

ORDINANCE NO. 2007-04-30

RZ07-004

Reading: April 17, 2007

**STATE OF GEORGIA
COUNTY OF FULTON**

**AN ORDINANCE TO AMEND ARTICLE 12B(1), PERIMETER COMMUNITY
IMPROVEMENT DISTRICT, OF THE CITY OF SANDY SPRINGS ZONING
ORDINANCE**

WHEREAS, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Zoning Ordinance to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, the Mayor and City Council find that Article XII-B(1), Perimeter Community Improvement District, as it is currently enacted, is difficult for the staff to enforce and property owners to understand; and

WHEREAS, the Mayor and City Council find that it is necessary to enact regulations governing the design of public areas in the Perimeter area that are clear and concise; and

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 XII-B(1), *Perimeter Community Improvement District*, of the City of Sandy Springs Zoning Ordinance, is hereby deleted in its entirety and the following is inserted therefor:

ARTICLE XII-B(1)

Perimeter Community Improvement Design District

12B(1).1. **PURPOSE AND INTENT.** The City Council of City of Sandy Springs, Georgia hereby declares it to be the purpose and intent of this Article to adopt and continue the uniform procedure previously adopted by Fulton County to provide for the protection, enhancement, preservation, unity of design, and use of places,

structures, streets and landscape features in the Perimeter Community Improvement District in accordance with the provisions herein.

This Article is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of Sandy Springs through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

This Article also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

This Article also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

12B(1).2. DISTRICT BOUNDARIES AND OFFICIAL DISTRICT MAP. The boundaries of the Perimeter Community Improvement Design District are shown and established on the *Official Perimeter Community Improvement Design District Map of the City of Sandy Springs*. Said map and all explanatory material included thereon accompany and are hereby made a part of this zoning ordinance.

A. Relation to the Sandy Springs Overlay District. The Sandy Springs Overlay District and the Perimeter Community Improvement Design District share a common boundary along the western border of the Perimeter Community Improvement Design District. In instances where the districts merge along this border the design standards of the Perimeter Community Improvement Design District related to streetscape improvements shall take precedence in those areas indicated on the *Official Perimeter Community Improvement Design District Map of the City of Sandy Springs*; all other improvements of property lying in both districts shall comply with the requirements of articles 12A and 12B.

12B(1).3. DESIGN STANDARDS AND DESIGN GUIDELINES, GENERALLY. This article contains both design standards and design guidelines to apply to the development of public areas and the creation of systems and amenities that are beneficial to the public, in the Perimeter Community Improvement Design District. The design standards contained in this article are mandatory, and the enforcement of the standards is further discussed in Section 12B(1).4, *Design Standards and Enforcement of Design Standards*; the design guidelines contained in this article are voluntary for owners and developers of property, and in most circumstances it is expected that the Perimeter Community Improvement District

will provide or arrange for these improvements. The design guidelines for the district are discussed further in Section 12B(1).6, *District Design Guidelines*, and the document *PERIMETER Focus: Envisioning a New Urban Center*.

Whenever provisions of this Article conflict with any other Article in the City of Sandy Springs Zoning Ordinance or any other Sandy Springs ordinances, regulations, or resolutions, these standards shall prevail.

- 12B(1).4. **STREET CLASSIFICATIONS.** Each existing and proposed roads in the Perimeter Community Improvement Design District is designated as one of four street types, as follows: Avenues, Boulevards, Thoroughfares, or Streets. In addition, there are certain intersections that are designated as Interchanges. Street types and Interchanges are designated in Table 12B(1).1.

Table 12B(1).1 Perimeter Community Improvement Design District Street Classifications		
AVENUES		
Street	From	To
Barfield Road	Abernathy	Hammond
Crestline Parkway	Entire Length	
Central Parkway	Entire Length	
Mount Vernon Hwy	Mount Vernon Blvd	DeKalb County line
Peachtree-Dunwoody Rd	Abernathy Road	Northern Boundary
BOULEVARDS		
Street	From	To
Glenridge Drive	Hammond Drive	Johnson Ferry
Glenridge Connector	Johnson Ferry Road	Peachtree-Dunwoody
Hammond Drive	DeKalb County line	Glenridge Drive
Perimeter Center West	Mount Vernon Hwy	DeKalb County line
Abernathy Road	Mount Vernon Hwy	Glenridge Drive
THOROUGHFARES		
Street	From	To
Johnson Ferry Road	Johnson Ferry Rd	Western Boundary
Mount Vernon Hwy	Glenridge Drive	Mount Vernon Blvd
Peachtree-Dunwoody Rd	Glenridge Conn	Abernathy Road
STREETS		
Street	From	To
All other roads	NA	NA
INTERCHANGES		
Georgia 400 at Glenridge Connector		
Georgia 400 at Hammond Drive		
Georgia 400 at Abernathy Road		

12B(1).5.

