

2014 Edition



Canton Road Design Guidelines

2014 Second Edition:

BOARD OF COMMISSIONERS

Timothy D. Lee, Chairman
Helen Goreham
JoAnn Birrell
Bob Ott
Lisa Cupid

PLANNING COMMISSION

Mike Terry, Chairman
Bob Hovey
Christi Trombetti
Judy Williams
Galt Porter

COUNTY MANAGER

David Hankerson

COMMUNITY DEVELOPMENT AGENCY

Robert Hosack, AICP, Director
Dana Johnson, AICP, Deputy Director
Xiaoang Qin, AICP, Urban Designer

DEPARTMENT OF TRANSPORTATION

Faye DiMassimo, AICP, Director
Jim Wilgus PE, Deputy Director
Jane Stricklin, PE, Development Services Manager

2008 First Edition:

Canton Corridor Guideline Committee Members May 2008

Canton Road Business Association
Northeast Cobb Homeowners Group
Canton Road Neighbors
Northeast Cobb Coalition

Table of Contents

Introduction	1
Purpose And Intent	1
Applicability	1
Implementation	1
Streetscape Standards	2
A. Pedestrian Access	2
B. Roadway Improvement	2
C. Lighting	2
D. Street Furniture	4
E. Landscaping	4
F. Wall	6
G. Parking/Yard	6
Architecture Standards	7
A. General	7
B. Building Materials	7
C. Roof Lines	8
D. Additional Design Principals	8
Reference Maps	10
Street Cross Section	10
Overall Guidelines Area	11
Guidelines Area Segment 1.....	12
Guidelines Area Segment 2.....	13
Guidelines Area Segment 3.....	14

PURPOSE AND INTENT:

The Canton Corridor guidelines are intended to:

- Enhance the viability of the commercial area and the livability of the residential areas surrounding the activity centers on the Canton Corridor
- To promote alternative modes of transportation within the district through the provision of pedestrian friendly shopping, sidewalks and trails
- To achieve and maintain a unified, and pleasing aesthetic/visual quality in landscaping, architecture and signage;
- To encourage cooperation in development between builders, developers, the business community and homeowners
- To encourage preservation of green space and open public spaces
- To encourage preservation of specimen hardwood trees
- To encourage environmentally friendly standards where possible

APPLICABILITY:

The requirements of the Corridor Guidelines shall apply to non-residential properties directly abutting Canton Road from the Cherokee County Line southward to the intersection of Canton Road and Boyd Road (See the reference map in page X). Whenever the requirements of the Guidelines impose a more restrictive standard than the provisions of any other countywide development standards, the requirements of the Canton Road Design Guidelines shall take precedence. If any standards element is in conflict with County's ordinances and regulations, discussions will occur with the applicant. Within the Corridor, these standards shall apply to all new construction and any major redevelopment that loses its "grandfather" status as determined by Cobb County Zoning Administrator. Major redevelopment refers to the major renovation on the site or the building which will have visible or significant impact on the streetscape and the building environment.

IMPLEMENTATION:

1. Public sector

- Cobb county DOT will take responsibility for the street light and the roadway improvement.
- If a county project removes a segment of the sidewalk, the sidewalk should be installed by the county in compliance with the design standards if budget and right of way allows.

2. Private sector

- Property owners are responsible for the improvement of the area inside of their property lines.
- Landscape strips, sidewalks, pedestrian lights, street trees and plants, will be installed and maintained by property owners when new development or redevelopment occurs.
- If property owner removes a segment of the sidewalk, the sidewalk should be installed by the owner in compliance with the design standards.

A. PEDESTRIAN ACCESS:

(The property owner is responsible for compliance with the following standards)

1. Provide inter-parcel access between all contiguous non-residential properties and pedestrian access to adjacent residential developments. This requirement may be waived by the Community Development Director or his/her designee, based upon site specific conditions;
2. A minimum five-foot (5') wide sidewalk be provided along all Canton Road frontages and secondary street frontage if applicable with a minimum four - foot (4') corresponding pedestrian pathway to connect the exterior sidewalk with the building entrance;
3. Pedestrian Intersection Improvements: Pedestrian crossings at property entrances on Canton Road should be improved with ADA ramps, striped crosswalks on all approaches, etc., where appropriate per MUTCD.

