

STATE OF GEORGIA
CITY OF SANDY SPRINGS

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND DIVISIONS 3, 4, 5, AND 6 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 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 CITY COUNCIL FOR THE CITY OF SANDY SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I: Maximum Building Height in Zoning Districts. The City of Sandy Springs Development Code is hereby amended by revising Sec. 3.4.3. Residential Multi-Unit, Height and Mass; Sec. 3.5.3. Residential Mixed-Use, Height and Mass; Sec. 4.2.3. Office Neighborhood, Height and Mass; Sec. 4.3.3. Office Mixed Use, Height and Mass; Sec. 4.4.3. Commercial Mixed Use, Height and Mass; Sec. 4.5.3. Shopfront Mixed Use, Height and Mass; Sec. 4.6.3. Transit Mixed Use, Height and Mass; Sec. 4.7.3 City Springs, Height and Mass; Sec. 4.8.3. Industrial Mixed Use, Height and Mass; Sec. 4.9.3. Commercial Corridor, Height and Mass; Sec. 5.3.2 Perimeter Mixed Use, Low/Mid-Rise, Height and Mass; Sec. 5.4.3. Perimeter Mixed Use, High-Rise, Height and Mass; and Sec. 5.5.3. Perimeter Medical, Height and Mass as follows:

Note: Text in brackets and italic are formatting instructions for the codifier

Code Section	Text amended																
3.4.3 Residential Multi-Unit (RM-) Height and Mass	<p>Building Height</p> <p>A Base: maximum height</p> <table border="1"> <tr> <td>RM-3</td> <td>3 stories max/44' max</td> </tr> <tr> <td>Adjacent to RE- or RD-</td> <td>3 stories max/42' max</td> </tr> <tr> <td>Within a transition area</td> <td>2 stories/28' max</td> </tr> <tr> <td colspan="2">Bonus: maximum height*</td> </tr> <tr> <td>RM-3</td> <td>No bonus allowed</td> </tr> <tr> <td>RM-3/8</td> <td>8 stories max/104' max</td> </tr> <tr> <td>Adjacent to RE- or RD-</td> <td>8 stories max/112'</td> </tr> <tr> <td>Within a transition area</td> <td>2 stories/28' max</td> </tr> </table>	RM-3	3 stories max/44' max	Adjacent to RE- or RD-	3 stories max/42' max	Within a transition area	2 stories/28' max	Bonus: maximum height*		RM-3	No bonus allowed	RM-3/8	8 stories max/104' max	Adjacent to RE- or RD-	8 stories max/112'	Within a transition area	2 stories/28' max
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<p>[Update illustration to remove letter "D" and leader, replace letter "E" by "D"]</p>	<p>* See Div. 6.7</p> <p>Story Height</p> <p>B Ground floor elevation 2' min/5' max</p> <p>C Ground story 12' min</p> <p>[delete line D]</p> <p>Building Mass</p> <p>[replace letter "E" by "D"]</p> <p>D Street-facing building length 200' max</p>
<p>3.5.3 Residential Mixed Use (RX-) Height and Mass</p> <p>[Update illustration to remove letter "D" and leader, replace letter "E" by "D"]</p>	<p>Building Height</p> <p>A Maximum height</p> <p>RX-3 3 stories max/44' max</p> <p>Adjacent to RE- or RD- 3 stories max/42' max</p> <p>RX-4 4 stories max/56' max</p> <p>Adjacent to RE- or RD- 4 stories max/56' max</p> <p>RX-5 5 stories max/68' max</p> <p>Adjacent to RE- or RD- 5 stories max/70' max</p> <p>Within a transition area 2 stories/28' max</p> <p>Story Height</p> <p>B Ground floor elevation, residential 2' min/5' max</p> <p>Ground floor elevation, nonresidential 0' min/2' max</p> <p>C Ground story, residential 12' min</p> <p>Ground story, nonresidential 14' min</p> <p>[delete line D]</p> <p>Building Mass</p> <p>[replace letter "E" by "D"]</p> <p>D Street-facing building length 200' max</p>
<p>4.2.3 Office Neighborhood (ON-) Height and Mass</p>	<p>Building Height</p> <p>A Maximum height</p> <p>ON-3 3 stories max/53' max</p> <p>Adjacent to RE- or RD- 3 stories max/42' max</p> <p>Within a transition area 2 stories/28' max</p> <p>Story Height</p>

