

## **ARTICLE X SITE DESIGN STANDARDS**

### **10.1 ARCHITECTURAL AND LANDSCAPING STANDARDS**

**10.1.0 Purpose:** In an effort to maintain high quality, long-lasting and sustainable development within the Town of Braselton. The following design guidelines and standards for all newly constructed non-single family residential buildings within R-I, R-II, R-III, R-M, O-I, N-C, G-C, B-P, M-D, I-I and PUD zoning districts. These guidelines are intended to enhance the visual aspect and livability of the entire Town. These guidelines will foster architectural diversity and interest, yet achieve and maintain a consistent, durable and pleasing aesthetic/visual quality.

- A. The use of a common palate of building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture includes the use of red brick, pitched roofs, low-profile signage and subdued colors. For large commercial/retail buildings and multi-family buildings, variations in facade, roofline and depth should be provided to lend the appearance of multi-tenant occupancy.
- B. Grand fathering and Adoption: The following design guidelines and standards for all newly constructed non-residential or multi-family buildings within the R-M, O-I, N-C, G-C, B-P, M-D, I-I, and PUD zoning districts.
  1. Any project within the Town that has received or applied for a Development Permit by the date of adoption of these requirements, shall be allowed to proceed under the previous requirements.
  2. Any building addition, enlargement, or exterior renovation consisting of 50% or greater of the exterior surface, roof, or facade or any building substantially destroyed or rebuilt shall be subject to and governed by these regulations.
- C. Building Plan Application:
  1. All building plans submitted as an application for a building permit should clearly indicate all of the proposed building materials and colors for each facade as described herein.
  2. The plans should clearly show the location and calculate the amount/percentages of all building materials per facade.
  3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.
  4. Grouping of similar buildings is encouraged to minimize the number of reviews required and to allow for originality and design flexibility.
- D. In designated Zoning Overlay Districts, developments shall conform to landscape and architectural standards set forth in the regulations for that particular district.

The following design standards are primarily based upon the Town's zoning categories. However if a use is clearly permitted in a less intensive zoning district, building material allocations shall be used for the less intensive classification (e.g. a professional office in a G-C zoning district shall use the building material allocations in Table I for O-I categories.)

#### **10.1.1 General Architectural Requirements:**

- A. If provided, dumpsters shall be screened to a height of eight feet with an opaque screen on all sides made of brick, stucco, or split-face block and located behind the building they serve. For industrial/distribution/warehouse buildings exceeding 25,000 square feet, no screening is required. However, the dumpsters shall be located in the rear yard behind the building they serve.
- B. All ground mounted mechanical, HVAC and like systems shall be screened from public street view (within 300 feet) on all sides by an opaque wall or fence made of brick, stucco, split face block or landscaping.

- C. For all commercial/retail buildings, roof mounted mechanical, HVAC and like systems shall be screened from public street view (within 300 feet) on all sides by a raised parapet or pitched roof along the edge of the roofline..
- D. Additional Architectural Requirements for Non-Residential Developments in a N-C, O-I, PUD, B-P, and G-C District.
  - 1. The massing of building facades longer than 190 feet that are approximately parallel to the right-of-way and oriented to a public street shall be modulated to increase visual interest, as follows.
    - a. Building facades that are less than 500 feet long shall be modulated at intervals no greater than 100 feet in length.
    - b. Building facades that are more than 500 feet long shall be modulated with intervals no greater than 20 percent of the length of the façade.
  - 2. Roofing materials for pitched roofs shall be limited to the following:
    - a. metal standing seam of the colors black, bronze, copper, silver, dark green or burgundy.
    - b. tile, slate, or stone.
    - c. wood shake.
    - d. textured composition shingles with a slate, tile, or metal appearance.
  - 3. Building design shall include minimum one foot deep cornices along the entire front façade of buildings and extending for a distance of at least 10 feet along the sides of buildings.
  - 4. Front and side walls, and rear walls visible from streets or parking areas shall incorporate changes in building material/color or varying detail such as windows, trellises, false windows or recessed panels reminiscent of window, door or colonnade openings every 75 linear feet.
  - 5. Building designs shall include a minimum two-foot high contrasting base, along the entire front façade of buildings and extending for a distance of at least 10 feet along the sides of buildings.
  - 6. Fuel canopies used to shelter pumps at gas stations and convenience stores shall use brick or decorative stone around the entire face of its support columns.
  - 7. Off-street loading areas. Off-street loading areas shall be located in the rear of buildings and screened from view from adjacent property or streets.