B. ROADWAY IMPROVEMENT:

(Cobb County DOT will consider the requested roadway improvement when overseeing public construction projects on Canton Road.)
Median Treatments: The median streetscape treatment should be a flush-mounted, stamped asphalt-type material that contains a red brick border with grey interior, as shown in Figure 1, located within the existing 16' wide center turn-lane cross-section;



Figure 1 - Proposed median; flat stamped asphalt pavers in center turn lane

C. LIGHTING:

(The property owner shall be responsible for the installation, maintenance and power bills of parking lot lighting and pedestrian lighting.)

1. Parking Lot Lighting: Provide environmentally sensitive shoebox style lighting throughout all parking areas. The lighting pole should be metal material and in black color. The lighting specifications should meet standards as established elsewhere in the Cobb County Development Standards, where applicable.
2. Pedestrian Lighting:
 - a. Decorative pedestrian and building facade light fixtures should be provided utilizing light poles/fixtures shown in figure 2 or a similar styled fixture from another manufacturer.
 - b. These lights shall be staggered on both sides of the Canton Road, Eighty feet (80') on-center, and located two feet (2') away behind the sidewalk;

Figure 2

- Fixture Brand - *Eurotique Architectural lighting*
- Fixture Head - *EMI7RTGCF: Munich Series Small Luminaires - black, 17" wide X 17" high with white light flat lens*
Web link: http://configurator.antiquestreetlamps.com/cc_catalogs/asl/pdf/SpecSheets/EL07.pdf
- Fixture Arms - *Pedestrian Light - EAL4/I: EAL Series 4" dia. Arms - black*
Wall Bracket - EAL4WB: EAL Series Wall Bracket
Web link: http://configurator.antiquestreetlamps.com/cc_catalogs/asl/pdf/SpecSheets/EA21.pdf
- Fixture Pole - *EPAX12 S4 3-3/8T8 ANBK: Eurotique Aluminum Pole - black, 12' tall*
Web link: http://configurator.antiquestreetlamps.com/cc_catalogs/asl/pdf/SpecSheets/EP01.pdf
- Similar pole/lantern/light style may be used from by another manufacturer



c. The breakaway base for the lighting pole shown in figure 3 below is required;

- d. If property contains less than 150' of frontage, a minimum of two lights is required;
- e. Pedestrian lights shall be designed so that light does not shine onto adjacent properties and no light shall be reflected skyward.
- f. Pedestrian lights and street trees should be equally spaced between each other. This spacing requirement is apply on all new planted trees and new lights. For new trees between existing lights or new lights between existing trees, the spacing among them will be discussed by the property owner and the county staff.
- g. if the light is located within the right of way, it is required for property owners to apply for a Landscape License form Cobb DOT which allows owners to place the lights in the right of way.

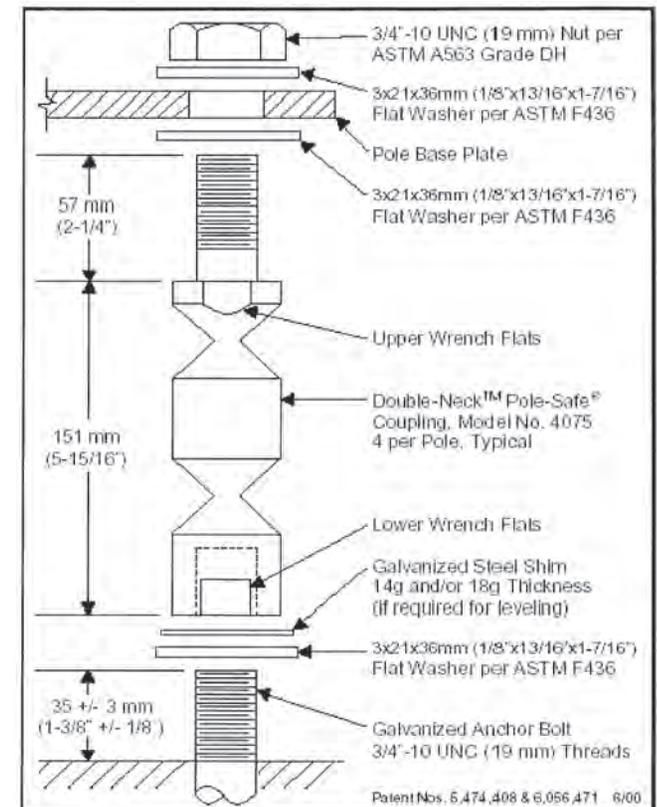


Figure 3

D. STREET FURNITURE:

Street furniture is not required on Canton Road; however, if installed, the recommended style and color of the benches, garbage receptacles, and bike racks are showed in the Figure 4.