<p>[Update illustration to remove letter "D" and leader, replace letter "E" by "D"]</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">B</td> <td style="width: 75%;">Ground floor elevation</td> <td style="width: 20%;">2' min/5' max</td> </tr> <tr> <td style="text-align: center;">C</td> <td>Ground story</td> <td>14' min</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>[delete line D]</i></td> </tr> <tr> <td colspan="3" style="text-align: center;">Building Mass</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>[replace letter "E" by "D"]</i></td> </tr> <tr> <td style="text-align: center;">D</td> <td>Street-facing building length</td> <td>300' max</td> </tr> </table>	B	Ground floor elevation	2' min/5' max	C	Ground story	14' min	<i>[delete line D]</i>			Building Mass			<i>[replace letter "E" by "D"]</i>			D	Street-facing building length	300' max																																																
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		Adjacent to RE- or RD-	6 stories max/84' max
		Within a transition area	2 stories/28' max
	B	Minimum height	2 stories min
		Story Height	
	C	Ground floor elevation	0' min/2' max
	D	Ground story	14' min
		<i>[delete line E]</i>	
		Building Mass	
		<i>[replace letter "F" by "E"]</i>	
E	Street-facing building length	150' max	
<p>4.7.3 City Springs (CS-) Height and Mass</p>		Building Height	
A	Maximum height		
	CS-3	3 stories max/53' max	
	Adjacent to RE- or RD-	3 stories max/42' max	
	CS-4	4 stories max/67' max	
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	Adjacent to RE- or RD-	5 stories max/70' max	
	CS-6	6 stories max/95' max	
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	Ground story, nonresidential	14' min	
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	Building Mass		
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E	Street facing building length	200' max	
<p>4.8.3 Industrial Mixed Use (IX-)</p>			
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Height and Mass	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Building Height</th> </tr> <tr> <td style="width: 5%; padding: 2px;">A</td> <td style="padding: 2px;">Maximum height</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">IX-3 3 stories max/53' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Adjacent to RE- or RD- 3 stories max/42' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Within a transition area 2 stories/28' max</td> </tr> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Story Height</th> </tr> <tr> <td style="padding: 2px;">B</td> <td style="padding: 2px;">Ground floor elevation, residential 2' min/5' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Ground floor elevation, nonresidential 0' min/2' max</td> </tr> <tr> <td style="padding: 2px;">C</td> <td style="padding: 2px;">Ground story, residential 12' min</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Ground story, nonresidential 14' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;"><i>[delete line D]</i></td> </tr> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Building Mass</th> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;"><i>[replace letter "E" by "D"]</i></td> </tr> <tr> <td style="padding: 2px;">D</td> <td style="padding: 2px;">Street facing building length 300' max</td> </tr> </table> <p style="margin-top: 10px;"><i>[Update illustration to remove letter "D" and leader, replace letter "E" by "D"]</i></p>	Building Height		A	Maximum height		IX-3 3 stories max/53' max		Adjacent to RE- or RD- 3 stories max/42' max		Within a transition area 2 stories/28' max	Story Height		B	Ground floor elevation, residential 2' min/5' max		Ground floor elevation, nonresidential 0' min/2' max	C	Ground story, residential 12' min		Ground story, nonresidential 14' max		<i>[delete line D]</i>	Building Mass			<i>[replace letter "E" by "D"]</i>	D	Street facing building length 300' max
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4.9.3 Commercial Corridor (CC-) Height and Mass	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Building Height</th> </tr> <tr> <td style="width: 5%; padding: 2px;">A</td> <td style="padding: 2px;">Maximum height</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">CC 3 3 stories max/53' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Adjacent to RE- or RD- 3 stories max/42' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Within a transition area 2 stories/28' max</td> </tr> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Story Height</th> </tr> <tr> <td style="padding: 2px;">B</td> <td style="padding: 2px;">Ground floor elevation, residential 2' min/5' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Ground floor elevation, nonresidential 0' min/2' max</td> </tr> <tr> <td style="padding: 2px;">C</td> <td style="padding: 2px;">Ground story, residential 12' min</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;">Ground story, nonresidential 14' max</td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;"><i>[delete line D]</i></td> </tr> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Building Mass</th> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px;"><i>[replace letter "E" by "D"]</i></td> </tr> <tr> <td style="padding: 2px;">D</td> <td style="padding: 2px;">Street facing building length 300' max</td> </tr> </table> <p style="margin-top: 10px;"><i>[Update illustration to remove letter "D" and leader, replace letter "E" by "D"]</i></p>	Building Height		A	Maximum height		CC 3 3 stories max/53' max		Adjacent to RE- or RD- 3 stories max/42' max		Within a transition area 2 stories/28' max	Story Height		B	Ground floor elevation, residential 2' min/5' max		Ground floor elevation, nonresidential 0' min/2' max	C	Ground story, residential 12' min		Ground story, nonresidential 14' max		<i>[delete line D]</i>	Building Mass			<i>[replace letter "E" by "D"]</i>	D	Street facing building length 300' max
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5.3.3 Perimeter Mixed Use, Low/Mid-Rise (PX-) Height and Mass	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #cccccc;"> <th colspan="2" style="text-align: left; padding: 2px;">Building Height</th> </tr> </table>	Building Height																											
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<p>[Update illustration to replace letter "C" with "E", add letters "C" and "D" with leaders]</p>	A Maximum height
	PX-3 3 stories max/53' max
	Adjacent to RE- or RD- 3 stories max/42' max
	PX-5 5 stories max/81' max
	Adjacent to RE- or RD- 5 stories max/70' max
	PX-8 8 stories max/123' max
	Adjacent to RE- or RD- 8 stories max/112' max
	Within a transition area 2 stories/28' max
	B Minimum height
	PX-3, PX-5 2 stories min
	PX-8 4 stories min
	PX-12 6 stories min
	Story Height
	C Ground floor elevation 0' min/2' max
D Ground story 14' min	
Building Mass	
[replace letter "C" by "E"]	
E Street-facing building length 300' max	
<p>5.4.3 Perimeter Mixed Use, High-Rise (PX-) Height and Mass</p>	<p>Building Height</p>
A Maximum height	
PX-10/12 10 stories max/151' max	
Adjacent to RE- or RD- 10 stories max/140' max	
PX-20/35 20 stories max/291' max	
Adjacent to RE- or RD- 20 stories max/280' max	
Within a transition area 2 stories/28' max	
B Bonus: maximum height*	
PX-10/12 12 stories max/179' max	
Adjacent to RE- or RD- 12 stories max/168' max	
PX-20/35 35 stories max/501' max	
Adjacent to RE- or RD- 35 stories max/490' max	
Within a transition area 2 stories/28' max	
* See Div. 6.7	
C Minimum height 6 stories min	
Story Height	
D Ground floor elevation 0' min/2' max	
E Ground story 14' min	
Building Mass	