DESIGN STANDARDS AND ENFORCEMENT OF DESIGN STANDARDS.

The design standards related to the street and sidewalk system, landscaping requirements, lighting requirements, and paving requirements have been established for each street type and interchange, and shall apply to all streets and street improvements contained in the Perimeter Community Improvement Design District, the boundaries of which are established under Section 12B(1).3. All applications for Land Disturbance Permit shall comply with the standards contained in the article, unless a variance had been granted for relief from the standards contained herein; all Rezoning, Modification, and Use Permit applications shall comply with the standards contained in this Article, unless a variance has been approved, in the case of Modifications and Use Permits only, or a concurrent variance is being sought, for relief from the standards contained herein.

A. Street and Sidewalk System. Streets, sidewalks, parking, bicycle lanes, medians, and planting strips shall be installed consistent with the standards contained in Table 12B(1).2, *Street and Sidewalk System Standards*, and Figure 12B(1).1, *Cross-sections of Street and Sidewalk System Standards & Landscaping and Street Tree Standards*, with the following exceptions:

1. Standards for the number of travel lanes, travel lane width, allowance of on street parking, on street parking width, and the allowance of medians may be varied as required by the Director of the Department of Public Works if it is determined that the standards provided herein do not meet future transportation needs and/or inhibit public safety.

B. Pavers.

1. All intersections shall have two-toned concrete sidewalks.

- a. Standard: Scofield Concrete L-M
- b. Color: Sun Baked Clay (Color #5238)
Autumn Beige (Color #0288) to be used as border

2. Decorative pavers shall be used as accents along concrete sidewalks.

- a. Standard: Holland Parkway Series
- b. Color: Desert Stone or Old Town Blend
- c. Measurement: Four (4) inches by eight (8) inches by three-eighths (3/8) of an inch

3. Stamped Concrete should be used at intersections to signify highly used pedestrian crossings to motorists. Stamped patterns may vary for each intersection.

Table 12B(1).2 Street and Sidewalk System Standards				
DESIGN ELEMENT	AVENUE	BOULEVARD	THOROUGHFARE	STREET
Number of Travel Lanes	Two (2)	Six (6)	Six (6)	Two (2)
Travel lane width	Twelve (12) feet	Twelve (12) feet	Twelve (12) feet	Twelve (12) feet
On-street parking required	Yes	No	No	Yes, Optional
Minimum on-street parking width	Eight (8) feet	NA	NA	Eight (8) feet
Minimum sidewalk width	Ten (10) feet	Eight (8) feet	Eight (8) feet	Six (6) feet
Bicycle lane required	Yes	Yes	Yes	Yes
Minimum bicycle lane width	Five (5) foot	Incl. in eight (8) foot sidewalk	Five (5) foot	Five (5) foot
Median allowed	No	Yes	No	No
Planting Strip or Furniture Zone with Decorative Pavers	Five (5) foot furniture zone with pavers	Five (5) foot minimum planting strip	Five (5) foot planting strip	Optional planting strip

Figure 12B(1).1
Cross-sections of Street and Sidewalk System Standards & Landscaping and Street Tree Standards

