

STATE OF GEORGIA

CITY OF SANDY SPRINGS

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA TO AMEND SECTION 6.1.2. BUILDING PLACEMENT, SECTION 8.2.7. DISTRICT BOUNDARY BUFFERS, AND SECTION 8.3.8. SIGNS REQUIRING A PERMIT 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

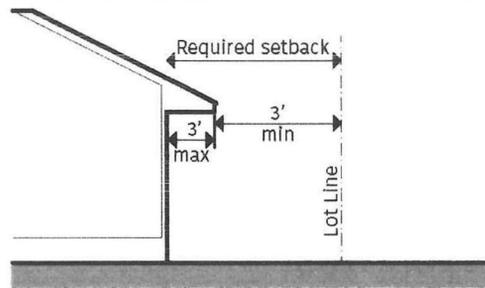
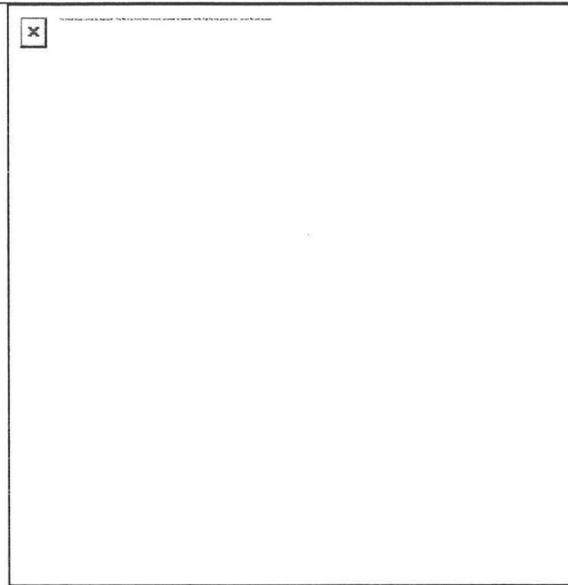
WHEREAS, the City of Sandy Springs previously adopted and amended the Development Code and has identified text amendments necessary to the proper implementation of The Next Ten Comprehensive Plan; and

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 MAYOR AND COUNCIL FOR THE CITY OF SANDY SPRINGS 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
Sec. 6.1.2.B. Setback Encroachments	<p>B. Setback Encroachments All buildings and structures must be located at or behind the required setbacks, except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.</p> <p>1. Building Features</p> <p>a. All Setbacks.</p> <p>1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows, and oriels less than 10-foot wide, cornices, belt courses, sills, buttresses, or other similar architectural features may encroach up to three feet into a required setback, if such extension is at least three feet from the vertical plane of any lot line.</p>



2. Chimneys may encroach up to four feet into a required setback, if such extension is at least five feet from the vertical plane of any lot line.
 3. Handicap ramps may encroach to the extent necessary to perform their proper function.
 4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least five feet from the vertical plane of any lot line. Balconies are not required to be set back from lot lines in instances where a zero-foot setback is employed.
 5. Awnings/canopies may extend into a required setback if such extension is at least three feet from the vertical plane of any lot line.
 - b. Primary and Secondary Street Setbacks. Porches, raised entries, and stoops, including steps, may encroach no more than 10 feet into a required setback, if such extension is at least five feet from the vertical plane of any lot line.
 - 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 five feet from the vertical plane of any common side lot line and 10 feet from any rear lot line.
2. **Low Impact Stormwater Features**
- a. Rain gardens, bioretention areas, and similar features, as determined by the Director, may encroach into a required setback, provided such extension is at least three feet from the vertical plane of any lot line.
 - b. Rain barrels or cisterns of 6 feet or less in height may encroach up to three feet into a required setback, if such extension is at least three feet from the vertical plane of any lot

line. These features are considered ground-mounted equipment and require screening per Sec. 8.2.9.B.4.

3. Mechanical Equipment and Utility Lines

- a. In Protected Neighborhood districts, mechanical equipment such as HVAC units and generators cannot encroach into any required setback.
- b. In Urban Neighborhood districts, mechanical equipment may encroach up to five feet into a required rear setback, if such extension is at least five feet from the lot line. No encroachment into side building setbacks is allowed.
- c. In any zoning district, mechanical equipment cannot encroach into a setback where the property line abuts a property zoned RE- or RD- that is used for residential purposes.
- d. In any zoning district other than described above, mechanical equipment may encroach into a required setback, if such extension is at least five feet from the lot line.
- e. In all instances, mechanical equipment must be screened (see Sec. 8.2.9.) and may not be located between the primary building and a primary street.

Sec. 8.2.7.B. District Boundary Buffers

B. Buffer Standards

- 1. Minimum buffer width of 20 feet.
- 2. Wall at least six-feet tall and no more than eight-feet tall that is located three feet from the property line (no fence is allowed). Openings of no more than four feet in width, closed off by an opaque gate of the same height as the wall, may be provided no less than 300 feet apart, for maintenance access. Outside of maintenance activities, the gates must be locked at all times.
- 3. At least four evergreen trees (each full to the ground and at least six-feet tall at the time of planting) per 100 linear feet of buffer.
- 4. At least four understory trees (each with a minimum caliper of two inches) per 100 linear feet of buffer.
- 5. At least 30 shrubs, each a minimum of three feet in height at the time of planting, per 100 linear feet of buffer.

Sec. 8.3.8. Signs Requiring a Permit

	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-
Temporary Sign (Section 8.1.18.)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

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 18th day of February, 2020.

Approved:



Russell K. Paul, Mayor

Attest:



Lia Jones, Interim City Clerk