<p><i>[Update illustration to add letters "D" and "E" with leaders]</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">F</td> <td style="width: 65%;">Street-facing building length</td> <td style="width: 30%;">300' max</td> </tr> <tr> <td colspan="3" style="height: 20px;"> </td> </tr> <tr> <td colspan="3" style="background-color: #cccccc;">Building Height</td> </tr> <tr> <td style="text-align: center;">A</td> <td>Maximum height</td> <td></td> </tr> <tr> <td></td> <td>PM-5</td> <td>5 stories max/81' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>5 stories max/70' max</td> </tr> <tr> <td></td> <td>PM-8</td> <td>8 stories max/123' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>8 stories max/112' max</td> </tr> <tr> <td></td> <td>PM-12/15</td> <td>12 stories max/179' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>12 stories max/168' max</td> </tr> <tr> <td></td> <td>PM-20/35</td> <td>20 stories max/291' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>20 stories max/280' max</td> </tr> <tr> <td></td> <td> Within a transition area</td> <td>2 stories/28' max</td> </tr> <tr> <td style="text-align: center;">B</td> <td>B- Bonus: maximum height*</td> <td></td> </tr> <tr> <td></td> <td>PM-12/15</td> <td>15 stories max/221' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>15 stories max/210' max</td> </tr> <tr> <td></td> <td>PX-20/35</td> <td>35 stories max/501' max</td> </tr> <tr> <td></td> <td> Adjacent to RE- or RD-</td> <td>35 stories max/490' max</td> </tr> <tr> <td></td> <td> Within a transition area</td> <td>2 stories/28' max</td> </tr> <tr> <td style="text-align: center;">C</td> <td>Minimum height</td> <td></td> </tr> <tr> <td></td> <td>PM-5</td> <td>2 stories min</td> </tr> <tr> <td></td> <td>PM-8</td> <td>4 stories min</td> </tr> <tr> <td></td> <td>PM12/15, PM20/35</td> <td>6 stories min</td> </tr> <tr> <td colspan="3" style="background-color: #cccccc;">Story Height</td> </tr> <tr> <td style="text-align: center;">D</td> <td>Ground floor elevation</td> <td>0' min/2' max</td> </tr> <tr> <td style="text-align: center;">E</td> <td>Ground story</td> <td>14' min</td> </tr> <tr> <td colspan="3" style="background-color: #cccccc;">Building Mass</td> </tr> <tr> <td style="text-align: center;">F</td> <td>Street-facing building length</td> <td>300' max</td> </tr> </table>	F	Street-facing building length	300' max				Building Height			A	Maximum height			PM-5	5 stories max/81' max		Adjacent to RE- or RD-	5 stories max/70' max		PM-8	8 stories max/123' max		Adjacent to RE- or RD-	8 stories max/112' max		PM-12/15	12 stories max/179' max		Adjacent to RE- or RD-	12 stories max/168' max		PM-20/35	20 stories max/291' max		Adjacent to RE- or RD-	20 stories max/280' max		Within a transition area	2 stories/28' max	B	B- Bonus: maximum height*			PM-12/15	15 stories max/221' max		Adjacent to RE- or RD-	15 stories max/210' max		PX-20/35	35 stories max/501' max		Adjacent to RE- or RD-	35 stories max/490' max		Within a transition area	2 stories/28' max	C	Minimum height			PM-5	2 stories min		PM-8	4 stories min		PM12/15, PM20/35	6 stories min	Story Height			D	Ground floor elevation	0' min/2' max	E	Ground story	14' min	Building Mass			F	Street-facing building length	300' max
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SECTION II: Maximum Building Height in other Code sections. The City of Sandy Springs Development Code is hereby amended by revising Sec. 5.6.2. Perimeter Center Frontages, Standard (-ST); Sec. 5.6.3. Perimeter Center Frontages, Urban Limited (-UL); Sec. 5.6.4. Perimeter Center Frontages, Urban General (-UG); Sec. 6.4.2. Protected Neighborhood Transitions, Lot Width or Depth Up to 200 Feet; Sec. 6.4.3. Protected Neighborhood Transitions, Lot Width or Depth of 200 Feet and Over; Sec. 6.7.1.A. Height Bonus, RM- Districts, Applicability; and Sec. 6.7.2.A. Height Bonus, Perimeter Center, Applicability as follows:

