

STATE OF GEORGIA  
CITY OF SANDY SPRINGS

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND DIVISIONS 2, 3, 4, 5, 6, 7, 8, 9, 10 , 11 AND 12 OF THE SANDY SPRINGS DEVELOPMENT CODE AS FURTHER DESCRIBED BELOW; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

WHEREAS, the City of Sandy Springs is charged with providing for the health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Sandy Springs previously adopted and amended the Development Code and has identified several text amendments necessary to the proper implementation of the Next Ten Comprehensive Plan; and

WHEREAS, the Mayor and City Council have conducted a properly-advertised Public Hearing prior to adoption of this Ordinance in accordance with the Zoning Procedures Act.

**NOW THEREFORE, THE COUNCIL FOR THE CITY OF SANDY SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION I: Conceptual Plan.** The City of Sandy Springs Development Code is hereby amended by revising Sec. 6.1.1. Lot Parameters, Sec. 11.4. Subdivision Review; and Div. 12.2. Defined Terms as follows:

Section	Existing	Amended
Sec. 6.1.1.B.4 Lot Parameters Lot Lines Common Side Lot Line	Any lot line not considered a Primary Street, Side Street or Rear lot line.	a. Any lot line not considered a Primary Street, Side Street or Rear lot line.  b. In developments governed by a conceptual plan, there are no common side lot lines internal to the site. See Sec. 11.4.7 <i>[hyperlink]</i>
Sec. 11.4.7.A Preliminary Plat and Conceptual Plan Approval Defined Applicability	<del>A. Defined A preliminary plat means the plan which provides the basis for the Director's approval or disapproval of the general layout of a proposed plat or subdivision.</del>	A. Applicability 1. The Director may consider several existing or proposed parcels as a single development project for the purposes of meeting jointly certain requirements of this Code, upon the following findings: a. The proposed uses are compatible with and complementary to each other, and b. All the parts of the development are interconnected physically by streets, drives, sidewalks or trails; and

		<p>c. The development is subject to an approved preliminary plat and conceptual plan.</p>
<p>Sec. 11.4.7.B Preliminary Plat and Conceptual Plan Approval <del>Approval by the Director</del> Requirements</p>	<p>B. Approval by the Director</p> <p><del>1. Upon determination of a complete application, the Director will promptly distribute the application for review by internal City Departments and external agencies.</del></p> <p><del>2. If, after the internal and external review, the Director finds that the Preliminary Plat does not meet all the applicable requirements of the Development Code, the Director will notify the applicant in writing of the specific provisions that have not been met and offer the applicant the opportunity to make changes to the Preliminary Plat.</del></p> <p><del>3. If, after the internal and external review, the Director finds that the Preliminary Plat meets all applicable requirements of this Development Code, the application will be certified as complying with all applicable requirements of the Development Code.</del></p> <p><del>4. The Director has 90 calendar days after submission of the completed Preliminary Plat application to approve, approve subject to listed modifications, or deny the Preliminary Plat. This time period may be extended if both the applicant and the Director agree on an extension.</del></p> <p>5. Approval of a Preliminary Plat does not constitute approval of a Final Plat or a variance or waiver of any requirements of this Development Code. Rather, it is approval of a generalized subdivision layout and is to be used as a guide for the preparation</p>	<p>B. Requirements</p> <p>1. The review process for the preliminary plat and conceptual plan is the same as for a land disturbance permit.</p> <p>2. The preliminary plat must show all existing and proposed property lines and rights-of-way, building setbacks and build-to zones, buffers, easements and areas associated with each proposed parcel.</p> <p>3.a. The conceptual plan must show all proposed site improvements and identify proposed uses. b. The conceptual plan must be to scale and include all data and dimensions necessary to demonstrate compliance with this Code. The use of exhibits in addition to the site plan are encouraged. c. Primary and side streets must be designated, and their type and frontage (if applicable) must be identified. d. Conceptual grading and stormwater management strategies must be indicated. e. Construction phasing diagrams must be included, if applicable. f. The submittal must include data demonstrating compliance of the overall site with zoning requirements, in particular, parking, lot coverage, outdoor amenity space, build-to zone and protected neighborhood transition (if applicable).</p> <p>4. The approval of the preliminary plat and conceptual plan does not constitute approval of a Final Plat or a variance or a waiver from any</p>

