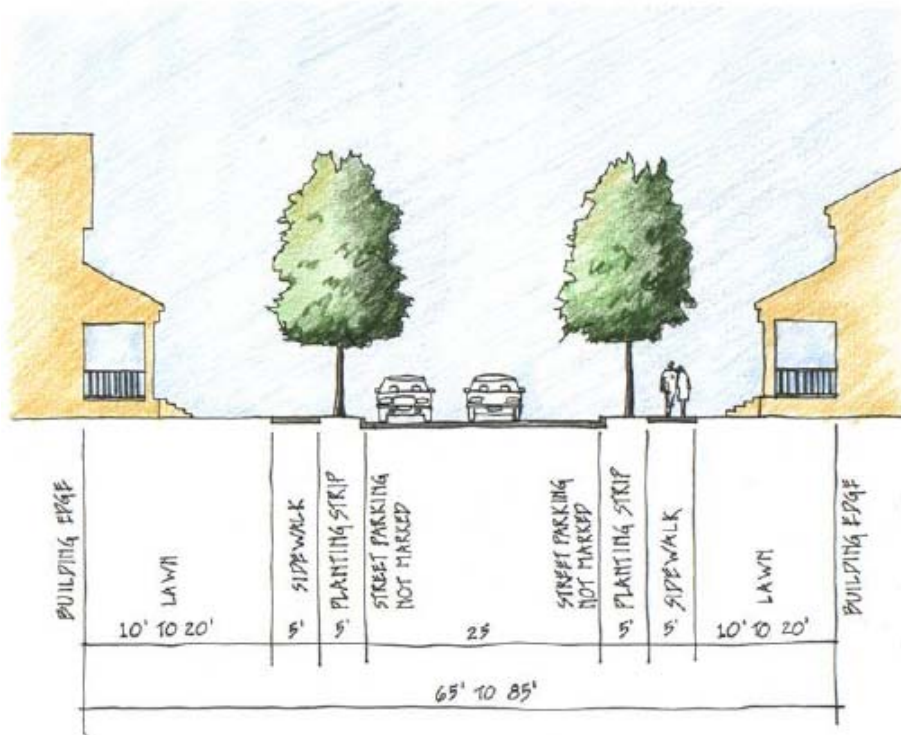
Maximum block length = 660 feet

1. Village Main Street (Type A):

Mayfield Road and Crabapple Road are designated as Village Main Streets.

The Village Main streetscape standards are:

- a. Minimum Landscape Strip: 8 feet
- b. Minimum Sidewalk width: 8 feet
- c. Building setback: 0 to 10 feet maximum
- d. On street parking: To be located in Village Mixed Use and Village Office/Residential land uses, optional in other land uses. Bulb-outs to be located at the intersections in Village Mixed Use and Village Office/Residential.



Type 'B' streets
 To be located around commercial core, schools and primary residential streets, and Birmingham Hwy and Broadwell)