Code Section	Proposed Regulations
<p>5.6.2. Perimeter Center Frontages Standard (-ST)</p>	<p><i>[delete Story Height, G, H and I lines]</i></p> <p>Pedestrian Access <i>[replace letter "J" by "G"]</i> G Entrance facing street Entrance spacing along street</p> <p><i>[update illustration to remove letters "G", "H", "I" and leaders, replace letter "J" by "G"]</i></p>
<p>5.6.3. Perimeter Center Frontages Urban Limited (-UL)</p>	<p><i>[delete Story Height, G, H and I lines]</i></p> <p>Pedestrian Access <i>[replace letter "J" by "G"]</i> G Entrance facing street Entrance spacing along street</p> <p><i>[update illustration to remove letters "G", "H", "I" and leaders, replace letter "J" by "G"]</i></p>
<p>5.6.4. Perimeter Center Frontages Urban General (-UG)</p>	<p><i>[delete Story Height, G, H and I lines]</i></p> <p>Pedestrian Access <i>[replace letter "J" by "G", and "K" by "H"]</i> G Entrance facing street H Entrance spacing along street</p> <p><i>[update illustration to remove letters "G", "H", "I" and leaders, replace letter "J" by "G", and "K" by "H"]</i></p>
<p>5.6.5. Perimeter Center Frontages Shopfront (-SH)</p>	<p><i>[delete Story Height, G, H and I lines]</i></p> <p>Pedestrian Access <i>[replace letter "J" by "G", and "K" by "H"]</i> G Entrance facing street H Entrance spacing along street</p> <p><i>[update illustration to remove letters "G", "H", "I" and leaders, replace letter "J" by "G", and "K" by "H"]</i></p>
<p>6.4.2.3 Protected Neighborhood Transitions Lot Width or Depth Up to 200 Feet Compatible Massing</p>	<p>3. Compatible Massing Height 2 stories/24 or 28 feet max, see zoning district requirements</p>
<p>6.4.3. Protected Neighborhood Transitions Lot Width or Depth of 200 Feet and Over Compatible Massing</p>	<p>3. Compatible Massing Height 2 stories/24 or 28 feet max, see zoning district requirements</p>
<p>6.7.1.A. Height Bonus</p>	<p><i>[remove all references to height in feet from table]</i></p>

RM- Districts Applicability	
6.7.2.A. Height Bonus Perimeter Center Applicability	<i>[remove all references to height in feet from table]</i>

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

SECTION V: 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 VI: This Ordinance shall become effective immediately upon adoption.

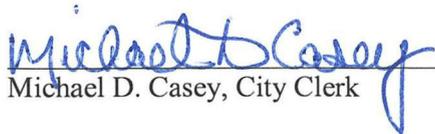
APPROVED AND ADOPTED this the 15th day of January, 2019.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

