

**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: The City of Sandy Springs Development Code is hereby amended by revising certain sections as follows:

Section	Text amended
3.4.1. Residential Multi-Unit (RM-) Lot Parameters - Coverage	D- Outdoor amenity space Required
3.5.1. Residential Mixed Use (RX-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.2.1. Office Neighborhood (ON-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.3.1. Office Mixed Use (OX-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.4.1. Commercial Mixed Use (CX-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.5.1. Shopfront Mixed Use (SX-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.6.1. Transit Mixed Use (TX-) Lot Parameters - Coverage	D- Outdoor amenity space Required
4.7.1. City Springs (CS-) Lot Parameters - Coverage	D- Outdoor amenity space Required

<p>4.8.1. Industrial Mixed Use (IX-) Lot Parameters - Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>4.9.1. Commercial Corridor (CC-) Lot Parameters - Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>5.2.1 Perimeter Residential (PR-) Lot Parameters – Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>5.3.1. Perimeter Mixed Use, Low/Mid-Rise (PX-) Lot Parameters – Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>5.4.1. Perimeter Mixed Use, High Rise (PX-) Lot Parameters – Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>5.5.1. Perimeter Medical (PM-) Lot Parameters – Coverage</p>	<p>D- Outdoor amenity space Required</p>
<p>6.1.1.I. Lot Parameters Outdoor Amenity Space</p>	<p>2. Standards</p> <p>a. Required outdoor amenity space must be provided on the lot and be accessible as outdoor space. A required buffer may not be used to meet the outdoor amenity space requirement; see paragraph h. below for exceptions.</p> <p>b. Required outdoor amenity space may be enclosed on two sides or less by walls (with or without a solid roof cover) or enclosed on three sides by walls without a solid roof cover.</p> <p>c. Required outdoor amenity space may be located at or above grade. In RM-, RX- and CC- Districts, outdoor amenity space must be located at grade.</p> <p>d. Required outdoor amenity space may be met in one contiguous outdoor area or in multiple outdoor areas on a lot and must have a minimum area of 200 square feet with no dimension less than 10 feet.</p> <p>e. Required outdoor amenity space must not be parked or driven upon, except for emergency access and permitted temporary events.</p> <p>f. At least 50% of the total amount of required outdoor amenity space at grade and 25% of required outdoor amenity space above grade</p>

must be planted with groundcover, shrubs or trees. For the purposes of this Section, turf grass is not considered groundcover.

g. Seating must be provided at the rate of 1 seat for every 500 square feet or fraction of 500 square feet of required outdoor amenity space. Seats may be permanent or movable. Two linear feet of bench or seat wall equals one seat.

h. When a path is located in a natural setting (such as a state waters buffer) or other greenspace that cannot be used as amenity space in its entirety, the path may count towards the outdoor amenity space area calculation by using a width of 25 feet, multiplied by the length of the path.

i. A multi-unit development of 20 residential units or more must provide a pet relief station at a rate of 5 sq.ft. per unit, up to a maximum of 500 sq.ft. required.

j. The table below provides the requirements for outdoor amenity space (OAS), based on lot size:

Total Lot Area	% of Lot as OAS
Less than 1.0 acre	2%
1.0 to 1.9 acres	5%
2 acres and greater	15%

k. A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every healthy landmark tree (as defined by Sec. 9.3.6) incorporated into the design of the outdoor amenity space.

l. A reduction of 1% point from the requirements listed above for lots 1.0 acre and larger may be granted for every 1,000 sq.ft. of outdoor amenity space accessible and usable by the public. The OAS must be accessed directly from the public right-of-way and be open between 8:00am and 8:00pm at a minimum.

m. No reduction, based on paragraphs k. and l. above individually or combined, greater than 3%

	points for lots 1.0-1.9 acres and no greater than 5% points for lots of 2 acres and greater in size will be granted.
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SECTION II: 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 III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: 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 V: 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)