Recommended maximum block depth in mixed use areas = 400 feet

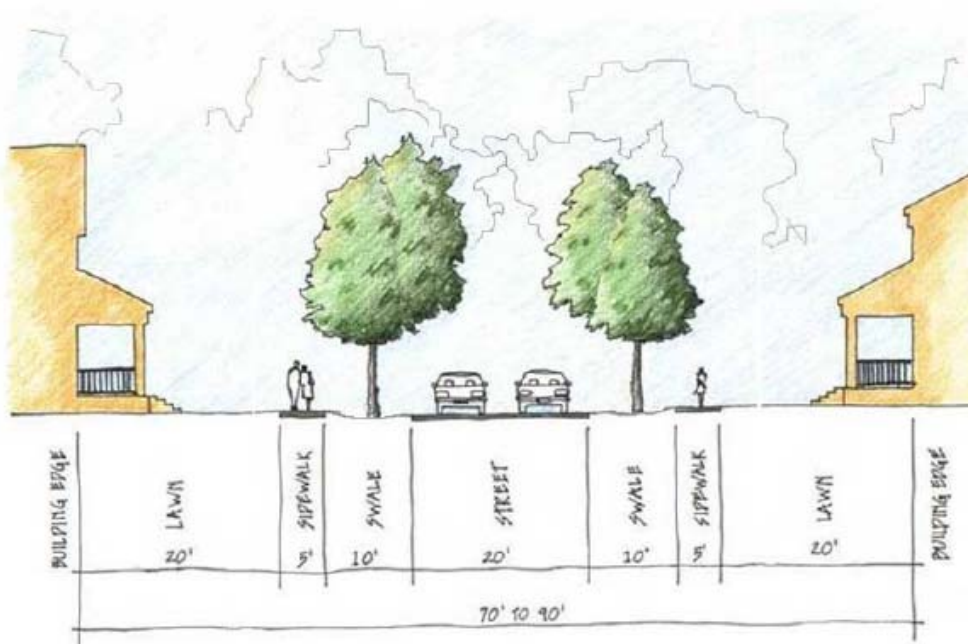
Maximum block length = 660 feet

2. The Village Secondary Street (Type B)

Birmingham Highway and Broadwell Road and around the mixed-use area and the schools are designated as Village Secondary Streets.

Village Secondary Street (Type B) streetscape standards are:

- a. Minimum Landscape Strip: 7 feet
- b. Minimum Sidewalk Width: 5 feet
- c. Building Setback: 10 to 20 feet maximum
- d. On Street Parking: along Village Mixed Use and Village Office/Residential land uses, but optional in other land uses.



Type C neighborhood streets
 Discourage through-traffic
 Maximum block length = 660 feet
 Block length evaluated on case-by-case basis in rural residential sub-area containing conservation areas
 (New neighborhood internal streets)

3. The Neighborhood Streets streetscape (Type C)
 All residential streets are designated as Neighborhood Streets.

In Village Mixed Use, Village/Office Residential and Sub Village Residential A, the Neighborhood Streets streetscape (Type C) standards are:

- a. Maximum design speed: 25 miles per hour
- b. Minimum Landscape Strip: 7 feet with curb and gutter and 10 feet with swales
- c. Minimum Sidewalk Width: 5 feet
- d. Maximum Building Setback: See table in Residential section
- e. On Street Parking: Optional
 In all other Residential and agricultural land uses, the Neighborhood Streets streetscape (Type C) standards are:
- f. Maximum design speed: 25 miles per hour
- g. Minimum Landscape Strip: 10 feet swales
- h. Minimum Sidewalk Width: 5 feet
- i. Maximum Building Setback: See table in Residential section or as determined by the Community Development Manager.
- j. Swales shall have a slope of 2% or less.
- k. Trees shall not be planted in the center line of water flow.
- l. Red Maple, river birch, willow, and birch cypress are recommended for planting in swales or other trees as recommended by the Milton arborist.

C. Landscaping and Buffers

1. A minimum 6-foot wide landscape strip between the road the sidewalk is required along Mayfield Road and Crabapple Road.
2. A minimum 5-foot wide landscape strip between the road the sidewalk is required along Birmingham Highway and Broadwell Road around the mixed use area and the schools.
3. A minimum 5-foot wide landscape strip with curb and gutter between the road the sidewalk is required for all new residential streets for Village Mixed Use, Village Office Residential and Sub Village Residential A. A 10-foot wide landscape strip with swale is required for all new residential streets in the other Residential land uses.
4. Specimen trees should be preserved to the extent possible.
5. Street trees in the landscape strips shall be planted in asymmetrical groupings at a minimum density of one tree per 30 feet of street frontage. Trees shall be selected from the Milton Tree Preservation Ordinance and Administrative Guidelines.
6. Street trees may be counted towards the required tree density for a site as approved by the City of Milton Arborist
7. Trees shall be trimmed up to 7 feet or not impede pedestrians.
8. Street lights and pedestrian lights may be placed in the landscape strip as long as long as they don't interfere with future tree growth.
9. Additional landscaping elements of trees, shrubs, grass and ground cover may be provided in building setbacks.
10. Parking lots shall include landscape islands per the Zoning Ordinance of City of Milton and the Milton Tree Ordinance
11. Buffers: Parcels at the periphery of the Crabapple Crossroads shall have a 25 foot buffer and 25 ft building setback to provide a transition between the parcels in the Crabapple Crossroads and those outside of it.

