

TABLE 12.2
PERFORMANCE STANDARDS
FOR COMMERCIAL AND OFFICE DISTRICTS

Performance Standard	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Minimum lot area for zoning to the district (Note 1)	1 acre	5 acres	None	None	0.5 acre	10 acres	2 acres	0.5 acre	15 acres
Maximum building coverage (% of lot)	23%	46%	70%	55%	55%	35%	35%	18%	55%
Maximum gross square footage per business establishment	10,000 square feet	60,000 square feet	No maximum	No maximum	40,000 square feet	10,000 square feet (Note 2)	10,000 square feet	2,500 square feet	25,000 square feet
Minimum landscaped open space (%)	20%	15%	15%	15%	15%	30%	20%	20%	25%
Minimum front landscape strip paralleling right-of-way (Note 4)	10 feet	10 feet	10 feet	10 feet	10 feet	25 feet	10 feet	10 feet	40 feet
Minimum setback for all lot lines abutting right-of-way	10 feet	10 feet	40 feet	40 feet	50 feet	50 feet	40 feet	40 feet	10 feet of set-back per story
Minimum buffer along lot line abutting a residential, OR, A1 or AG-Res district	20 feet	30 feet	40 feet	40 feet	50 feet	50 feet	30 feet	15 feet	75 feet, plus 5 feet buffer per story
Minimum setback along lot line abutting a residential, OR, A1 or AG-Res district	30 feet	40 feet	50 feet (Note 7)	50 feet	60 feet	60 feet	40 feet	30 feet	85 feet, plus 5 feet set-back per story
Minimum side setback	10 feet (Note 5)	10 feet (Note 5)	10 feet (Note 5)	15 feet	30 feet	30 feet	25 feet	15 feet	50 feet
Minimum rear setback	25 feet	25 feet	25 feet	25 feet	30 feet	30 feet	25 feet	25 feet	75 feet
Minimum rear setback abutting an alley	10 feet	10 feet	None	10 feet	30 feet	30 feet	25 feet	25 feet	75 feet

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Maximum density, residential uses (units per acre) (Note 6)		4 units per acre	6 units per acre	10 units per acre	6 units per acre	Not permitted	Not permitted	Not permitted	4 units per acre	10 units per acre																																				
Minimum heated floor space (Note 3)		1,000 square feet	900 square feet	900 square feet	900 square feet	700 square feet	700 square feet	900 square feet	900 square feet	700 square feet																																				
Maximum height	Character Areas																																													
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee / Jot Em Down		Etowah		Sawnee Mountain																									
	McFarland		McFarland/ Shiloh Road Regional Node		South GA 400		South GA 400/ Highway 141 Regional Node		Big Creek		Peachtree Parkway Community Node		Haw Creek & Daves Creek		Haw Creek Community Node		Lanier		Lake Lanier/ Mary Alice Park Community Node		Vickery Creek		Castleberry/ Bethelview Community Node		Campground		Highway 20 Neighborhood Node		Highway 20 Community Node		North GA 400		Hammond's Crossing Regional Node		Chestatee/Jot Em Down		Chestatee Neighborhood Node		Etowah		Matt and Silver City Neighborhood Nodes		Sawnee Mountain		Coal Mountain Community Node	
	50'	Office Uses: 80' (Note 9) Mixed Use: 70' (Note 8)	50'	Office Uses and Mixed Use: 60' (Note 8)	40'	50'	40'	Non-Residential Uses and Mixed Use: 50' (Note 8)	40'	60'	40'	Non-Residential Uses and Mixed Use: 60' (Note 8)	30'	40'	50'	50'	Non-Residential Uses and Mixed Use: 80' (Note 8)	30'	40'	30'	40'	30'	40'	30'	40'																					

