

- B. S.R. 85 North Overlay Zone. All properties which have road frontage on SR 85 North Overlay Zone includes all lots lying within 500 feet of either side of SR 85 North from the city limits of the City of Fayetteville in the area of New Hope Road north to the Fayette-Clayton county line.
1. The purpose and intent of the SR 85 North Overlay Zone is to achieve the following:
 - a. To establish and maintain a scenic gateway into Fayette County, which projects an image of our quality lifestyle to visitors and residents alike; and
 - b. To promote and maintain orderly development and the efficient movement of traffic on SR 85 North.
 2. Access. The following requirements shall apply to all nonresidential development within the corridor:
 - a. Access to each nonresidential development shall be from SR 85 North or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations.
 - b. The principal structure on each lot developed as a nonresidential use shall be required to front SR 85 North.
 3. Dimensional Requirements. Unless otherwise specified, these standards shall apply to all non-residential zoning districts within the areas described above.
 - a. Minimum lot area: per zoning district
 - b. Lot width: per zoning district
 - c. All impervious surfaces, other than approved access, shall be located at least fifty (50) feet from the right-of-way of SR 85 North and a minimum of ten (10) feet from the side property lines
 - d. Setbacks will be as follows:
 - (1) Front yard: State Route 85 North: 100 feet
Arterial Street: per zoning district
Collector Street: per zoning district

Local Street: per zoning district

- (2) Side yard: 25 feet
- (3) Rear yard: 25 feet
- e. Height limit: thirty-five (35) feet
- f. Buffer: per zoning district
- g. Impervious surface: per district
- h. Berms for nonresidential zoning districts: Berms will be required as a condition of zoning, where applicable. Berms shall be a minimum of four (4) feet in height. The berm shall be placed to the inside of the applicable buffer.
- i. Gasoline Canopy:
 - (1) Front yard: State Route 85 N: 85 feet
Arterial Street: per zoning district
Collector Street: per zoning district
Local Street: per zoning district

4. Architectural Standards: These standards shall apply to all nonresidential development within this Overlay Zone.

- a. All structures, including gasoline canopies and accessory structures, shall have a roof. All roofs shall be of a type and construction complementary to the facade. (Amended 05/26/06)
- b. All buildings shall maintain a facade/siding of brick, stone, or stucco on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.
- c. The design of accessory/outparcel buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

5. Signage. Per Ordinance

6. Landscape Requirements: In addition to the standard requirements of the Landscape Ordinance, the following landscape requirements shall apply to the Overlay Zone:

- a. Street Frontage. Landscape area: fifty (50) feet along the right-of-way of SR 85 North. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement and detention.
 - b. Side Yard Landscape Area: ten (10) feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
7. Use of Existing Structure. When property containing a lawfully existing building and accessory structures is rezoned to O-I or Commercial, to use the existing buildings, the following requirements shall apply:
 - a. The dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by existing structures. Any new construction or improvements, shall comply with the dimensional requirements herein.
 - b. All additions to existing structures shall not encroach the setback any closer than the existing building line.
 - c. In the event that a structure, which is existing at the time of rezoning is removed, demolished, or destroyed in excess of 50%, any new structure must comply with the provisions of this district.
8. Lighting. Lighting shall be designed in such a way as to meet the following requirements
 - a. Consistency: Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blends into the landscape.
9. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any other requirement, the most restrictive shall apply.
 - a. At least fifty (50) percent of parking spaces shall be located on the side or rear of buildings or structures on site.
 - b. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum screening, setback

and buffer requirements. Outside storage shall not exceed 25 percent of the gross floor area of all structures per parcel.

- c. All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
- d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 85.

C. General State Route Overlay Zone.

1. Applicability. All properties which have road frontage on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This Overlay Zone specifically excludes SR 54 West, SR 74 South, and SR 85 North for which other Overlay Zones have been established herein. The Architectural Standards of this Overlay Zone Specifically excludes the L-C zoning district, for which other architectural standards have been established.
2. Purpose and Intent. The purpose and intent of the General State Route Overlay Zone is to achieve the following:
 - a. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 - b. To protect existing and future residential areas near highway corridors; and
 - c. To improve the overall aesthetics of highway corridors by establishing and maintaining a scenic gateway into Fayette County, which projects an image of our quality lifestyle to visitors and residents alike.
3. Access. The following requirements shall apply to all nonresidential development within the corridor:
 - a. Access to each nonresidential development shall be from a State Route or an adjacent street designated as an Arterial or Collector on the Fayette County Thoroughfare Plan. All access points shall be required to comply with Fayette County Development Regulations.
 - b. The principal structure on each lot developed as a nonresidential use shall be