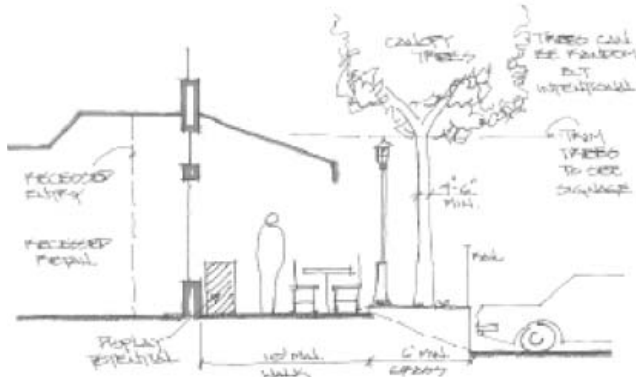
D. Sidewalks and Pedestrian Paths

1. Sidewalks are required along all public and private road frontages and should be offset as specified in section 12H(1)4.B. Meandering sidewalks around existing trees is subject to the approval of the City of Milton Arborist.
2. Sidewalk materials shall be continuous across the entire length of all driveways. The driveway shall match the appearance of sidewalk materials, in color, texture and design.

3. Design and materials of sidewalks along the existing roads (Crabapple Road, Birmingham Hwy., Mayfield Road, Mid-Broadwell Road and Broadwell Road) to be determined by the Public Works Crabapple Streetscape Project.
4. Sidewalks for all new projects shall connect with existing sidewalks and paths.
5. Pedestrian paths shall be designed to minimize automobile and pedestrian interaction. In Village Mixed Use and Village Office/Residential land use, clear pedestrian paths between buildings, sidewalks and parking lots shall be established with minimal interruption of pedestrian paths by vehicular circulation, parking lots, and service areas.
6. Pedestrian paths shall connect residential development, open space, institutional uses and nonresidential developments as reviewed by the Community Development Department.

E. Streetscape Lighting and Street Furniture

1. The lighting plan for sidewalks shall be included on the site plan submitted at the time of application for a Land Disturbance Permit. Lighting shall also be shown on the landscaping plan. Future mature growth vegetation shall not conflict with proposed lighting.
2. Street lighting and pedestrian lighting shall meet the Crabapple Streetscape standards.
3. Developments in the Village Mixed Use and Village Office/Residential shall include street lighting and pedestrian lighting in the streetscape.
4. If provided, street furniture shall be located outside of the minimum sidewalk width of 5 ft. If installed, benches and trash containers shall be selected from the Crabapple Streetscape standards.
5. Hardscape elements such as wider sidewalks, plazas, street furniture such as benches, fountains, tables and chairs, and trash receptacles may be located in the required front yard and side corner yard setbacks.



6. Awnings can project over sidewalks.

F. Block Size and Block length

1. Land shall be subdivided into block sizes that range from 2 to 10 acres. Blocks with a mix of uses should be 2 to 5 acres.
2. Each side of residential blocks shall not exceed 660 feet in length.
3. Each side of Village Mixed Use and Village Office/Residential blocks shall not exceed 400 feet in length.
4. Double frontage lots are not allowed.
5. New streets should not be created which require rear yards of new buildings nor opaque fencing to face an existing public right of way (except alleys).

G. Colors

All buildings shall meet these color standards. All exterior building materials, architectural and decorative elements, and sign structure colors must be selected from the list provided. The numbers refer to Pantone Matching System, an international color matching system. All shades of whites and off whites shall be allowed.

Permitted Colors			
Base Colors – Primary Building material Pantone Colors		Accent Colors – allowed for architectural elements, roof, accents, awnings, structure Pantone Colors	
120C	466 C&U	1807C	4975
1205C	4645	2C-7C	553
160C	468C&U	289C	5363
1815C	4685C	316C	539
2915	4715C	401-405C	548
400C	482U	407-412C	5467
406C	483C	412C	5743U
404C	490C	415-419C	5747U

410C	5455C	423C	5757U
413C	5477C	424-425C	5773U
420C	549U	448-450C	5815U
421-422C	5773C	4485U	5835U
435C	5787U	4495C	625U
4495C	5793U	451C	627U
450C	5803U	4504C	Warm Grey 5-7C
452C	5807U	4515-4525C	Warm Grey 8-11
4525C	5855U	455C	
4535C	5875U	462U	
4535U	607	464U	
4545C	608	476U	
454C	623U	478U	
4545C	726	484C	
	Warm Grey 1-4	491C	

H. Open Space

1. Each development shall indicate 10% of the site as open space. The openspace can include environmentally sensitive areas, streams and stream buffers, multi-use paths, pocket parks and public parks. In the portions of the study area in the Chattahoochee River basin (i.e the sewerred portions of the study area) a maximum 50% of the required open space shall be environmentally sensitive areas, streams, stream buffers.