The following tables outline the allowed building materials for uses within each zoning category within the Town of Braselton:

**Table I - Allowed Building Materials - Multi-Family/Commercial/Office/Industrial**

Zoning Category	Brick	Stone	Glass	Tilt/Pre-Cast	Stucco		Concrete Block		CMU/Split-Face Block		Siding		Metal	Tile
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
R-III R-M	Yes	Yes	No	No	Max. 50% per Facade	Max. 50% per Facade	No	No	No	No	Max. 50% per Facade	Max. 50% per Facade	No	No
O-I N-C	Yes	Yes	Yes	No	Max. 50% per Facade	Max. 50% per Facade	No	No	No	No	No***	No***	No	No
G-C	Yes	Yes	Yes	No	Max. 50% per Facade	Max. 50% per Facade	No	Yes*	No	Yes*	No	25%	No	No
PUD	Yes	Yes	Yes	No	Max. 50% per Facade	Max. 50% per Facade	No	Yes*	No	Yes*	No	25%	No	No
B-P M-D** I-I**	Yes	Yes	Yes	No	Max. 50% per Facade	Max. 50% per Facade	No	Yes*	Max. 25% per Facade	Yes*	No	No	No	No

**Table II - Allowed Building Materials - Industrial/Warehouse/Distribution Uses over 50,000 square feet Gross Floor Area (GFA)**

Zoning Category	Brick	Stone	Glass	Tilt/Pre-Cast	Stucco		Concrete Block		CMU/Split-Face Block*		Siding		Metal	Tile
					Front	Side/Rear	Front/Side	Rear	Front/Side	Rear	Front	Side/Rear		
G-C	Yes	Yes	Yes	Yes	Max. 25% per Facade	Max. 50% per Facade	No	Yes*	No	Yes*	No	No	No	No
B-P M-D I-I	Yes	Yes	Yes	Yes	Max. 25% per Facade	Max. 50% per Facade	No	Yes*	Max. 25% per Facade	Yes*	No	No	No	No

Notes:

- \* Allowed only on Rear Facades of buildings larger than 10,000 square feet gross floor area. When allowed it must be tinted or painted to blend with the balance of the building.
- \*\* For industrial/warehouse buildings less than 50,000 square feet gross floor area.
- \*\*\* Allowed for buildings intended to have a residential appearance. Building must have a minimum 4:12 roof pitch.

### 10.1.2 Building Materials:

The following building materials may be used and combined to create a consistent, attractive, interesting and long-lasting building design. The quantity and type of building materials is outlined below.

#### A. Allowed Building Materials:

1. Brick - Brick veneers which are intended to simulate brick exteriors are not acceptable;
2. Stone - Natural stone such as, but not limited to, Granite, Limestone, acid Marble are allowed building materials. Terra Cotta and/or Cast Stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
3. Split-Face Block/Concrete Masonry Unit (CMU);
4. Tilt/Architectural Pre-Cast Concrete;
5. High Grade Stucco;
6. Natural Wood and/or Cement-based Artificial Wood Siding;
7. Glass;
8. Painted Concrete Block.
9. Ratios and Amounts of Allowed Building Materials:

B. Accent/Trim Exterior Building Material: Small amounts of building materials such as wood, tile, etc., may be used to enhance the elevation of the building or for decorative elements but should not exceed 10% of total wall area per facade.

C. Facade Calculations: With the exception of accent/trim materials, there shall be no more than two primary building materials used. When a material is restricted as a percentage in Table I or Table II, such as stucco, siding, etc., the building material may not be combined with another restricted building material. The allowed facade materials shall not apply to windows, glass-front windows, entry doors and/or roll-up doors.

The amount of permitted material shall be calculated using the gross square footage of wall area per facade. A building material that is allowed (such as brick) may be used in any percentage throughout the structure. A material that is restricted (such as stucco) is allowed as a maximum percentage. For example, a building has a front facade with a gross facade area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. In this case, the front facade of a building in G-C zoning district with a wall area of 1,200 square feet shall have no more than 300 square feet of stucco on the front facade [ex.  $(1,200 \times 25\% = 300)$ ]. The balance shall be brick or other allowed material.

### 10.1.3 Roof Requirements:

Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.