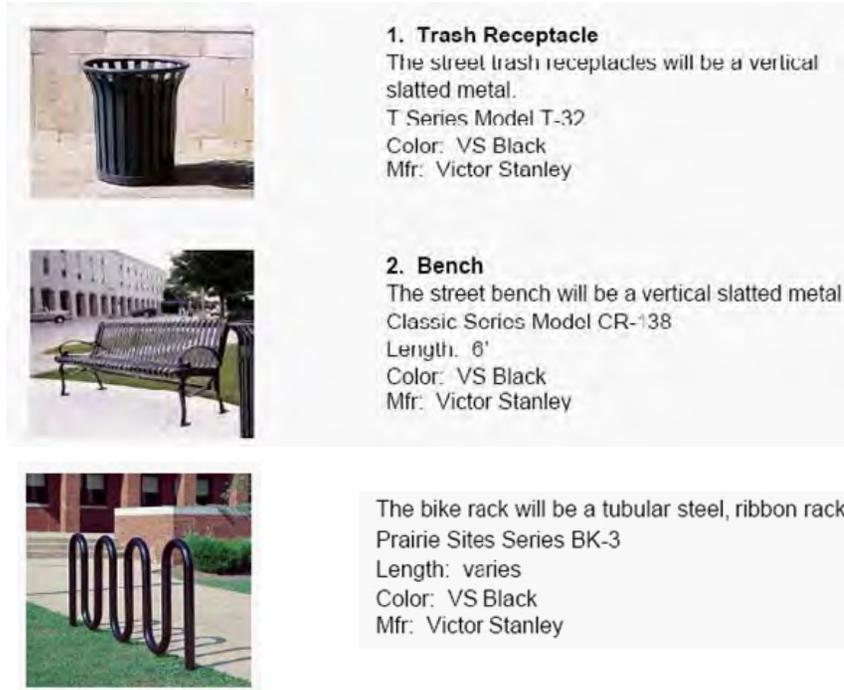


Figure 4 – Street furniture

E. LANDSCAPING:

(The property owner is responsible for compliance with the following standards)

1. Decorative street trees are to be planted with 80' (large trees) or 40' (small trees) separation on both sides of the roadway outside the right-of-way and 14 feet at the minimum away from the curb of the road. Allowable tree species are listed in Figure 5;

Figure 5 - Preferred Tree List

Large Trees: Willow Oak, Nuttail Oak,
Overcup Oak, Shumard Oak,
Bald Cypress, Red Maple,
Japanese Zelkova, Princeton Elm,
Ginkgo



Streetscape Standards

Small Trees: Trident Maple, Athena Elm,
Crape Myrtle (single trunk), Chinese Pistache



2. Installed trees must be allowed to grow to their mature size and shape;
3. Do not install trees in locations where future conflicts with existing overhead utility lines or existing or proposed signage will be inevitable;
4. Preservation of specimen hardwoods, particularly large “hundred year” oaks is strongly encouraged;
5. Planting of drought tolerant specimens and perennials are encouraged;
6. Parking lots adjacent to residential properties and public right-of-ways should be landscaped and screened from view using shrubs and smaller trees;

Figure 6 – Example of landscaped planting strip between roadway and parking areas.



Figure 7 - Suggested planting:

Hemerocallis (Daylily), Liriope Spicata (Monkey Grass),
Trachelospermum jasminoides (Confederate Star Jasmine), Lantana (perennial)



F. WALL:

(The property owner is responsible for compliance with the following standards)

1. Walls shall either be constructed with or have a decorative façade of granite block, stone, or brick and is consistent with the building's material, color and style. Wall made of timbers, railroad ties, interlocking concrete block (not faced), concrete block (not faced), poured concrete (not faced) are not allowed;



Figure 8 – Example of stone wall

2. Detention walls facing public right-of-way or in view of residential properties shall have a decorative façade of granite block, stone, or brick.