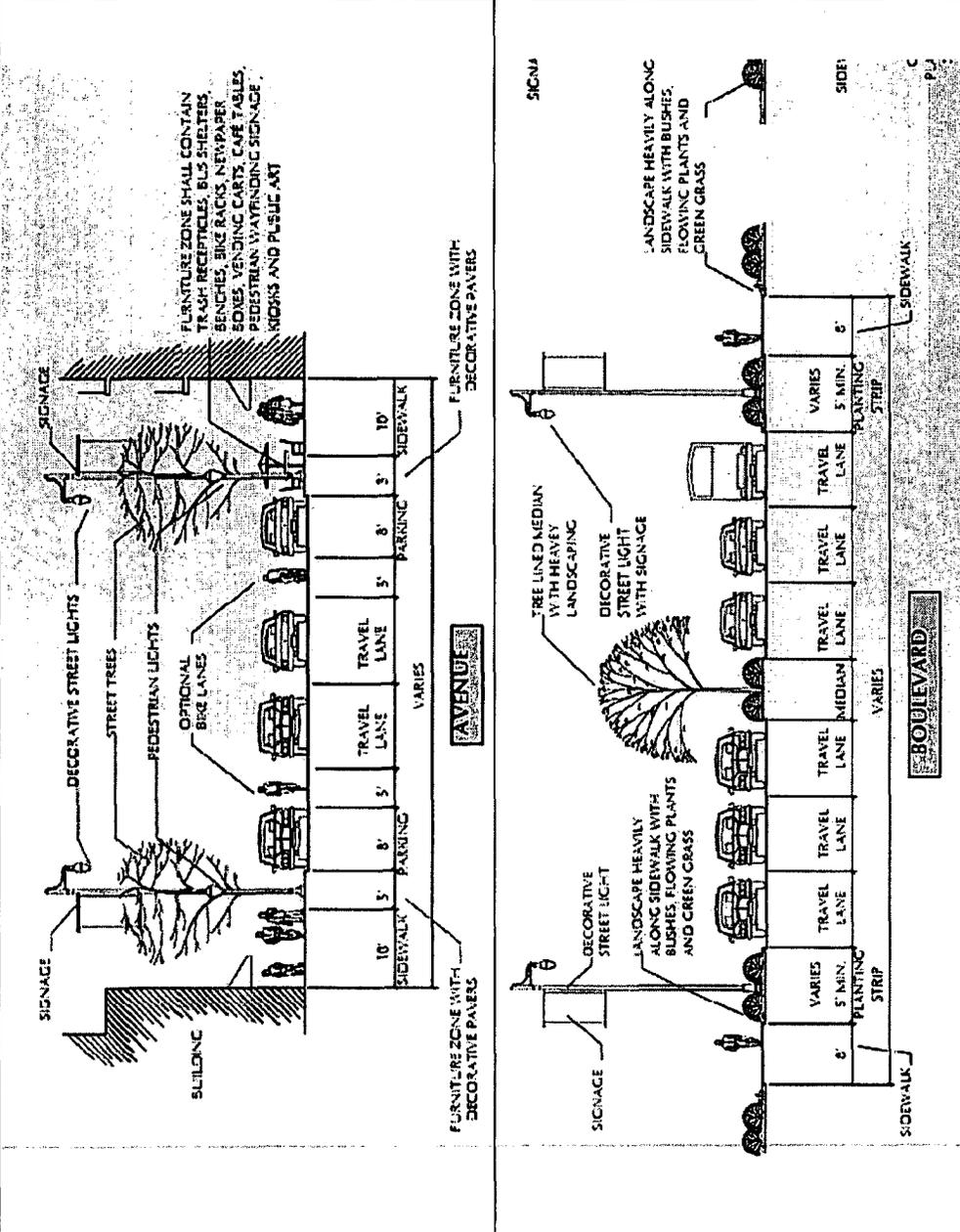
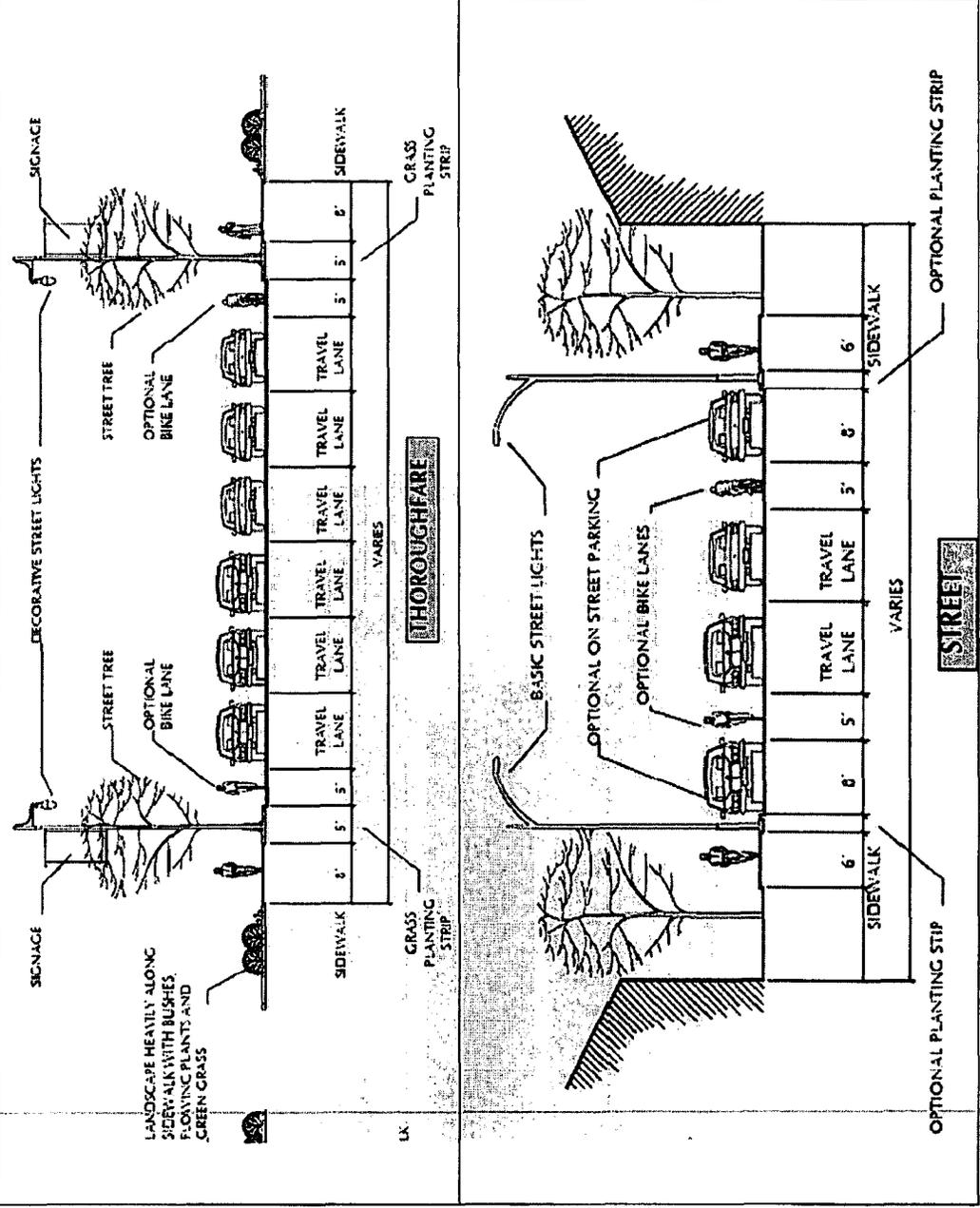