- A. **Pitched Roofs:** All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required. Provide a pitched roof on front and side of the building to screen view of any flat roof. Create arcades, drive-under canopies, porches and other features with pitched roof.
- B. **Mansard Roofs:** Mansard roofs shall have a maximum pitch of 12:12 with a minimum 12 foot vertical surface length.
- C. **Flat Roofs:** Flat roofs may be of any material that meets local codes. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished

metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one per each 125 linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than 125 linear feet, then a minimum of one roof articulation must occur.

- D. **Other:** Drive under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.

#### **10.1.4 Arcade/Structural Canopy for Retail Use:**

For any multi-tenant commercial shopping center or strip center, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to or separate from the principal building. They should be designed in a manner which provides architectural depth to the building and includes covered areas for relief from the weather. The arcade should be a minimum of five feet in width.

Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant shopping center provided that they blend aesthetically with the front facade of the building and has the approval of the building owner and the Town of Braselton.

#### **10.1.5 LANDSCAPE REQUIREMENTS**

- A. The landscape requirements shall apply to all new non-residential and multi-family developments.
- B. Provide landscaped islands throughout all surface parking areas. Interior landscaped islands shall consist of at least 100 square feet of plantable area and two trees per thirty-six parking spaces. Planting islands may run parallel with the parking bay, centered over the line between parking spaces. Linear island width shall be a minimum of 7 feet from back of curb to back of curb. Required trees shall be a minimum of 6 feet in height at the time of planting.
- C. Provide a minimum 15-foot wide landscaped strip between public arterial and collector road rights-of-way and off-street parking lots and a 10-foot wide landscaped strip between private streets and off-street parking lots.
- D. Each required landscape strip shall include a tree planting every 40 linear feet. The remaining landscape strip area shall be sodded or grassed and contain additional planting materials such as shrubbery, flowers, or other types of ground cover. The trees may be planted in groups so long as the total number of trees within the landscape strip is achieved.
- E. All open areas disturbed during the timbering, clearing, grading, construction, etc. or yard areas exclusive of recreational uses and exclusive of buffer requirements shall be planted as follows:
  - 1. Trees, which at maturity shall provide shade coverage for the applicable open area.
    - a. A list of trees to be planted and their applicable canopy width at maturity shall be provided on the construction plans.
    - b. The applicable tree and canopy shall be scaled to show on the plans the shade coverage for the area.

2. Tree placement shall be arranged as to not create crowding or dangerous conditions upon maturity.
3. Grouping of smaller trees shall be allowed where shown that the shade benefit meets the intent of this ordinance and is approved by the Planning Director.
- F. At time of planting, all trees shall have a diameter of 2" measured at four feet above root ball.

## **10.2 PARKING AND LOADING AREA REQUIREMENTS**

**10.2.0 Purpose:** In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended or increased, off-street vehicle parking space in accordance with the following. Such parking shall be reasonably adjacent to the use or building being served; be intended specifically to serve the residents, patrons, and employees of said use or building; and the required number of spaces must be demonstrably useable and accessible for such purpose.

- A. All business, institutional, recreation facility, multi-family residential and industrial parking areas which are constructed, reconstructed, expanded or extended subsequent to the adoption of this ordinance shall obtain approval of the proposed parking site plan by the Town Planning Director after review of development plans.
- B. Access to a public street or alley shall be provided for each development or residential unit. A residential driveway must accommodate at least two full size vehicles. Residential units with access to alleys shall provide at least two parking spaces per enclosed garage or parking facility per unit. All alleys shall be wide enough to accommodate two-way vehicle traffic.
- C. Parking shall be located on the same lot as the principal use unless the Planning Director specifically approves of parking located on an adjoining parcel with the recording of appropriate access and parking easements and any necessary maintenance agreement, providing that all parcels involved meet the requirements of this section.
- D. Parking Spaces, driveways and aisles for access to parking spaces shall have the following minimum dimensions unless specifically varied by the Planning Director:
  - Stall Width 9.5 feet
  - Stall Depth 20 feet
  - Park Aisle Width:
    - Two-way traffic (90°) 24 feet
    - One way traffic (60°) 18 feet
- E. Parking Spaces for Use by Physically Disabled Persons: Off-street parking for the physically disabled shall be provided in accordance with ADA requirements.
- F. Surfacing Requirements: All off-street parking areas and driveways shall be surfaced with a bituminous or cement concrete pavement in accordance with Town standards and specifications. Such parking areas shall be graded to appropriately drain all surface waters and shall be kept free of dust, loose stones and gravel. Upon approval by the Planning Director, impervious surfaces or materials such as decorative gravel, grass, stone, or similar products may be used in areas outside of daily use parking or in areas that are used for short periods of time such as seasonal usage.
- G. Flexibility in Application: The Town recognizes that due to the particulars of any given development, the inflexible application of the parking standards set forth in section 10.2-10.2.1 may result in a development either with inadequate parking space or parking space in excess of its needs. The former situation may lead to traffic congestion or parking violations on adjacent streets as well as unauthorized parking in nearby lots. The latter situation is inefficient. Therefore, the Planning Director and/or Board of Appeals may allow deviations from the requirements of this section

