

STATE OF GEORGIA
COUNTY OF FAYETTE

ORDINANCE NO. 2009 - 04

AN ORDINANCE TO AMEND THE FAYETTE COUNTY ZONING ORDINANCE (1980), AS AMENDED, SPECIFICALLY ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS SO AS TO AMEND THE ARCHITECTURAL STANDARDS OF SECTION 7-6. TRANSPORTATION CORRIDOR OVERLAY ZONE, SECTION A. SR 54 WEST OVERLAY ZONE AND SECTION C. GENERAL STATE ROUTE OVERLAY ZONE TO ADD CERTAIN ARCHITECTURAL STANDARDS FOR A GASOLINE CANOPY AS SET FORTH THEREIN; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING LAWS, ORDINANCES, AND RESOLUTIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF FAYETTE COUNTY AND IT IS HEREBY ORDAINED AS FOLLOWS:

Section I. The Fayette County Zoning Ordinance (1980), as amended, is hereby further amended by adding provisions for a Gasoline Canopy.

Section II. The Fayette County Zoning Ordinance (1980), as amended, is hereby further amended by adding provisions for a Gasoline Canopy, in its entirety, to Section 7-6. Transportation Corridor Overlay Zone, Section A. SR 54 West Overlay Zone, 4. Architectural Standards, to and enacting the following to read as follows:

7-6. Transportation Corridor Overlay Zone

A. S.R. 54 West Overlay Zone.

4. Architectural Standards.

- a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade must be of a residential character with the appearance of shingles, slate or terra cotta; (Amended 06/07/06)

Gasoline Canopy. Gasoline canopies shall also comply with the following requirements:

- (1) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of 3" to 12" to permit the height of the peak of the roof to be equal to or no more than five (5) feet above the peak of the roof of the convenience store.
- (2) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
- (3) The support columns for the gasoline canopies shall match the façade of the convenience store.
- (4) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.

Section III. The Fayette County Zoning Ordinance (1980), as amended, is hereby further amended by adding provisions for a Gasoline Canopy, in its entirety, to Section 7-6, Transportation Corridor Overlay Zone, Section C. General State Route Overlay Zone, 4. Architectural Standards, to and enacting the following to read as follows:

C. General State Route Overlay Zone.

4. Architectural Standards.

- a. A pitched peaked (gable or hip) roof with a minimum pitch of four and one-half (4.5) inches in one (1) foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of four and one-half (4.5) inches in one (1) foot and a minimum height of eight (8) feet around the entire perimeter of the structure can be used if the structure is two (2) stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade must be of a residential character with the appearance of shingles, slate or terra cotta. (Amended 06/07/06)

Gasoline Canopy. Gasoline canopies shall also comply with the following requirements:

- (1) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of 3" to 12" to permit the height of the peak of the roof to be equal to or no more than five (5) feet above the peak of the roof of the convenience store.
- (2) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.

- (3) The support columns for the gasoline canopies shall match the façade of the convenience store.
- (4) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.

Section IV. If any part of this Ordinance shall be declared unconstitutional by the judgment of any court of competent jurisdiction, such unconstitutionality shall not affect the remainder of this enactment, and such remainder of this enactment shall remain in full force and effect.

Section V. All laws, ordinances, and resolutions, or parts thereof, which conflict with the provisions of this Ordinance are hereby repealed.

Section VI. This Ordinance shall become effective upon its approval by the Board of Commissioners.

SO ORDAINED, this 22nd day of October, 2009.

FAYETTE COUNTY BOARD
OF COMMISSIONERS



Jack R. Smith, Chairman

ATTEST:



Carol Chandler, Clerk