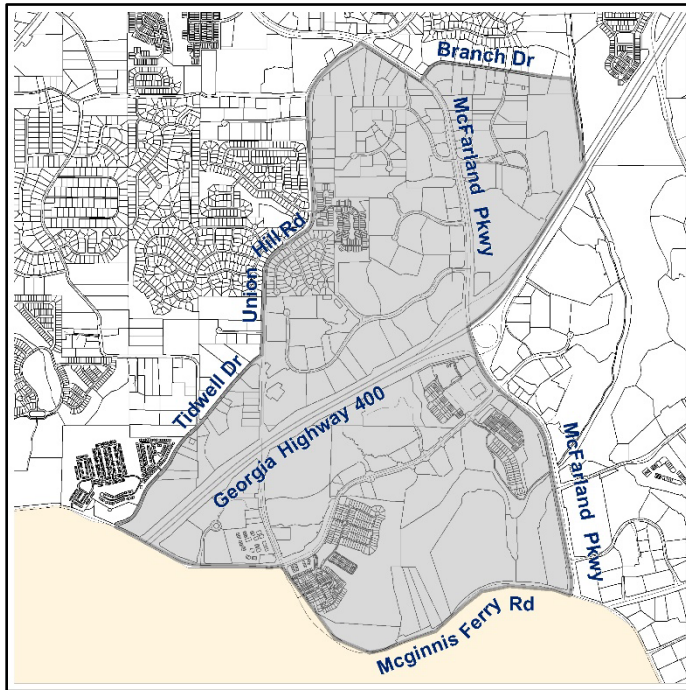
Notes:

Table 12.2

- (1) A smaller area can be rezoned to this category if combined with an existing and when combined, the two parcels meet this minimum size.
- (2) This provision does not apply to manufacturing, processing, and assembling, office uses, and wholesale or warehousing uses, when permitted and located in the BP district.
- (3) The minimum heated floor area per dwelling unit excludes common areas such as common hallways and shared spaces. This performance standard is solely for those properties zoned commercial with a conditional use permit for residential dwellings approved prior to the May 17, 2004 amendments to the UDC. This performance standard should not be interpreted as permitting residential dwellings in a commercial district.
- (4) Measured from the dedicated right-of-way.
- (5) The side setback in a NS, UV, or CBD zoning district may be reduced to zero setback on a side where an existing building(s) on property abutting the subject property is or will be constructed without a side setback. The purpose of this provision is to allow for a continuous building façade across property lines to create a pedestrian-oriented streetscape that would otherwise be interrupted by a side setback requirement.
- (6) Where permitted, single family detached dwellings, single family attached dwellings, two family dwellings (duplexes), and multi-family dwellings within the NS, UV and CBD districts shall be limited to twenty-five

percent (25%) of the total acreage. Such residential uses shall be connected to sewer. This performance standard is solely for those properties zoned commercial with a conditional use permit for residential dwellings approved prior to the May 17, 2004 amendments to the UDC. This performance standard should not be interpreted as permitting residential dwellings in a commercial district.

- (7) For individual retail 40,000 square feet or greater, see also Article 11 and Article 12 for minimum standards.
- (8) The maximum height for any use not referenced for this node shall be the maximum height allowed for the character area in which the node is located.
- (9) Height maximum of 125' for office uses is permitted within the portion of the McFarland/Shiloh Road Regional Node illustrated below:



ARTICLE X. GENERAL SITE DEVELOPMENT AND DESIGN REGULATIONS FOR ALL COMMERCIAL AND OFFICE DISTRICTS:

12-10.1 **Purpose and Intent.** Careful attention to attractive and citizen-friendly urban design is in the economic interests of the County, its citizens, and business owners. The County's Land Use Element of the Comprehensive Plan places an emphasis on design guidelines to improve the aesthetic appearance and function of the County's commercial areas. The Land Use Element reveals civic concerns over design-related issues, such as pedestrian access, safe bike routes, roadway landscaping and medians, attractive shopping centers, and less intrusive parking lots. Attractive and integrated urban design features tend to improve the County's image, raise overall property values, attract new businesses and residents, and improve the quality of life. Investment in design features tends to result in a positive return on investment for government, private industry, and property owners. For example, the money spent on landscaped roadway medians, sidewalks, and street trees is likely to be amply returned in the form of increased tax revenue resulting from the overall increase in property values that accompanies attractive and desirable urban and suburban areas.

Much of the existing commercial development in Forsyth County, particularly development along the County's principal highways, is in need of aesthetic and functional enhancement. Existing conditions that are inconsistent with the objectives of the County's Land Use Element include: chain link fencing enclosures of autos and trailers without adequate screening; various building materials and/or equipment stored in front yards in view of the traveling public; continuous, uncurbed, highway access; old, dilapidated, and/or unattractive awnings and façade treatments; excessive signage in the form of fluttering ribbons, portable signs, sandwich signs, and welcome flags; a lack of front yard landscaping; storage/maintenance bay doors and loading areas facing the highway; dumpsters placed in front/side yards in unobstructed view from highways; and a general lack of interparcel access (i.e., connections between adjacent developments).