whenever it finds that the deviation will not adversely impact traffic circulation or public safety.

- H. Space to be Set Aside for Reduced Parking: The site plan for commercial or industrial use may, subject to approval by the Planning Director, be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas and open space requirements. Sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of this Ordinance at the time of application.
- I. Changes in Occupancy or Intensity of Use: When the parking needs of a building, structure or site is increased due to additional employees, gross floor area, seating capacity or due to a change of occupancy, additional parking spaces shall be approved by the Town and constructed in the amount necessary to conform to this Ordinance.
- J. Determination of Need: The number of parking spaces required shall be based upon the anticipated parking demand of individual uses and shall be as follows or as may be designated hereinafter for specific uses or situations. Except upon approval by the Planning Director, no development shall exceed the number of parking spaces by 25% above the minimum required spaces.
- K. Commercial and Industrial Loading and Unloading Required: In any commercial or industrial district off-street loading space shall be provided in addition to the required off-street parking area for every building used for commercial or industrial purposes which building is in excess of 3,000 square feet in area exclusive of storage areas.
  - 1. Standard Dimension: An individual loading space shall be at least 12 feet wide by 54 feet long and have a minimum height clearance of 14 feet.
- L. Determination of Need: The number of spaces shall be based upon the operating characteristics of the individual use and shall be subject to approval by the Planning Director upon submittal of site and operational plans.
- M Street Servicing Prohibited: No loading docks of an industrial or commercial building shall be located in a manner requiring servicing directly from the abutting public street.
- N. Parking Setback from Right-of-Way
  - 1. The following distances shall be provided between any parking lot and the adjacent right-of-way of a public street or road:

Local Street	15 feet
Collector Street	20 feet
Arterial Street	30 feet

Developments within a designated Overlay District may adhere to the requirements specified in that Overlay District language as it pertains to development, building, and parking setbacks from a public street.

- 2. The area between the parking and the right-of-way shall be landscaped and maintained as open space devoid of any improvements with the exception of drives, sidewalks, lighting, signage, and necessary utility structures etc.

## 10.2.1 OFF STREET PARKING REQUIREMENTS

Use	Parking Requirements
Single and Two Family Residential Dwelling Units	2 spaces per dwelling unit. Residential driveway must accommodate two vehicles
Multi-Family Residential Dwelling Units: Efficiency and 1 bedroom Two bedroom unit Three bedroom or larger unit	1.3 spaces per unit. 1.75 spaces per unit. 2.20 spaces per unit.
Elderly (55 years and older) Multi-Family Dwelling Units	1 space per dwelling unit plus one space per employee per shift.
Public Assembly Facilities providing for seated audiences (churches, theatres, auditoriums, etc.,)	1 space for every 5 seats based on the maximum capacity of the facility.
Commercial Lodging (hotels, motels, tourist homes, etc.)	1 space for every rental unit, one space per employee and one space for every three (3) persons of the maximum capacity of each public meeting and/or banquet room.
Hospitals	1 space for every 3 beds plus 1 space for each medical staff member plus 1 space for every 3 employees for the workshift with the highest number of employees.
Nursing Homes, Convalescent Homes, Residential Facilities and Elderly Assisted Living Facilities.	1 space for every 3 beds plus 1 space for each staff member employee for the workshift with the highest number of employees.
Medical, clinical, business.	4.5 spaces per 1,000 sq. ft per GLA*
Industrial Uses Manufacturing, Processing, Fabrication and Storage Operations  Wholesale Business  Warehouse	One (1) space per employee for the two consecutive workshifts with the highest number of employees.  One parking space per employee for the workshift with the largest number of employees plus one (1) space per 2,500-sq. ft. of gross floor area.  One (1) parking space per employee for the workshift with the highest number of employees, plus one (1) space per 15,000 sq. ft. of gross floor area.
Commercial Office Buildings**	1 space for every 250-sq. ft. of GLA*
Retail Stores **	1 space for every 200-sq. ft. of GLA*
Customer Service Establishments **	1 space for every 200-sq. ft. of GLA*
Restaurants, Taverns, Clubs, etc.	1 space for every 100-sq. ft. of GLA*
Planned Shopping Centers	1 space for every 200-sq. ft. of GLA*
Commercial Recreation: Indoor (other than theaters)	1 space for every 200-sq. ft. of GLA*
Outdoor Recreational Facilities	To be determined by need, use, and location.