G. PARKING/YARD:

(The property owner is responsible for compliance with the following standards)

1. For developments abutting the floodplain of Noonday and Little Noonday Creeks at least 50 percent (50%) of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as “Grasscrete” or “Grasspave.” The Fire Marshall or his/her designee shall review and grant waivers to this standard based upon vehicle load standards or other similar weight standards;
2. Parking adjacent to specimen hardwoods shall utilize porous paving or grass paving systems, such as “Grasscrete” or “Grasspave.” The Fire Marshall or his/her designee shall review and grant waivers to this standard based upon vehicle load standards or other similar weight standards;



Figure 9 – Alternative pavement surface

Architectural design of all non-residential buildings during new development and major redevelopment shall comply with the following performance guidelines:

A. GENERAL:

(The property owner is responsible for compliance with the following standards)

1. Retail and office uses to have complimentary building facades designed with stone and/or brick material. No metal,



or split block material allowed on exterior surfaces unless approved by the Cobb County Board of Commissioners;

2. Building mass shall be broken up to give the appearance of individual buildings or places of business, presenting a village appearance;
3. Large areas of uninterrupted brickwork shall be broken up through the use of trellises, arcades, blind windows, archways, or other patterns;
4. Window areas shall not extend down to the floor line. A wall of not less than 2' in height shall separate the floor from the bottom of the window frame;
5. Outdoor dining is encouraged.
6. Decorative, commercial-quality, bicycle racks, benches and trash receptacles will be encouraged at the entrance of the building for all non-residential properties and the recommended style and color are showed in figure 4 of these Guidelines same as street furniture.

B. BUILDING MATERIALS:

1. Buildings shall have no less than 80% of the non-glass area of three exterior sides faced with brick of a natural color



and texture that simulates historic types of brickwork. If a building has more than four planar areas, 75% of these areas shall be faced in brick;

2. Multi-pane windows shall be used in individual window openings, rather than large glass sheets;
3. Mirrored glass with a reflection greater than twenty (20) percent and glass curtain walls are prohibited;
4. Use of canopies and awnings on storefront and office windows is permitted and encouraged;
5. Paint colors shall be of traditional, historic types which are generally muted tones such as ivory, cream, beige, white, and pastel colors. Colors which are not permitted are bright or vibrant colors of orange, pink, purple, bright green or violet, which are considered inconsistent with the district;
6. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than fifteen-percent (15%) of the total area for any single façade;
7. All mechanical, HVAC, dumpster and like systems shall be screened from street level view (within three-hundred-foot (300') on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood; and
8. Any accessories provided, such as railings, benches, trash receptacles and/or bicycle racks, shall conform to B. Streetscape Elements herein described.

C. ROOF LINES:

1. All buildings shall have a pitched roof with a minimum pitch of four and half (4.5) inches vertical elevation per one (1) foot of horizontal distance, except as otherwise provided herein. Building roofs shall be pitched with gables, dormers and aesthetic treatments;
2. Commercial building styles without a pitched roof shall have a detailed parapet and cornice;
3. All roofing materials shall be of a consistent style and pattern. Pitched roofs shall be finished in either architectural or dimensional shingles, or standing seam metal roofs;
4. Roofing materials for pitched or mansard roofs shall be limited to the following:
 - a. Metal standing seam of red, green or silver in color;
 - b. Tile, slate or stone;
 - c. Wood shake; or
 - d. Shingles with a slate, tile or metal appearance.