Figure 12B(1).1
Cross-sections of Street and Sidewalk System Standards & Landscaping and Street Tree Standards



- C. Landscaping and Street Trees. Trees and other landscaping material shall be installed consistent with the standards contained in Table 12B(1).3, Landscaping and Street Tree Standards, and Figure 12B(1).1, Cross-sections of Street and Sidewalk System Standards & Landscaping and Street Tree Standards.

Table 12B(1).3 Landscaping and Street Tree Standards			
DESIGN ELEMENT	AVENUE	BOULEVARD	THOROUGHFARE
Species of Street Trees Allowed	Chinese Elm or Zelkova or Autumalis Cherry, Okame Cherry, or Redbud under overhead utility lines	Willow Oaks or Fringetree under overhead utility lines	Maples or Crape Myrtle or Kousa Dogwood under overhead utility lines
Minimum height at time of planting	Twelve (12) feet or ten (10) feet if under overhead utility lines		
Minimum Caliper at time of planting	Four (4) inch or three (3) inches if under overhead utility lines		
Distance Planted Apart	Forty (40) feet		
Planting Location of Street Trees	Furniture Zone	Planting Strip	
Tree Planting Area	Five (5) by five (5) feet (twenty-five (25) square feet)		
Plantings in landscape strips, medians, & other strips	Shrubs and flowering plants which require minimum maintenance and water, including but not limited to Daylily, Otto Luyken, Carissa Holly and Monkey Grass		
Medians (where allowed)	Plant trees fifteen (15) feet on center: Shrubs, groundcover and Crepe Myrtle trees		

- D. Decorative Lighting. Pedestrian and street lights shall be installed consistent with the standards contained in Table 12B(1).3, Decorative Lighting, and 12B(1).1, Cross-sections of Street and Sidewalk System Standards & Landscaping and Street Tree Standards. Street and pedestrian lights shall be spaced forty (40) feet on-center and spaced evenly between trees. If both street lights and pedestrian lights are used, light style shall be alternated between trees.

