

**AN ORDINANCE TO AMEND ARTICLE 3, DEFINITIONS, 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 desire to establish policies that provide the maximum protection of the general welfare, health, morals, and safety of the residents of the city; and

WHEREAS, regulations and policies pertaining to land development are outlined in the Code of the City of Sandy Springs; and

WHEREAS, the Mayor and City Council find it necessary to clarify definitions relating to land development in the Zoning Ordinance; 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 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.2, *B*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Buffer, State Waters and the definition thereof in its entirety.

2.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.2, *B*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Buffer, Tributary and the definition thereof in its entirety.

3.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.3, *C*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the insertion of Certificate of Occupancy and the definition thereof:

Certificate of Occupancy. See Article 4 of the Land Development Regulations.

4.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.3, *C*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Clear Cutting and the definition thereof in its entirety.

5.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.3, *C*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Condominium and the definition thereof in its entirety.

6.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.3, *C*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Cul-de-sac and the definition thereof in its entirety.

7.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.4, *D*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Driveway and the definition thereof in its entirety and the following is inserted therefor:

Driveway. See Article 4 of the Land Development Regulations.

8.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.6, *F*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Flood Plain Management Terms and the definitions thereof in their entirety.

9.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Land Disturbance Permit and the definition thereof in its entirety and the following is inserted therefor:

Land Disturbance Permit. See Article 4 of the Land Development Regulations.

10.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Land Disturbing Activity and the definition thereof in its entirety and the following is inserted therefor:

Land Disturbing Activity. See Article 4 of the Land Development Regulations.

11.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Lot and the definition thereof in its entirety and the following is inserted therefor:

Lot. See Article 4 of the Land Development Regulations.

12.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Lot, Corner and the definition thereof in its entirety and the following is inserted therefor:

Lot, Corner. See Article 4 of the Land Development Regulations.

13.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the insertion of Lot, Double/Multiple Frontage and the definition thereof:

Lot, Double/Multiple Frontage. See Article 4 of the Land Development Regulations.

14.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.12, *L*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Lot, Multiple Frontage and the definition thereof in its entirety.

15.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.16, *P*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Plat, Final and the definition thereof in its entirety and the following is inserted therefor:

Plat, Final. See Article 4 of the Land Development Regulations.

16.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.16, *P*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Plat, Preliminary and the definition thereof in its entirety and the following is inserted therefor:

Plat, Preliminary. See Article 4 of the Land Development Regulations.

17.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.19, *S*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Structure and the definition thereof in its entirety and the following is inserted therefor:

Structure. See Article 4 of the Land Development Regulations.

18.

Article 3, *Definitions*, Section, 3.3, *Definitions*, Section 3.3.19, *S*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Subdivision and the definition thereof in its entirety and the following is inserted therefor:

Subdivision. See Article 4 of the Land Development Regulations.

19.

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

20.

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.

21.

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.

22.

This Ordinance is effective December 16th, 2008; and

ORDAINED this the 16th day of December, 2008.

Approved:



Eva Galambos, Mayor

Attest:



Tracy Tye, Acting City Clerk
(Seal)