D. ADDITIONAL DESIGN PRINCIPLES:

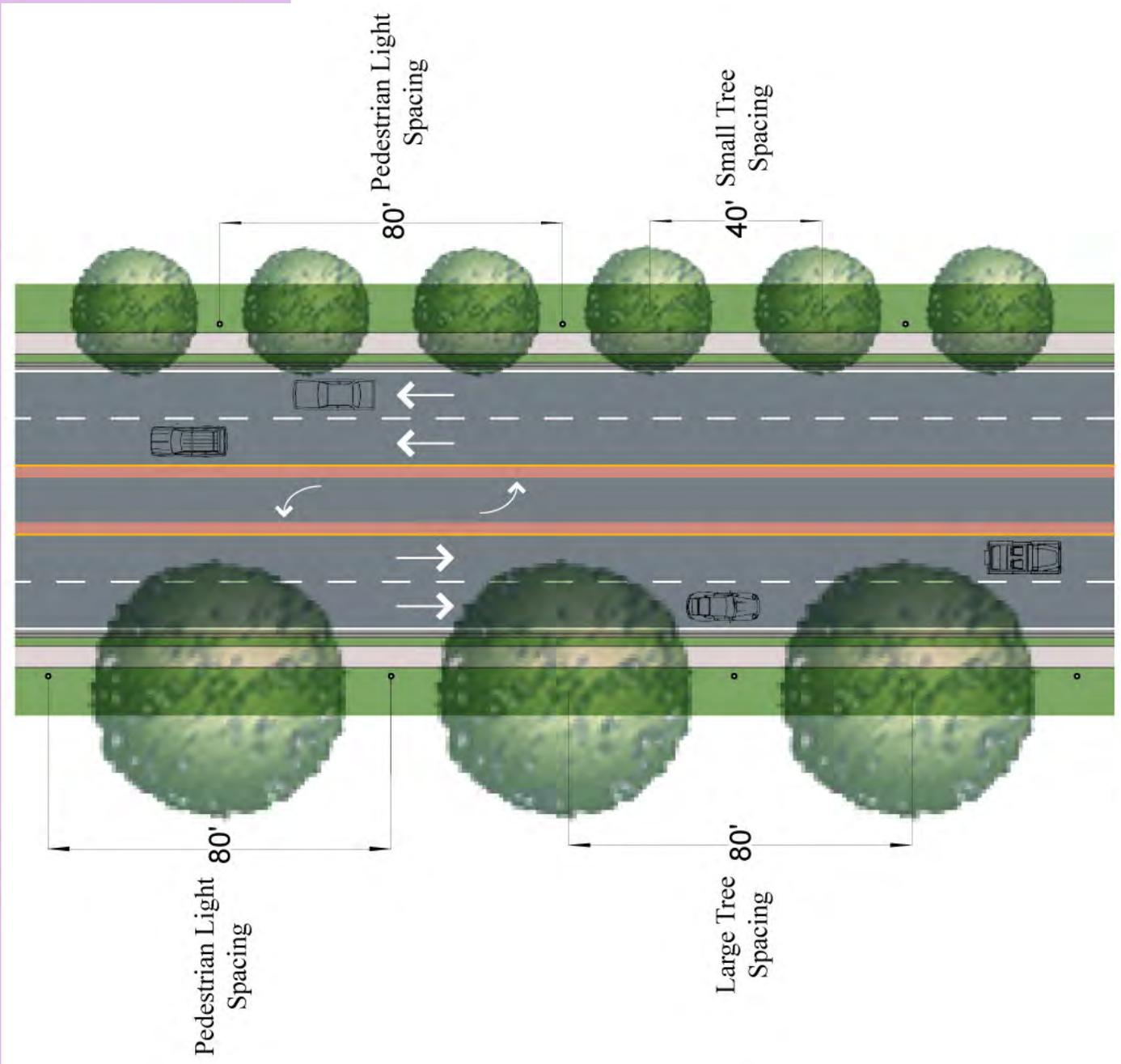
1. Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding ten thousand (10,000) square feet of leasable area;
2. Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every one-hundred-fifty-linear-feet (150');
3. Roof parapets shall be articulated to provide visual diversity. Parapets shall



include articulations or architectural features at least every one-hundred linear feet (100'). The minimum height of articulations or features shall be one-foot (1'), and may be provided in height offset or facade projections such as porticoes or towers;

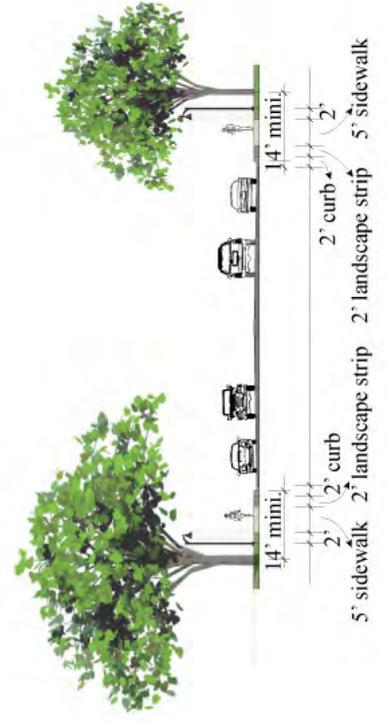
4. Building design shall include minimum one-foot (1') deep cornices, extending along the entire front of buildings and the sides of buildings at least ten-feet (10');
5. Building design shall include a minimum one-foot (1') high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten-feet (10');
6. Public open space and plazas shall be designed as an integral part of new development and redevelopment;
7. It is encouraged to locate outdoor storage at the back of the lot or behind the building. Outdoor storage areas which can be seen from the street must be screened with opaque architectural screen or fence that substantially conforms to the color and building materials of the principal structure, and of a height not less than the height of the materials stored.
8. Use of solar panels and water recycling systems is strongly encouraged;
9. LEED Building Standards in construction and demolition are strongly encouraged.
 - Recycling of building materials in demolition