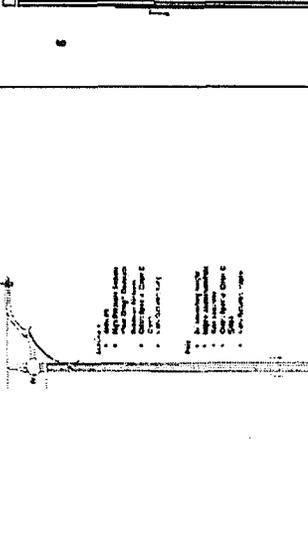
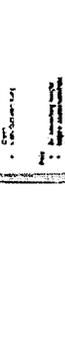
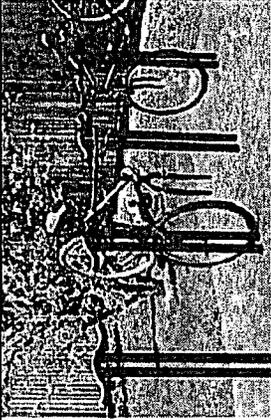
Pedestrian Light	Street Light	Pedestrian Signal Pole	Traffic Signal Pole
<p>Luminaire</p> <ul style="list-style-type: none"> • Manufacturer: Cooper • 150 Watt • High Pressure Sodium – Cooper Generation CAN – Post Top Fixtures • Color: Special Order Dark Green <p>Pole</p> <ul style="list-style-type: none"> • Manufacturer: General Electric • Twelve (12) foot mounting height • General Electric Aluminum Poles • Haight-Ashbury Fluted Shaft • Anchor Base • Color: Special Order Dark Green 	 <p>Luminaire</p> <ul style="list-style-type: none"> • Manufacturer: King • High Pressure Sodium King "Tear Drop" Decorative Roadway Fixtures • Color: Special Order Dark Green <p>Pole</p> <ul style="list-style-type: none"> • Manufacturer: Hapco • Thirty (30) foot mounting height • Hapco Aluminum Poles • Base Mounted • Color: Special Order Dark Green 		
<p>Lamp Post Specifications</p> <ul style="list-style-type: none"> • Manufacturer: Spring City Elect. Mfg. Co. • SBNH16.5W-Steel • Color: Dark Green Illuminated Sign • Manufacturer: Southern Manufacturing • LED Illuminated Street Sign • 19" Height, 48"/72"/96" Width 			

Figure 12B(1).3
Decorative Lighting

1
2
3
4
5
6
7
8
9
10
11

12B(1).6. **DISTRICT DESIGN GUIDELINES.** In addition to the mandatory standards contained in this article, there are certain voluntary guidelines established for development in the District. These guidelines are established as follows and in the document entitled *PERIMETER Focus: Envisioning a New Urban Center*. Said document and all material therein accompany and are hereby made a part of this zoning ordinance.

A. **Street Furniture.** Street furniture, to include trash receptacles bus shelters, benches, bike racks, newspaper boxes, vending carts, café tables, pedestrian way finding signage, kiosks, and public art, may be installed, if desired, along Avenues only, and if installed shall be located within the five (5) foot furniture zoned. If installed street furniture shall be consistent with the standards contained in Table 12B(1).4, *Street Furniture Design Standards*.