	<p>of an application for a Land Disturbance Permit.</p>	<p>requirements of this Development Code. Rather, it is approval of a generalized subdivision layout and is to be used as a guide for the preparation of an application for a Land Disturbance Permit.</p> <p>5. A traffic impact study may be required before the approval of a conceptual plan.</p> <p>6. The update of the conceptual plan and preliminary plat must proceed in the same manner as the original approval. Such update may be required if the change in the proposed development results in an increase in the size of the building footprint, a reduction in the provision of outdoor amenity space, a change in circulation patterns, or other changes, at the discretion of the Director.</p> <p>7. Should an amendment to the Development Code render the conceptual plan nonconforming, the Director may require an update of the conceptual plan to bring it into compliance.</p>
<p>Sec. 11.4.9. Action Following Preliminary Approval</p>	<p>Upon approval of a Preliminary Plat, plans and specifications for the installation of improvements required for a Land Disturbance Permit may be prepared and submitted pursuant to Sec. 11.5.1. <i>[hyperlink]</i></p>	<p>Upon approval of a preliminary plat and conceptual plan, plans and specifications for the installation of improvements required for a land disturbance permit may be prepared and submitted pursuant to Sec. 11.5.1. <i>[hyperlink]</i></p>
<p>Sec. 11.4.11 Validity of Preliminary Plat and Conceptual Plan</p>	<p>An approved Preliminary Plat expires 2 years after the approval date, unless the applicant as filed a complete application for a Final Plat.</p>	<p>A. An approved preliminary plat expires 2 years after the approval date, unless the applicant has filed a complete application for a final plat.</p> <p>B. An approved conceptual plan expires 2 years after the approval date, unless an LDP has been approved in accordance with the conceptual plan.</p>

		C. For phased development, the conceptual plan expires 2 years after a certificate of occupancy is issued for a phase, unless an LDP has been approved in accordance with the conceptual plan for the following phase.
Div. 12.2 Conceptual Plan	<del>A drawing that shows the overall concept of a proposed development, which may include lots and streets in a subdivision or the general location of buildings and improvements for a multifamily or nonresidential project. As it relates to the platting process a conceptual plan shall include a scaled drawing in sufficient detail to indicate its workability and feasibility, but is not in final form for recording. The conceptual plan is the first stage in securing a land disturbance permit. See also Preliminary Plat.</del>	A site plan for a proposed development showing the location of improvements, including infrastructure, buildings and common space.
Div. 12.2 Plat, Preliminary	<del>Plat, Preliminary. See Conceptual Plan.</del>	A plat intended to show existing and proposed property lines, in conjunction with a conceptual plan.

**SECTION II:** Protected Neighborhood Transition Wall. The City of Sandy Springs Development Code is hereby amended by revising Sec. 8.2.6. Neighborhood Transition Buffers as follows:

Section	Existing	Amended
8.2.6.A.2. Neighborhood Transition Buffers Lot Width or Depth up to 200'	Wall at least 6 feet tall and not more than 8 feet tall located 25 feet from property (no fence allowed).	Wall at least 6 feet tall and not more than 8 feet tall located 25 feet from property (no fence allowed).  Openings of no more than 4' in width, closed off by an opaque gate of the same height as the wall, may be provided no less than 300' apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.
8.2.6.B.2. Neighborhood Transition Buffers Lot Width or Depth 200' or More	Wall at least 6 feet tall and not more than 8 feet tall located 25 feet from property (no fence allowed).	Wall at least 6 feet tall and not more than 8 feet tall located 25 feet from property (no fence allowed).  Openings of no more than 4' in width, closed off by an opaque gate of the same height as the wall, may

		be provided no less than 300' apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.
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**SECTION III: Connectivity Requirements.** The City of Sandy Springs Development Code is hereby amended by revising Div. 10.3 Blocks and Access as follows:

