

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, TO AMEND ARTICLE XII-B AND ARTICLE XIX OF THE CITY'S ZONING ORDINANCE

BE IT ORDAINED by the Mayor and City Council of the City of Sandy Springs, Georgia that Article XII-B and Article XIX of the City's Zoning Ordinance be amended as follows:

SECTION I: Article XII-B, Section 7, of the City of Sandy Springs Zoning Ordinance, regarding prohibited uses in the Sandy Springs Overlay District, is amended by amending Subsection (C) as follows:

12.B.7 PROHIBITED USES

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C. Suburban District

The following uses shall be prohibited from the Suburban District of the Sandy Springs Overlay District on Roswell Road, north of the intersection of Roswell Road and Dalrymple Road:

- a. Automotive Garage
- b. Automotive & Light Truck Sales/Leasing (unless otherwise permitted pursuant to Section 19.3.21 of this ordinance).
- c. Automotive Specialty Shops

SECTION II: Article XIX, Part 2, of the City of Sandy Springs Zoning Ordinance, regarding Minimum Administrative Permit Standards, is amended by adding Section 19.3.21 as follows:

19.3.21 AUTOMOBILE SALES

- A. Allowed in this District with Administrative Permit Only: C-2
- B. Standards:
 1. No more than one access point per two hundred (200) linear feet of frontage on Roswell Road shall be permitted. No more than one access point per one hundred (100) linear feet of frontage on other public roads shall be permitted.
 2. The principal building shall be located no more than 120 feet from the right-of-way.
 3. No trailer or mobile building shall be permitted on the property, other than as a temporary office during construction of the permanent buildings.

4. Buildings shall be a maximum of two (2) stories or twenty-four (24) feet in height, whichever is less, on parcels sharing a property line with a parcel located in a Protected Neighborhood, as identified in the adopted Comprehensive Plan.
5. The principal building shall have a public entrance facing the primary road. Entrances shall be articulated to create visual interest and legibility.
6. A minimum of sixty percent (60%) of the ground level floor of the principal building shall be transparent glazing, on all elevations facing a public road. Reflective and/or opaque glass is not permitted on ground level floors.
7. Service buildings shall be located in the side or rear yards. Facades facing a public road shall have windows, belt courses or other architectural articulations.
8. Roll-up, garage, bay doors and other wide openings shall not face the primary road. The primary road shall be the road on which the principal building faces.
9. Site lighting shall use cut-off fixtures, with a maximum height of fourteen (14) feet.
10. A landscape strip of twenty (20) feet along Roswell Road, and ten (10) feet on other public roads shall be maintained between the right-of-way and edge of the parking and/or display area.
11. A continuous hedge or wall of a minimum of three (3) feet in height shall be maintained along the edge of any parking and/or display area facing a public road. This shall not apply if the finished elevation of the parking lot nearest the road is five (5) feet higher than the adjacent road elevation. Such hedge may be included in the landscape strip width.
12. Vehicles shall not be displayed on elevated platforms. Display areas shall be at normal ground level.
13. Vehicles shall be parked in an orderly fashion similar to a regular parking lot.
14. Outdoor display of tires is prohibited.
15. Outdoor washing and detailing of vehicles is prohibited. All vehicle services shall be conducted inside buildings.

For any new site established after the date of passage of this ordinance all loading and unloading of vehicles must occur on site and shall not be designed to require maneuvering or parking on public roads.
16. Balloons, banners, pennants, inflatables, ribbons and other types of temporary signs shall be prohibited, unless otherwise permitted by Article XXXIII, Signs, of this ordinance.
17. Additionally, for property located in the Suburban Overlay District, north of the intersection of Trowbridge Road and south of the intersection of Grogan's Ferry Road:

Only manufacturer-authorized, new vehicle franchise dealerships allowed, which offer customary sales and service of new automobiles, as well as pre-owned automobiles as an accessory use only. The property used for such use may be on distinct and separate parcels, provided there is no greater distance than one thousand five hundred (1,500) linear feet between the closest property lines, measured in a straight line. The minimum total acreage of the dealership shall be at a minimum three (3) acres in size.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

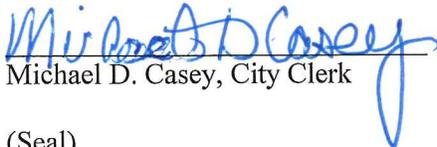
APPROVED AND ADOPTED this the 18th day of October, 2016.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