Figure 12B(1).2 Street Furniture Design Standards – Avenue Streets Only		
STREET FURNITURE	STANDARDS	APPROPRIATE LOCATIONS
Bicycle racks	 <ul style="list-style-type: none"> ▪ Landscape Forms Pi Rack embedded Finish: Grotto Powdercoat ▪ Space 36" on-center 	Transit stops and other destination centers
	 <ul style="list-style-type: none"> ▪ Columbia Cascade Cycloops 2170-7-C embedded Finish: Black Powdercoat 	

**Figure 12B(1).2
Street Furniture Design Standards – Avenue Streets Only**

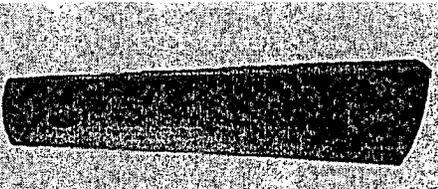
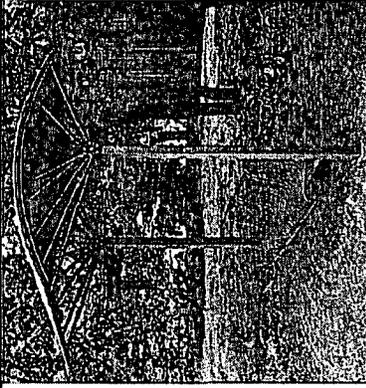
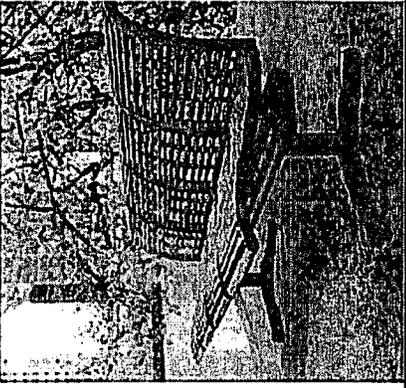
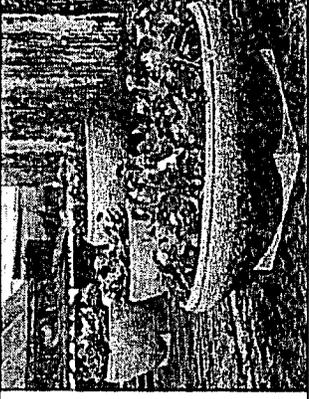
STREET FURNITURE	STANDARDS	APPROPRIATE LOCATIONS
<p>Bollards</p>	 <ul style="list-style-type: none"> ▪ Urban Accessories DG5 Finish: Raw Cast Grey Iron 	<p>Surface mounted where pedestrian- bike paths intersect other roads</p>
<p>Bus Shelters</p>	 <ul style="list-style-type: none"> ▪ Landscape Forms Kaleidoscope 2-post straight, offset canopy with solid panels ▪ Presidio seating with backs Finish: Grotto Powdercoat 	<p>All shuttle and bus stations</p>

Figure 12B(1).2 Street Furniture Design Standards – Avenue Streets Only		
STREET FURNITURE	STANDARDS	APPROPRIATE LOCATIONS
Benches	 <ul style="list-style-type: none"> ▪ Landscape Forms Presidio Collection PD3001-BS-22 Finish: Grotto Powdercoat <p>OR</p> <ul style="list-style-type: none"> ▪ DuMor Site Finishes Bench 137-60 Finish: Black 	All
Planters	 <ul style="list-style-type: none"> ▪ Landscape Forms Rosa Planter 42", 36", 30" or 24" diameter Polyethylene - Free-standing Color: Millstone 	As desired