Section	Existing	Amended
10.3.1 Blocks A. Maximum Block Face	<p>The block standards below are required for all subdivision and major land development permits for sites exceeding the stated block face length. No block face, when measured for the specific development, is allowed to exceed the thresholds of the following table, except as otherwise specified in this Section.</p> <p>Connections to existing roads are strongly encouraged.</p>	<p>The intent of this section is to create additional connectivity for public safety purposes and to alleviate vehicular congestion.</p> <p>The block standards below are required for all subdivision and major land development permits for sites exceeding the stated block face length. No block face, existing or new, when measured for the specific development, is allowed to exceed the thresholds of the following table, except as otherwise specified in this Section.</p> <p>Connections to existing roads are strongly encouraged.</p> <p>The street type and the frontage, if applicable, must be determined by the Director, based on the proposed use and layout.</p>
10.3.1 Blocks B. Block Measurement	<p><i>[new subsection]</i></p>	<p>5. When a newly created street results in a new block face greater than the dimensions established under Sec 10.3.1.A, additional streets intersecting the new block face are required.</p>
10.3.2 Access Standards	<p><del>B. Arrangement of Lots</del>  <del>When land is subdivided into larger parcels than ordinary building lots, such parcels must be arranged and designed to allow for the opening of future streets and to provide access to those areas not presently served by streets.</del></p>	<p>B. Type of Improvements</p> <p>If no new street is required per Sec. 10.3.1. Blocks, any development project of at least 3 acres in size, 100,000 sq. ft. in gross floor area, or 25 residential units, whichever is less, or subject to Sec. 11.7.4. Preliminary Plat and Conceptual Plan Approval must provide a street (and not a drive) through the site. The street type and frontage, if</p>

		applicable, must be determined by the Director, based on the proposed use and layout.
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**SECTION IV: Use Standards.** The City of Sandy Springs Development Code is hereby amended by revising Art. 7. Use Provisions as follows:

Section	Existing	Amended
7.3.2. Group Living	Group living includes the following: 1. Boarding/rooming house. 2. Hospice. 3. Institutional residential. 4. Personal care home ( <del>up to 4 residents</del> ). 5. <del>Personal care home (5+ residents)</del> .	Group living includes the following: 1. Boarding/rooming house. 2. Hospice. 3. Institutional residential. 4. Personal care home
7.3.2.E.1.e. Group Living Personal Care Home	e. To prevent the institutional atmosphere created by concentrating or clustering of personal care homes, thereby defeating the goal of integrating individuals into the community, each personal care home must be located a minimum of ¼-mile from any other personal care home <del>when located in a Protected Neighborhood.</del>	e. To prevent the institutional atmosphere created by concentrating or clustering of personal care homes, thereby defeating the goal of integrating individuals into the community, each personal care home must be located a minimum of ¼-mile from any other personal care home.
7.6.1. Industrial Uses Artisanal	A. Defined A facility for small-scale, craft production, with fewer than 5 employees on premise at any given time. Artisanal includes the following:	A. Defined A facility for small-scale, craft production, with fewer than 5 employees on the premises at any given time. The facility must be open for the sale of products, classes, or other form of interaction with the public at least 10 days each month. Artisanal includes the following:
7.8.3. Accessory Uses Drive-Thru Facility	<i>[new subsection]</i>	C. An existing legal nonconforming drive-thru facility may be relocated, renovated and/or expanded within a same development, provided it is associated with a restaurant and located on the outparcel of a larger development. Any modification to a nonconforming drive-thru must be in accordance with the use standards listed above.
7.8.22.C Accessory Structures	<i>[new subsection]</i>	C. Height Calculation. Each façade or element of the accessory

Height Calculation		structure must comply with the maximum height. The height is measured from the average grade directly adjacent to said façade or element.
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**SECTION V: Bicycle Parking.** The City of Sandy Springs Development Code is hereby amended by revising Sec. 8.1.2. Parking Required as follows:

Section	Existing			Amended		
8.2.1 Required Parking Table Public and Civic Uses		Short-Term Bike Parking (min)	Long-Term Bike Parking (min)		Short- Term Bike Parking (min)	Long-Term Bike Parking (min)
	School, private (k-12)	2 per classroom	1 per classroom	School, private (k-12)	1 per 30 students	1 per 60 students
	School public (k- 12)	2 per classroom	1 per classroom	School public (k- 12)	1 per 15 students	1 per 30 students

**SECTION VI: Wall Signs.** The City of Sandy Springs Development Code is hereby amended by revising Sec. 8.6.16. Wall Sign as follows:

Section	Existing	Amended
8.3.16. Wall Sign General Provisions	1. A wall sign must be placed no higher than 24 feet above the sidewalk, measured from the highest point of the sign to the top of the sidewalk below.	1. A wall sign must be placed no higher than 24 feet above average grade adjacent to the wall measured from the highest point of the sign, if the building is one story in height.

