

AN ORDINANCE TO AMEND ARTICLE 8.2, MIXED USE DISTRICT, OF THE 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 City has processed four rezoning petitions since the adoption of the 2027 Comprehensive Plan which have sought to redevelop and intensify parcels within the Living Working Future Land Use designation; and

WHEREAS, the majority of these petitions requested rezoning to the MIX (Mixed Use) zoning classification; and

WHEREAS, the MIX (Mixed Use) zoning classification does not specifically address minimum lot size and overall density; and

WHEREAS, the Mayor and City Council, due to the lack of standards related to minimum lot size, find it necessary to clarify the MIX (Mixed Use) zoning classification to ensure reasonable densities for mixed use developments; 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 8, *Multiple Use District Regulations*, Section 8.2, *Mixed Use District*, Section 8.2.3., *Development Standards*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Section 8.2.3. in its entirety and the following inserted therefor:

8.2.3 Development Standards

G. Minimum Lot Area -

1. Single Family or Duplex – As specified in conditions
2. All Other Uses – Parcels with a land use of Living Working Neighborhood shall have a minimum parcel size of 3 acres. Parcels with a land use of Living Working Community shall have a minimum parcel size of 5 acres. Parcels with a land use of Living Working Regional shall have a minimum parcel size of 10 acres.

2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

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.

4.

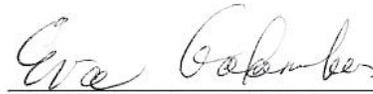
Repeal of Conflicting Provisions. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish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

5.

This Ordinance is effective October 21, 2008; and

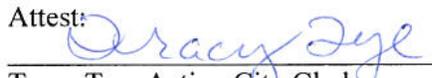
ORDAINED this the 21st day of October, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Tracy Tye, Acting City Clerk
(Seal)