2. The open space shall be accessible for pedestrian use and usable. It shall not include any portion of lots nor required landscaping and setbacks.

3. To the extent possible, new development projects should provide access to the three parks which are identified in the Crabapple Crossroads Plan of 2003. The open space should be located adjacent to and connected with these three parks: along the two streams in the NW quadrant, along the City of Alpharetta lake in the SW quadrant and along the lake on Mayfield Road in the NE quadrant. In addition, open space with paths is encouraged.

12H(1).5. **COMMERCIAL, OFFICE and INSTITUTIONAL DEVELOPMENT STANDARDS.**

All nonresidential standards apply to renovation existing and construction of new structures, used for non-residential purposes, within the area defined within the document.

A. Driveways and Parking for Nonresidential Uses

1. Driveway access to non-residential buildings should be located at the side or rear of the principal structure.

2. In commercial areas, inter-parcel access and shared driveways are required to minimize curb cuts and improve street traffic flow.
3. Parking and driveways shall be made out of gravel, concrete or pavers. Stamped and/or colored concrete surfaces shall also be acceptable surface treatments. Asphalt shall not be allowed.
4. Any parking over the amount required by the City of Milton Zoning Ordinance shall be surfaced with gravel or grass pavers.
5. Parking may be shared pursuant Article 18 of the City of Milton Zoning Ordinance.
6. On-street parking can be counted as part of the minimum number of required parking spaces.
7. In the mixed use and office/residential land use areas and on Type A Village Main Streets and Type B Village Main Streets, streetscape bulb-outs shall be located at all intersections and to the extent possible one bulb out shall be required for every five on-street parking spaces. Location, design and plantings in the bulb-outs are subject to the approval of the City of Milton Community Services Department.

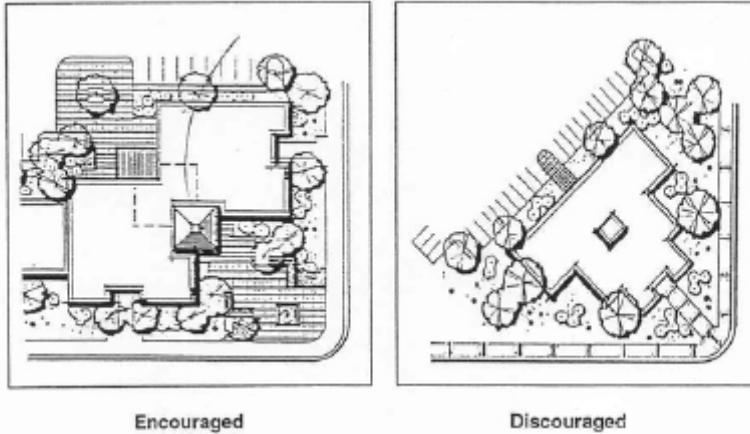


Figure 1: Bulb out at intersections

B. Non-Residential Building Design

1. The building façade facing a public right of way shall have exterior building wall offsets, including projections, recesses every 40 feet in order to add variety.
2. Pitched roofline offsets shall be provided every 40 feet to relieve the effect of a single roof and to add variety.
3. Appropriate and safe view angles and pedestrian crossings at exits and entrances should be provided.

