

Ordinance No. 2006-08-51
RZ06-036

1st Reading: June 18, 2006

2nd Reading: August 1, 2006

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND THE CITY OF SANDY SPRINGS
ZONING ORDINANCE TO PROHIBIT FLAG LOTS**

WHEREAS, the Mayor and City Council of the City of Sandy Springs are charged with enacting regulations with a general view of promoting desirable living conditions and encouraging the most appropriate use of land throughout the City of Sandy Springs; and

WHEREAS, the creation of flag lots are currently a permitted and legal manner in which to subdivide property; and

WHEREAS, the Mayor and City Council of the City of Sandy Springs have determined that flag lots promote undesirable living conditions with respect to privacy and aesthetics and are an inappropriate use of the land with respect to the unconventional manner in which lots are configured; and

WHEREAS, the Mayor and City Council of the City of Sandy Springs have determined that the promotion of desirable living conditions and the encouragement of the most appropriate use of land requires that the creation of flag lots be disallowed:

NOW, THEREFORE, to accomplish the foregoing, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance:

1.

Article IV, *General Provisions*, Section 4.3.4, *Minimum Building Lines, C., Flag Lots*, of the City of Sandy Springs Zoning Ordinance, is hereby deleted in its entirety.

2.

Article III, *Definitions*, Section 3.3.6, *F*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Flag Lot and the definition thereof in its entirety.

3.

Article IV, *General Provisions*, Section 4.2, *Lot, Structure and Use Regulations*, of the City of Sandy Springs Zoning Ordinance, is hereby amended by the insertion of Section 4.2.10, to read as follows:

4.2.10 MINIMUM LOT WIDTH The minimum lot width required per the zoning district shall be achieved at a distance no greater than the sum of the required minimum front yard/setback and minimum rear yard/setback. In addition, the minimum lot width shall be maintained through the depth of the buildable area.

4.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

5.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

6.

Repeal of Conflicting Provisions. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

7.

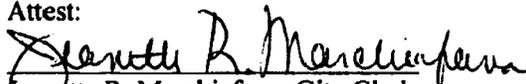
This Ordinance is effective August 1, 2006; and

ORDAINED this the 1st day of August, 2006.

Approved:


Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)

