

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 5, AGRICULTURAL DISTRICT REGULATIONS, OF
THE SANDY SPRINGS ZONING ORDINANCE**

WHEREAS, the Mayor and City Council adopted a resolution on June 1, 2010 directing staff to review, clarify, and recodify the Zoning Ordinance with the assistance of the City Attorney's office; and

WHEREAS, this recodification will address recent developments in the law and issues that have been raised during the implementation, administration, and enforcement of the Zoning Ordinance; and

WHEREAS, this recodification will not include any policy changes to the ordinance.

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 5, *Agricultural District Regulations*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion in its entirety and the following inserted therefor:

ARTICLE V

SECTION 5.1

AG-1 AGRICULTURAL DISTRICT

5.1.1. AG-1 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the AG-1 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative or use permit. The AG-1 district is intended to encompass lands devoted to a wide range of uses including individual parcels devoted to residential use, single family subdivisions, agricultural and closely related uses.

5.1.2. USE REGULATIONS. Within the AG-1 district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by administrative permit or use permit shall be prohibited.

A. Permitted Uses. A building or land may be used for the following purposes:

1. Single family dwelling unit.
2. Agriculture, general and specialized farming, including: horticulture, plant nursery, greenhouse, dairy farming, livestock raising and poultry raising;

provided, however, that a building used for housing animals must be at least one hundred (100) feet from all property lines.

3. Roadside stand for the sale of agricultural products produced on the property.
 4. Riding stable other than an accessory use; provided, however, that a building used for housing animals must be at least one hundred (100) feet from all property lines and the lot on which such building is located must not be less than ten (10) acres. Standards for keeping horses, other than for a non-accessory use riding stable, are the same as the standards contained in Section 4.8.1. of this Ordinance pertaining to the keeping of horses in a single family dwelling district.
 5. Kennel or veterinary clinic/hospital; provided, however, that a building used for housing animals must be fully enclosed and must be at least one hundred (100) feet from all property lines. Features including, but not limited to, animal pens and runs which are not located in a fully enclosed building must be at least two hundred (200) feet from all property lines.
- B. Accessory Uses. A building or land may be used for uses customarily incidental to any permitted use and the principal dwelling unit may be used for a home occupation.
- C. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

5.1.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

No building shall exceed forty (40) feet in height.

B. Minimum Front Yard:

Sixty (60) feet

C. Minimum Side Yard:

Twenty-five (25) feet adjacent to interior lot line
Forty (40) feet adjacent to street

D. Minimum Rear Yard:

Fifty (50) feet

E. Minimum Lot Area:

One (1) acre with frontage on paved road
Three (3) acres with frontage on unpaved road

F. Minimum Lot Width:

One hundred (100) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

There is no minimum heated floor area in this district.

I. Minimum Accessory Structure Requirements:

Accessory structures may be located in rear or side yards only but shall not be located within a minimum yard.

5.1.4. OTHER REGULATIONS. The headings below contain provisions applicable to the AG-1 district:

- A. Development Regulations, Chapter 103, Code
- B. Exceptions, Section 4.3., Zoning Ordinance
- C. Floodplain Management, Chapter 109, Article II, Code
- D. Off Street Parking and Loading, Article XVIII, Zoning Ordinance
- E. Outside Storage, Section 4.2., Zoning Ordinance
- F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance
- G. River Protection, Metropolitan River Protection Act
- H. Signs, Article XXXIII, Zoning Ordinance

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 City 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.

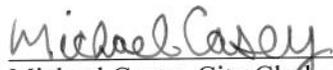
This Ordinance is effective November 16, 2010; and

ORDAINED this the 16th day of November, 2010.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)