4. Corner building facades shall be parallel with the street (see illustration).



5. The buildings materials and design applied to the façade, shall continue with the same proportion on all other exterior elevations of the building. This proportion shall be calculated on a per side basis.
6. Architectural accent material may include hard coat stucco.
7. The permissible roof types are gable, pyramidal, and hip as well as flat roof. A minimum four foot parapet wall on all four sides or sufficiently high enough to screen roof mounted equipment from views from the right-of-way, shall be required. Shed roofs are permitted over porches, additions, and accessory structures.
8. There shall be no pitch requirement for a roof.
9. Window standards are as follows:
 - a. Sash windows shall have divided lights.
 - b. Muntins and mullions shall be true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - c. The scale of the window and doors should be appropriate to the wall in which it is placed. The front façade shall have windows and door openings to consist of a minimum of 20% of the size of the front façade. The other elevations shall have window and door openings to consist of a minimum of 15% of the size of the corresponding elevation. Windows shall be provided on each floor.
 - d. No window shall exceed 32 square feet and no grouping shall exceed 100 square feet. Metal mullions are prohibited.
 - e. Windows in elevations facing a public right of way shall be predominantly vertical in orientation. Store front type windows are

allowed on the front façade.

- f. Window sills shall be placed a minimum of two feet above finished grade.
- g. Window frames on front facades shall not be metal.

10. Exterior machines, for the purpose of vending and dispensing prohibited.

11. Propane tanks and other gas tanks and their storage containers shall be either screened and located on the side or rear or as directed by the Fire Marshall so that items cannot be seen from the street.

12H(1).6. **RESIDENTIAL STANDARDS.**

- A. **Applicability**
The Crabapple Crossroads Residential Standards shall apply to townhomes and multi-family residential properties and structures. However building setbacks and frontage requirements shall apply to all residential uses.
- B. **Residential Site Requirements**
 - 1. The required lot frontage and building setbacks are as follows:

Building Setbacks and Frontage Requirements				
Lot size (square feet)	Lot Frontage (minimum)	Front Yard Setback (maximum)	Side Yard Setback (minimum)	Rear Yard Setback (minimum)
Over 21,600	90 feet	50 feet	15 feet	25 feet
16,200 feet and up to 21,600 feet	90 feet	30 feet	15 feet	25 feet
10,800 feet and up to 16,200 feet	60 feet	20 feet	10 feet	10 feet
6,000 feet and up to 10,800	60 feet	20 feet	7 feet	7 feet

Building Setbacks and Frontage Requirements				
Lot size (square feet)	Lot Frontage (minimum)	Front Yard Setback (maximum)	Side Yard Setback (minimum)	Rear Yard Setback (minimum)
4,800 feet and up to 6,000 feet	48 feet	15 feet	5 feet	5 feet
Up to 4,800*	20 feet	10	5	5

2. Building separations shall be subject to the requirements of the Standard Building Code and the Life Safety Code.

C. Driveways

1. Turnarounds and permanent off-street parking are not permitted between the principal structure and a public street.
2. No more than one driveway shall be allowed per single family residence.
3. A driveway serving a single residential unit shall not exceed 12 feet in width up to the front façade of a house, including the flare at the street.
4. Driveways shall be gravel, concrete or pavers. Asphalt driveways are prohibited.
5. Driveways shall be located at least 5 ft from a parcel line.

D. Building Orientation

1. The front façade, front porches, and front doors of the principal residential structure shall face and be parallel to the street.
2. There shall be no double frontage lots (except for private alleys).
3. Duplex units shall be located side by side or above and below facing a public street. Duplexes shall not be of a front/back configuration.

E. Garages

1. Garages shall not extend beyond the front façade or primary building line of the residential structure. Garage entrances are prohibited on the front façade of the residential structure (see exemption in item 3 below).
2. Garages can be located in the rear or the side of the residential structure. Garages can be located in the rear of the lot and house (either attached or detached) accessed from an alley or in the rear of the house and lot (either attached or detached) accessed from a side drive.
3. Garages can be located to the side of the house with a front garage entrance set back at least half the distance of the depth of the house.
4. The garage can be flush with the front façade of the house with the entrance on the side elevation as long as the garage feature is undistinguishable from the front elevation.

F. Fences and Walls

1. Fences shall be constructed of brick, stone, ornamental iron, wood pickets

or wood boards or a combination thereof.