STREET CROSS SECTION

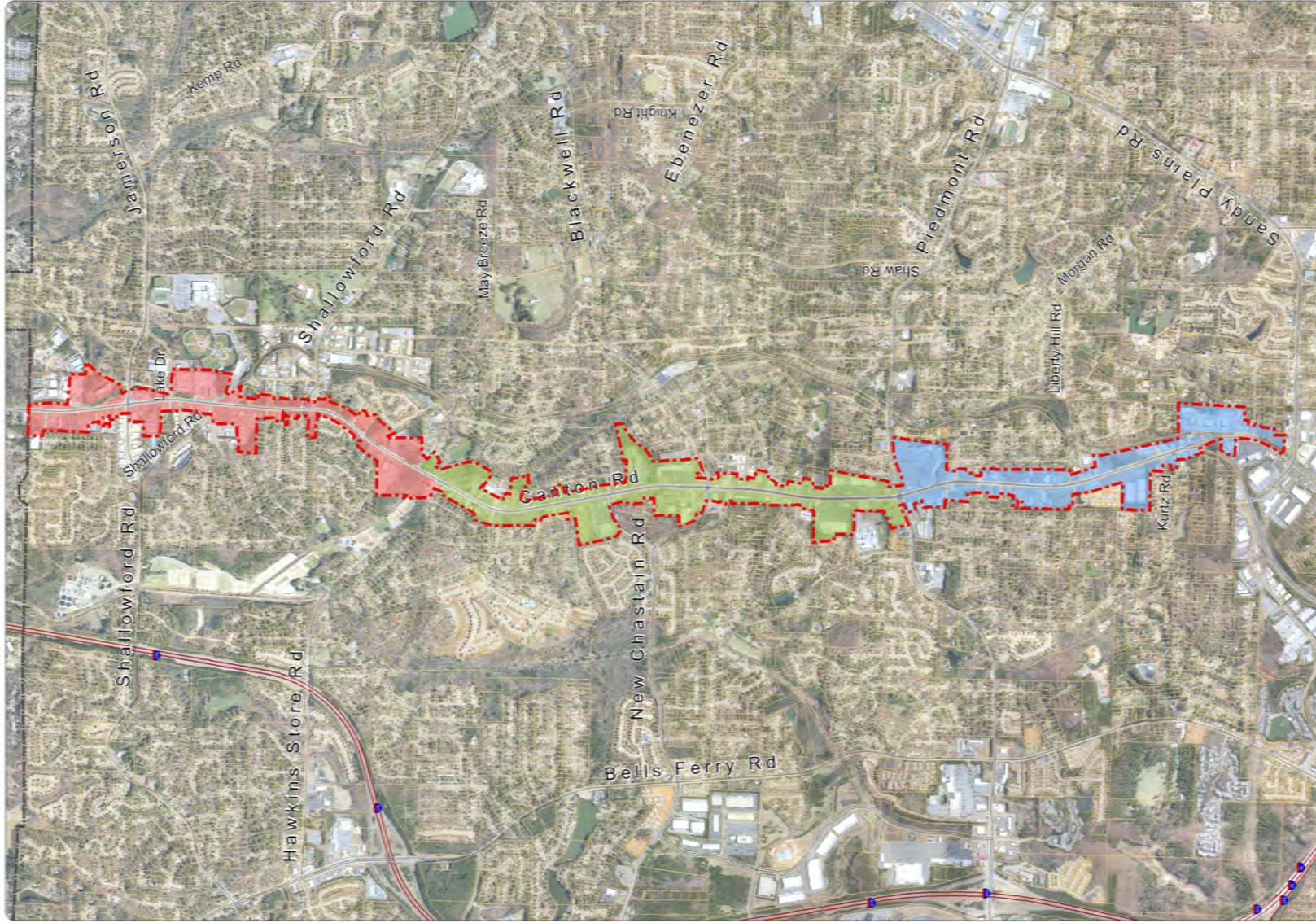


Small Tree Option

Large Tree Option



OVERALL
GUIDELINES AREA



Canton Road Design Guidelines Area



**GUIDELINES AREA
SEGMENT 2**



Canton Road Design Guidelines
Segment 2

GUIDELINES AREA
SEGMENT 3



Canton Road Design Guidelines
Segment 3