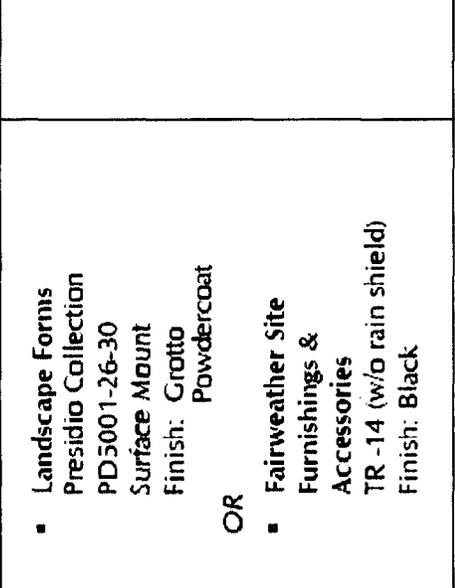
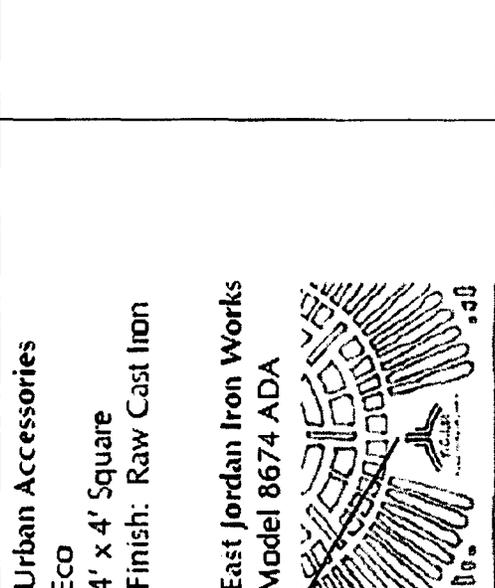
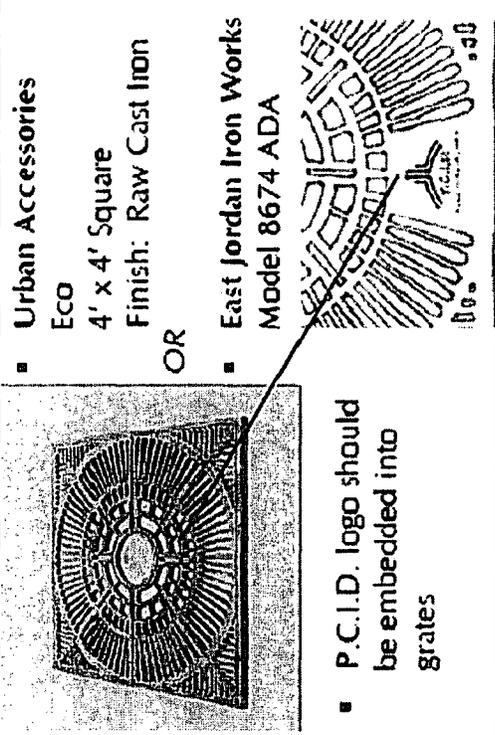
STREET FURNITURE	STANDARDS	APPROPRIATE LOCATIONS
<p>Trash Receptacle</p> 	<ul style="list-style-type: none"> ▪ Landscape Formis Presidio Collection PD5001-26-30 Surface Mount Finish: Grotto Powdercoat <p>OR</p> <ul style="list-style-type: none"> ▪ Fairweather Site Furnishings & Accessories TR -14 (w/o rain shield) Finish: Black 	<p>All</p>
<p>Tree Grate</p> 	<ul style="list-style-type: none"> ▪ Urban Accessories Eco 4' x 4' Square Finish: Raw Cast Iron <p>OR</p> <ul style="list-style-type: none"> ▪ East Jordan Iron Works Model 8674 ADA  <ul style="list-style-type: none"> ▪ P.C.I.D. logo should be embedded into grates 	<p>All</p>

Figure 12B(1).2
Street Furniture Design Standards – Avenue Streets Only

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

12B(1).7. APPEALS. Appeals of the regulations and standards contained in this Article are to the Board of Zoning Appeals in accordance with Article 22, *Appeals*. Any appeal of a decision of the Board of Zoning Appeals is to Fulton County Superior Court in accordance with Article 22, *Appeals*.

12B(1).8. SEVERABILITY. In the event that any section, subsection, sentence, clause or phrase of this Article shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses or phrases of this Article, which shall remain in full force and effect, as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

3.

The *Official Perimeter Community Improvement Design District Map of the City of Sandy Springs*, prepared on April 16, 2007, is hereby adopted as part of the Zoning Ordinance of the City of Sandy Springs and shall establish the boundaries, street types and interchanges for those standards and regulations applied under Article XXII-B(1), *Perimeter Community Improvement Design District*.

4.

The document *PERIMETER Focus: Envisioning a New Urban Center* is hereby adopted as part of the Zoning Ordinance and shall serve as a supplement to the standards contained in Article XXII-B(1), and shall serve to establish a set of voluntary guidelines for development in the District.

5.

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

6.

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.

7.

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.

8.

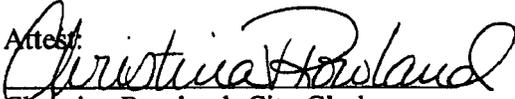
This Ordinance is effective April 17, 2007; and

ORDAINED this the 17th day of April, 2007.

Approved:



Eva Galambos, Mayor

Attest:

Christina Rowland, City Clerk

(Seal)