**\* Gross Leaseable Floor Area (GLA): The total floor area for which the tenant pays rent and that is designed for the tenant's occupancy and exclusive use. GLA does not include public or common areas, such as utility rooms, stairwells, hallways or other accessory space, which does not generate parking demand.**

No direct private access shall be permitted to the existing or proposed rights-of-way of any street without permission of the highway agency that has access control jurisdiction and the Town.

Parking of Trucks, Trailers, and Equipment: No truck, commercial trailer, house trailer, or other vehicular equipment of a commercial or industrial nature which is larger than a pickup truck or van on a similar chassis shall be parked regularly on a lot in any district except where permitted as a use in an industrial or Commercial district as hereinafter specifically provided.

Other Uses: Parking Spaces for uses not listed shall be determined by the Planning Director based on the particular needs of the use and parking recommendations provided in this section. The Board of appeals shall grant all variances to this section.

### **10.3 BUFFERING REQUIREMENTS**

A buffer shall be required in any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:

#### **10.3.0 Situations Where Buffer Required (amended 8-07)**

The proposed buffer requirements shall apply to non-residential zoning designations in cases where they abut directly against certain residential uses, or a property zoned to permit certain residential uses. The residential subdivisions which would make these requirements applicable must be zoned specifically for single-family residential use and must have a gross density of at least 1 house per 2 acres. These requirements are not applicable to properties in unincorporated areas that have agriculture zoning designations.

Buffer requirement when abutting a residential use

Industrial – 75 ft.

Manufacturing-Distribution – 75 ft.

Business Park – 50 ft.

General Commercial – 50 ft.

Neighborhood Commercial – 25 ft.

Office-Institutional – 25 ft.

For properties zoned R-M (Multi-Family) there shall be a 25 ft. buffer for attached single-family uses allowed in the R-3 zoning classification there shall be a 15 ft. buffer, in cases where they abut directly against a detached single-family residential subdivision, or a property zoned to permit a single-family detached residential subdivision. The residential subdivisions which would make these requirements applicable must be zoned specifically for detached single-family uses and must have a gross density of at least 1 house per 2 acres. These requirements are not applicable to properties in unincorporated areas that have agriculture zoning designations.

\*Buffers shall be installed along adjacent properties regardless of properties being located in the Town or in an unincorporated county.

\*\* See D. below with regard to buffering subdivision from adjacent right-of-way.

#### **10.3.1 BUFFER DESIGN STANDARDS**

- A. Buffer areas shall contain no driveways, parking areas, patios, storm-water detention facilities, or any other structures accessory uses except for a fence, wall, or earthen berm constructed to provide the visual screening required to meet the standards of this Ordinance. Underground utilities may be permitted to cross a

buffer if the screening standards of this Ordinance will be subsequently achieved. Natural buffers may contain deciduous or perennial vegetation, but shall contain evergreen shrubs and trees suitable to local growing conditions that will provide an opaque visual screen during all seasons of the year. Structural buffers shall meet the following

- B. Structural buffers may be vegetated throughout the minimum area required for the buffer around any fences or walls and upon any earthen berms, which may include grass, ground covers, and shrubs.
  - 1. All earthen berms shall have a maximum side slope of 2 horizontal to 1 vertical. Earthen berms shall not be constructed within the drip line of any existing trees that will remain on the property.
  - 2. Trees shall be located or planted within any structural buffer at a density of no less than one tree for each 20 feet of Buffer length or portion thereof. New trees shall have a caliper of no less than 2 inches upon planting, and may be clustered for decorative effect following professional landscaping standards for spacing,
  - 3. Fences and freestanding walls shall present a finished and decorative appearance to the abutting property, and shall be located no closer to the property line than 2 feet. Shrubs, ground covers, or other vegetation shall be provided between the fence or wall and the property line so as to provide a decorative effect, following professional landscaping standards for spacing, location and design.
  - 4. Fences used in buffers must be made of rot-resistant material or protected from deterioration with water-proofing material. The following illustration provides examples of natural and structural buffers. Other solutions meeting the minimum requirements of this Section are also acceptable.
- C. Where a combination of topography, natural and undisturbed vegetation and the general placement of uses provided a buffer adequate to meet the intents and purposes of this article, the Planning Director, at his discretion may reduce the buffer widths by no more than 25%.
- D. Where a subdivision is developed a buffer shall be established along the exterior lots and adjoining right-of-way. Said buffer shall be at least 25 feet in depth and shall be planted with a combination of deciduous and evergreen trees, sufficient enough to create a semi-opaque and shaded area. The buffer may extend into the adjacent lot provided that the lot configuration can accommodate the buffer, structure, and reasonable uses.