**SECTION VII: Impervious Surface Setback.** The City of Sandy Springs Development Code is hereby amended by revising Div. 9.2. Stream Buffer Protection as follows:

Section	Existing	Amended
9.2.2 Applicability B. Legal Nonconforming Structures	3. A variance from the requirements of the Sandy Springs portion of any state waters buffer or additional impervious surface setback (see Sec. 9.2.4) is not required for:  a. Repair or replacement in kind of any legally approved principal structure located in the buffer or setback that existed prior to	3. A variance from the requirements of the Sandy Springs portion of any state waters buffer or additional impervious surface setback (see Sec. 9.2.4) is not required for:  a. Repair or replacement in kind of any legally approved principal structure located in the buffer that existed prior to December 12,

	<p>December 12, 2005, provided that the footprint of the pre-2005 structure is not exceeded and engineering analysis indicates that no rise in flood elevation will occur. All required permits are still necessary prior to construction.</p> <p>b. Removal of a principal or accessory structure or otherwise reducing the amount of impervious surface in the state waters buffer or the setback, provided the state waters buffer is restored using native vegetation in accordance with revegetation standards in “Buffer Zone,” starting on page 6-15 of the GSWCC’s Manual for Erosion and Sediment Control in Georgia: 2016 Edition. All required permits are still necessary prior to demolition.</p>	<p>2005, provided that the footprint of the pre-2005 structure is not exceeded and engineering analysis indicates that no rise in flood elevation will occur. All required permits are still necessary prior to construction.</p> <p>b. Repair or replacement of any structure or improvement located in the 25’ impervious setback and approved prior to December 12, 2005, provided that the area of imperviousness in square feet remains the same or is reduced, and that the new structure or improvement is not located any closer to the 50’ buffer than the existing one.</p> <p>c. Removal of a principal or accessory structure or otherwise reducing the amount of impervious surface in the state waters buffer or the setback, provided the state waters buffer is restored using native vegetation in accordance with revegetation standards in “Buffer Zone,” starting on page 6-15 of the GSWCC’s Manual for Erosion and Sediment Control in Georgia: 2016 Edition.</p> <p>d. All required permits are still necessary prior to demolition and/or construction.</p>
<p>9.2.4. Land Development Requirements A. Buffer and Setback Requirements</p>	<p>2. An additional setback is maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover is prohibited. Grading, filling and earthmoving is minimized within the setback. Staff will consider the concept of minimized according to the following criteria:</p> <p>a. Design constraints exist due to the size, shape or topography of the land that render the proposed</p>	<p>2. All impervious surfaces are prohibited from an additional setback of 25’, measured horizontally from the 50’ undisturbed buffer.</p> <p>a. The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.</p> <p>b. Land development activities in the impervious surface setback</p>

	<p>grading, filling or earthmoving in the setback as the minimum possible to perform the necessary construction activity; and</p> <p>b. The post-development slope is no greater than 4:1 at any point within the setback, OR post-construction conditions (infiltration and velocity) are comparable to an improvement over the preconstruction conditions.</p>	<p>may be approved by the Director if they maintain or decrease the existing stormwater runoff rates.</p>
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**SECTION VIII: Nonconformities.** The City of Sandy Springs Development Code is hereby amended by revising Div. 11.7. Nonconformities as follows:

Section	Existing	Amended
Div. 11.7 Nonconformities	<i>[new paragraph, to be placed before Sec. 11.7.1.]</i>	When a structure, site element or lot of record becomes nonconforming as a direct result of government acquisition of real property through eminent domain or threat of eminent such as of right-of-way, said structure, site element or lot of record will be considered conforming. This applies solely to the specific parameters impacted by the government action. The application of the requirements of this Code will be based on the original condition of the property immediately prior to the government action.