2. Fences not exceeding four feet in height may be erected in the front yard and along the right-of-way.
3. Fences along any right of way shall not be opaque.
4. Fences and walls not exceeding six feet in height may be erected in the rear and side yards. Six feet high side yard fences shall start half way back the depth of the house.
5. Access to alley ways may be fenced and entry controlled via a gate(s). Gates shall not be opaque.
6. In the event of the construction of a conventional detention facility, exterior portions of concrete retention ponds shall be faced with stone or brick.
7. Chain link fences are prohibited, except as required along detention/retention ponds and along recreational facilities. Chain link fences shall be black clad in vinyl and be screened with a 20 ft landscape strip, planted at buffer standards.
8. Other than retaining walls, walls shall not be erected in the front yard or in yards adjacent to a public street. Retaining walls shall be faced with stone or brick.

G. Accessory Structures

1. Permanent accessory structures larger than 150 square feet, including detached garages, shall be built of similar exterior buildings materials as the principal structure and shall be located in the rear yard.
2. All mechanical equipment visible from a public street shall be screened with vegetation and/or fence materials. If it is a corner lot, then it shall be screened from the front view from both street frontages.
3. Private recreation and amenity areas (with the exception of paths) shall be placed internal to a development and shall not have frontage on Mayfield Road, Birmingham Hwy, Crabapple Road, Broadwell Road nor Mid-Broadwell Road.

H. Residential Building Design

1. The building façade facing a public right of way shall have building wall offsets, including projections, recesses to be used every 40 feet in order to add variety.
2. Townhome developments shall not contain more than 5 connected units in a single building massing. Each townhome in a townhome building shall have the same building materials. When a townhome is located on a corner,

architectural elements and details of the house shall continue on the side of the house along the street.

3. Maximum Building height shall be 30 feet to the eave of the building measured at the front façade.
4. Allowed exterior materials are: horizontal wood lap siding, cementitious lap siding, vertical board and batten, brick, and stone. Hard coat stucco shall only be allowed for trim areas. The building materials applied to the front façade shall continue with the same proportion on all other exterior elevations of the building. This proportion shall be calculated on a per side basis.
5. Vinyl or aluminum siding, glass curtain walls, concrete masonry units, exterior insulation and finishing systems (EIFS), exposed concrete masonry units (CMU), concrete foundation walls are prohibited as exterior building materials.
6. Roof types shall be side gable, cross gable, front gable, and hip. Shed roofs are allowed on porches. Roofs shall be made out of asphalt shingle, wood shingle, wood shake, slate or standing seam metal. Skylights shall be flat (bubble and geometric skylights are prohibited). They shall be placed to the rear of the house.
7. Windows in the front façade shall be predominantly vertical in orientation.
8. Windows frames of windows on the front façade shall not be made out of metal.
9. If muntins or mullions are used, they shall be either true divided lights or simulated divided lights (clip-ons are allowed).
10. Front doors shall be wood panel or have a combination of wood and glass (such as French doors) or shall have the appearance of wood.
11. Exterior chimneys shall originate at the grade. Exterior chimneys shall be faced with stone or masonry. Chimneys that originate at the interior can be faced with hard coat stucco. Chimneys shall not be covered with siding.
12. A paved walkway from the front sidewalk to the front entry or front porch on the principal structure shall be provided for houses set back less than 30 feet and encouraged for houses with larger setbacks.
13. One front porch shall be required for every five groupings of townhomes. Two porches shall be required for every four groupings of townhomes. One porch shall be required for every three groupings of townhomes.
14. Front porches may extend 10 feet into the setback. Porches must have a minimum depth of six feet.

15. Porches for quadruplex residences may be shared.
16. If shutters are used, they shall fit the size of the window.
17. Decks are allowed only to the rear of the principal structure. They shall be not extend beyond the width of the building.

12H(1).7. **EXISTING HISTORIC STRUCTURES.** This includes all structures identified in the 1996 Historic Resources Survey used for non-residential uses.

- A. Alterations and additions shall be consistent and reinforce the historic architectural character of the entire structure and shall comply with the standards herein.
- B. New additions and exterior alterations shall not destroy historic materials that characterize the property. The new work may be differentiated from the old. To protect historic integrity, any new work shall be compatible with the massing, size, scale and architectural features of the property.
- C. The removal of distinctive materials or alteration of features that characterize a structure shall be avoided.
- D. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design.
- E. Where improvements and or alterations do not exceed 50% of the square feet of the structure, applicants shall be exempt from the review by the City of Milton Overlay District Design Review Board.