## **10.4 OUTDOOR LIGHTING**

**10.4.0 Purpose** Whereas outdoor lighting creates safe and secure settings for travel, walking, or gathering, light also tends to affect adjacent properties by spilling, or illuminating across property boundaries. The containment of light within a property or area of a property shall prevent impacts to adjacent properties while providing safe, well-lit public areas. In the event that the intent of these standards can be achieved with minor deviations that do not substantially impair the purpose or intent of this Article, the Town of Braselton Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

#### **10.4.1 Lighting Standards**

- A. All lights shall be shielded in such a way as to direct all light toward the Earth's surface and away from reflective surfaces.
- B. Light fixtures or lamps shall be shielded/shaded in such a manner as to direct incident rays away from all adjacent property.
- C. Lights on poles shall not be taller than the building whose area they illuminate.  
(amended 11/04)
- D. All fixtures must meet the building code requirements for their particular zoning district.
- E. Any facilities which may require floodlighting may not arrange the light in such a way that it will shine towards roadways, onto adjacent residential property or residential use property or into the night sky.
- F. Any interior lighted signs may not be lit at night when any face of the sign is removed or damaged in such a way that the light may distract drivers or homeowners.
- G. Signs shall comply with illumination requirements of Article XVII.
- H. Except as stated elsewhere in these regulations, light levels will be limited to those published as recommendations by the Illuminating Engineering Society of North America.
- I. Any residential subdivision or office/industrial /business park within the Town shall provide a minimum of one street light per 400 feet.

#### **10.4.2 Non-Residential Lighting Standards**

For commercial, business, industrial, and natural resource zones and any roadway adjacent to residential zones:

- A. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
- B. The level of lighting shall not exceed 0.5 footcandles at any residential property line or 1.0 footcandles at any non-residential property line.
- C. Any Canopy structure used at a business location must have recessed lights with diffusers which do not extend below the surface of the canopy.
- D. Any luminaire on a pole, stand or mounted on a building must have a shield, an adjustable reflector and nonprotruding diffusor.

#### **10.4.3 Lighting Cost**

Installation and operation cost: The cost of installing and operating approved roadway lighting on any public road shall be through a financial method approved by the Town Council. The costs of all other lighting systems shall be borne by the developer/property owner.

- A. When 75% of the platted lots of a development are lawfully occupied, the home owner's association, developer, or appropriate entity may petition the Town to assume financial responsibility of any electric/power bill arising from operation of said street lights. Nothing herein shall obligate the Town to assume financial responsibility for the maintenance, operation, or service of such street lights.
- B. The Town is hereby authorized to levy and collect a special assessment or fee per individual lot of the development to defray electricity expense paid to the respective power company and any administrative costs. Town's staff is authorized to implement an efficient manner of collection and to create any forms, documents, or procedures to accomplish collection of said monies.

## **10.5 MODIFICATION OF STANDARDS –**

It is the intent of the Town Council that all development shall conform to the design standards set forth in sections 10.0 to 10.5. In the event that the intent of these standards can be achieved with minor deviations that do not substantially impair the purpose or intent of this Article, the Town of Braselton Planning Director has the authority to modify the specific provisions to allow for such minor deviations.

If substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this article to the Town of Braselton Zoning Board of Appeals in the form of an application for a Modification in Architectural and Landscaping Standards. Such applications shall be accompanied with the necessary information in order for the Zoning Board of Appeals to make a determination whether the alternate design proposal meets the intent of the requirements. The Zoning Board of Appeals as part of an approval, may include conditions, modifications or requirements necessary to mitigate any part of their decision. The Planning Department shall determine the specific filing requirements as needed for each application.