**SECTION IX: Miscellaneous Amendments.** The City of Sandy Springs Development Code is hereby amended by revising Sec. 3.3.2. Residential Townhouse; Sec. 4.3.1.A. Office Mixed Use (OX-); Sec. 6.1.1. Lot Parameters; Sec. 6.1.2.B. Setback Encroachments; Sec. 6.5.2.C. Parking Location; Div. 7.3. Residential Uses; Div. 7.4. Public and Civic Uses; Div. 7.5. Commercial Uses; Div. 7.6. Industrial Uses; Div. 7.7. Open Uses; Div. 7.8. Accessory Uses and Structures; Sec. 8.2.10. Fences and Walls; Sec. 9.2.4. Stream Buffer Protection – Land Development Requirements; and Sec. 9.4.2.G. Grading as follows:

Section	Existing	Amended
Sec. 3.3.2.D Residential Townhouses Building Placement	% of building façade in primary street build-to zone	% of building façade in side street build-to zone
Sec. 4.3.1.A Office Mixed Use (OX-)	Multi-unit — 7,500 SF min	<i>[removed]</i>

Lot Parameters		
Sec. 6.1.1.C. Lot Parameters Primary and Side Street Designation	<i>[new subsection]</i>	3. Where a street, including interstate and other high road classifications, abuts a lot but does not allow for direct access to the lot, that street cannot be considered a primary street.
Sec. 6.1.2.B. Setback Encroachments	<p>a. All setbacks</p> <p>1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, if such extension is at least 3 feet from the vertical plan of any lot line.</p> <p>2. Chimneys may encroach up to 4 feet into a required setback, if such extension is at least 5 feet from the vertical plan of any lot line.</p> <p>3. Handicap ramps may encroach to the extent necessary to perform their proper function.</p> <p>4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least 5 feet from the vertical plan of any lot line. Balconies are not required to be setback from lot lines in instances where a 0 foot setback is employed.</p> <p>5. Awnings/canopies may extend into a required setback if such extension is at least 3 feet from the vertical plan of any lot line.</p> <p>b. Primary and Secondary Street Setbacks Porches, raised</p>	<p>a. All setbacks</p> <p>1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, if such extension is at least 3 feet from the vertical plane of any lot line.</p> <p>2. Chimneys may encroach up to 4 feet into a required setback, if such extension is at least 5 feet from the vertical plane of any lot line.</p> <p>3. Handicap ramps may encroach to the extent necessary to perform their proper function.</p> <p>4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least 5 feet from the vertical plane of any lot line. Balconies are not required to be setback from lot lines in instances where a 0 foot setback is employed.</p> <p>5. Awnings/canopies may extend into a required setback if such extension is at least 3 feet from the vertical plane of any lot line.</p> <p>b. Primary and Secondary Street Setbacks Porches, raised</p>

	<p>entries, and stoops may encroach no more than 10 feet into a required setback, including steps, if such extension is at least 5 feet from the vertical plan of any lot line.</p> <p>c. Common Side and Rear Setbacks Unenclosed patios, decks, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plan of any common side lot line and 10 feet from any rear lot line.</p>	<p>entries, and stoops may encroach no more than 10 feet into a required setback, including steps, if such extension is at least 5 feet from the vertical plane of any lot line.</p> <p>c. Common Side and Rear Setbacks Unenclosed patios, decks, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any common side lot line and 10 feet from any rear lot line.</p>
<p>Sec. 6.5.2.C. Residential Parking Parking Location</p>	<p>1. No parking pad is allowed in the required front setback. A turnaround extension of no more than 200 square feet is allowed.</p>	<p>1. In required front setbacks, no parking pad is allowed, however a turnaround extension of no more than 200 square feet is allowed.</p>
<p>Sec. 7.3.1.G. – Live/Work Sec. 7.3.2.B. – Boarding/Rooming House Sec. 7.3.2.E. – Personal Care Home Sec. 7.4.1.C. – Place of Assembly Sec. 7.4.1.D. – Government Facility Sec. 7.4.1.F.- Place of Worship Sec. 7.4.1.G. – Prison/Correctional Facility Sec. 7.4.1.H. – School, Private (K-12) Sec. 7.4.2.B – Cemetery/Mausoleum Sec. 7.4.2.E. – Golf Course Sec. 7.4.2.G. – Subdivision Amenity Sec. 7.4.2.I. – Recreational Facility Sec. 7.4.4.B. – Alternative Support Antenna Structure and Roof-Mounted Antenna Sec. 7.4.4.C. – Amateur Radio Antenna Sec. 7.4.4.D. – Tower Antenna Sec. 7.5.2. – Animal Care Sec. 7.5.5. – Day Care</p>		<p><i>[in each section listed on the left, include the header “Basic Use Standards” below the paragraph titled “Defined” and before the subparagraph starting with “a.”]</i></p>

