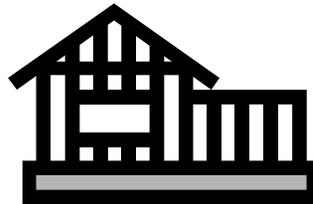


**Carroll County
Department of
Community Development**

**For a complete copy of the
Corridor Development Plan
(CDP), please visit the Carroll
County Department of
Community Development or
find the document online at
[www.carrollcountyga.com/
home/dcd](http://www.carrollcountyga.com/home/dcd). If you have any
questions, contact staff at
(770) 830-5861.**



**Carroll County
Department of
Community Development**

**Lee Gorman, Director
Chris Cole, Planner/CDP Administrator
423 College St.
Carrollton, GA 30117**

TEL: 770-830-5861 FAX: 770-830-5866
www.carrollcountyga.com/home/dcd.htm

*Informational
Brochure*

Corridor Development Plan (CDP)

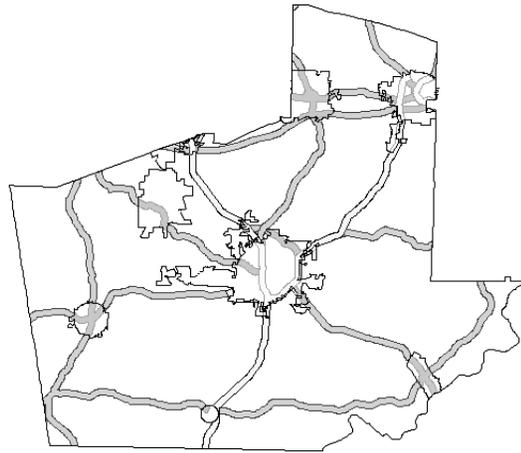
Landscape Requirements



Corridor Development Plan (CDP): Landscape Requirements

The Corridor Development Plan (CDP) is a zoning overlay that covers all properties in the unincorporated county along state or federal routes. Properties within the overlay are required to comply with additional land use standards and obtain County approval prior to future development.

The CDP is intended to ensure quality development along the county's corridors. Its standards include providing adequate parking, lighting, access, architectural design, and landscaping.



Before you start development of a property along the county's corridors, please call 770-830-5861 to set up a meeting with staff to discuss your proposal. Staff will assist you in determining if your property is within the overlay zone on a primary or secondary corridor.

The purpose of these landscaping and buffering requirements is to promote the public health, safety and welfare. A plan showing required bufferyards and landscaping shall be submitted and shall include information regarding plants, topographic reports, impervious surfaces, property boundaries, trees, and edge treatments.

Minimum Plantings : Landscape materials shall measure the minimum sizes at the time of planting as described below.

Trees: Deciduous: 2 inch caliper measured at 6 inches above ground level
Evergreen: a minimum of 5 to 6 feet in height

Shrubs: 12 inches tall from ground level to the top of the shrub, except that shrubs used for screening shall be at least 2.5 feet tall at planting and shall reach a mature height of 5 feet

The total landscape area shall not be less than **15 percent** of the project area of multi-family residential, commercial and industrial development areas.

Minimum Planting Requirements. The minimum number of plants shall comply with the standards in **Table 4-2.** (see Appendix A-2, Carroll County Required Tree and Shrub List; other trees and shrubs may be substituted based upon the approval of the Director or the Director's designee.

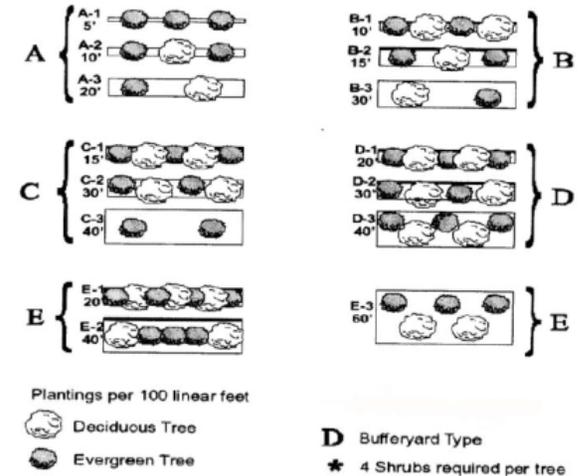
Table 4-2: Required Plantings

Type of Plant	Number of Plants per 1,000 square feet of required landscape area
Trees	1 large or 2 medium to small trees*
Shrubs	4

Site plans shall include detailed drawings of enclosure and screening methods to be provided. Bufferyards shall be required between parcels with different land uses as listed in Table 4.4. **Table 4-4** shows the type of bufferyard required to buffer an adjacent property based on its land use.

Table 4-4: Required Bufferyards [Amended Ord. 08/03/04].

Adjacent Land Uses	Proposed Uses				
	Single Family Residential Subdivision/ Two Family	Multi-Family	Office	Commercial	Industrial
Agricultural	B	B	B	B	Not required
Single-family & Duplex	Not required	B	C	D	E
Multi-family & Attached Single-Family	B	Not required	A	B	E
Office	C	A	Not required	A	C
Commercial	D	B	A	Not required	B
Industrial	E	D	C	C	Not required
Arterial Road	B	B	B	B	C



4.7 Timing of Installation of Required Landscaping.

All required landscaping shall be in place prior to issuance of a certificate of occupancy, weather permitting. In periods of adverse weather conditions, temporary approval to occupy may be granted, subject to the posting of a cash escrow or irrevocable letter of credit in an amount equal to one and one-half times the estimated cost of the landscaping, with the estimated cost to be certified by a landscape provider. The cash escrow or irrevocable letter of credit may be forfeited if the landscaping is not completed within one year after the approval of the temporary occupancy. Forfeiture of any cash escrow or irrevocable letter of credit shall not relieve the owner of the responsibility to maintain the required landscaping.