<p>Sec. 7.5.10. – Overnight Lodging          Sec. 7.5.15.D – Fuel Pumps, Gas Station          Sec. 7.5.16. – Vehicle Sales and Rental          Sec. 7.6.3. - Light Industrial/Manufacturing          Sec. 7.6.4.A. – Research and Development          Sec. 7.6.6. – Vehicle Service and Repair          Sec. 7.6.7. – Warehouse and Distribution          Sec. 7.6.8.B. – Recycling Process Center          Sec. 7.7.1.B. – Community Garden          Sec. 7.7.1.C. – Commercial Composting          Sec. 7.7.1.F. – Urban Farm          Sec. 7.8.2. – Car Wash          Sec. 7.8.4. – Family Day Care Home          Sec. 7.8.5. – Farmers Market          Sec. 7.8.6. – Guest House          Sec. 7.8.8. – Home Occupation          Sec. 7.8.9. – Horse Stable, Non-Commercial          Sec. 7.8.10. – Kennel, Residential          Sec. 7.8.11. – Livestock Raising          Sec. 7.8.12. – Outdoor Dining          Sec. 7.8.14. – Outdoor Storage, Minor          Sec. 7.8.15. – Outdoor Storage, Major          Sec. 7.8.16. – Short-Term Rental          Sec. 7.8.17. – Poultry Raising          Sec. 7.8.18. – Skywalk          Sec. 7.8.20. – Swimming Pool, Multi-unit          Sec. 7.8.21. – Unmanned Retail Structure          Sec. 7.8.22. – Accessory Structures</p>		
<p>Sec. 7.8.22.A.1.          Residential accessory structures, minor</p>	<p>b. Minor residential accessory structures may be located between the main building and an interior side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the</p>	<p>b. Minor residential accessory structures may be located between the main building and an interior side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the</p>

	required setback, from any property line, whichever is less restrictive.	required setback, from any property line, whichever is more restrictive.
Sec. 7.8.22.B.1. Residential accessory structures, major	c. Major residential accessory structures shall comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive	c. Major residential accessory structures shall comply with applicable building setbacks if their footprint exceeds 500 square feet. Major residential accessory structures with a footprint of less than 500 square feet must be a minimum of 10 feet or the required setback, from any property line, whichever is more restrictive
Sec. 8.2.10.G Fences and Walls Gates	<i>[new subsection]</i>	4. Stand-alone gates, such as those on a private driveway, must have masonry (brick, stone or stucco) piers on either side.
Sec. 9.4.2.G.1. Grading Mitigation measures	Any grading in side <del>and rear</del> building setbacks in RE-, RD- and RU- districts, must be mitigated following the measures listed below.	Any grading in side building setbacks in RE-, RD- and RU- districts, must be mitigated following the measures listed below.
Sec. 9.4.2.G.2. Grading	2. In the side building setbacks	2. In the common side and side street building setbacks

**SECTION X:** It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Sandy Springs Development Code, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

**SECTION XI:** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION XII:** If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

**SECTION XIII:** This Ordinance shall become effective immediately upon adoption.

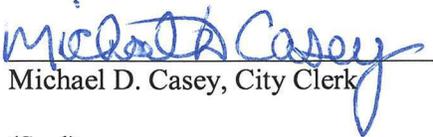
**APPROVED AND ADOPTED** this the 20<sup>th</sup> day of November, 2018.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

