

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO AMEND ARTICLE 6, SINGLE FAMILY DWELLING 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 6, *Single Family Dwelling 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 VI

SECTION 6.1

R-1 SINGLE FAMILY DWELLING DISTRICT

6.1.1. R-1 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-1 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative or use permit. The R-1 district encompasses lands devoted to residential areas and closely related uses.

6.1.2. USE REGULATIONS. Within the R-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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural

building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.

- 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.

6.1.3. 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:

Two (2) acres

F. Minimum Lot Width:

Two hundred (200) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand eight hundred (1,800) square feet on ground level for less than two (2) stories

Two thousand (2,000) square feet for two (2) stories or more than two (2) stories with one thousand two hundred (1,200) square feet on the ground floor

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.

6.1.4. OTHER REGULATIONS. The headings below contain provisions applicable to uses allowed in the R-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

ARTICLE VI

SECTION 6.2

R-2 SINGLE FAMILY DWELLING DISTRICT

- 6.2.1. R-2 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-2 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative or use permits. The R-2 district is intended to provide land areas devoted to very low density residential uses. The R-2 district also provides for closely related uses.
- 6.2.2. USE REGULATIONS. Within the R-2 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
- 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.
- 6.2.3. 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:

Fifteen (15) feet adjacent to interior lot line
Thirty (30) feet adjacent to street

D. Minimum Rear Yard:

Forty (40) feet

E. Minimum Lot Area:

One (1) acre

F. Minimum Lot Width:

One hundred fifty (150) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand six hundred (1,600) square feet on ground level for less than two (2) stories

One thousand eight hundred (1,800) square feet for two (2) stories or more than two (2) stories with one thousand fifty (1,050) square feet on the ground floor

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.

6.2.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-2 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

ARTICLE VI

SECTION 6.3

R-2A SINGLE FAMILY DWELLING DISTRICT

- 6.3.1. R-2A DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-2A district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-2A district is intended to provide land areas devoted to low density residential uses. The R-2A district also provides for closely related uses.
- 6.3.2. USE REGULATIONS. Within the R-2A 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
- 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.
- 6.3.3. 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:
Fifteen (15) feet adjacent to interior lot line
Thirty (30) feet adjacent to street
- D. Minimum Rear Yard:
Forty (40) feet
- E. Minimum Lot Area:
Twenty-seven thousand (27,000) square feet
- F. Minimum Lot Width:
One hundred twenty (120) feet
- G. Minimum Lot Frontage:
Thirty-five (35) feet adjoining a street
- H. Minimum Heated Floor Area:
One thousand seven hundred (1,700) square feet on ground level for less than two (2) stories

One thousand eight hundred (1,800) square feet for two (2) stories or more than two (2) stories with one thousand fifty (1,050) square feet on the ground floor
- 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.

6.3.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-2A 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

ARTICLE VI

SECTION 6.4

R-3 SINGLE FAMILY DWELLING DISTRICT

- 6.4.1. R-3 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-3 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-3 district is intended to provide land areas devoted to low density residential uses. The R-3 district also provides for closely related uses.
- 6.4.2. USE REGULATIONS. Within the R-3 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
- 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.
- 6.4.3. DEVELOPMENT STANDARDS.
- A. Height Regulations:
- No building shall exceed forty (40) feet in height.

B. Minimum Front Yard:

Fifty (50) feet

C. Minimum Side Yard:

Ten (10) feet adjacent to interior lot line
Twenty (20) feet adjacent to street

D. Minimum Rear Yard:

Thirty-five (35) feet

E. Minimum Lot Area:

Eighteen thousand (18,000) square feet

F. Minimum Lot Width:

One hundred (100) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand two hundred (1,200) square feet on ground level for less than two (2) stories

One thousand three hundred twenty (1,320) square feet for two (2) stories or more than two (2) stories with nine hundred (900) square feet on the ground floor

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.

6.4.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-3 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

ARTICLE VI

SECTION 6.5

R-3A SINGLE FAMILY DWELLING DISTRICT

6.5.1. R-3A DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-3A district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-3A district is intended to provide land areas devoted to low density residential uses. The R-3A district also provides for closely related uses.

6.5.2. USE REGULATIONS. Within the R-3A 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising provided, however, that agricultural buildings must be at least 200 feet from all side and rear property lines, and that no products shall be offered for sale on land so utilized.

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.

6.5.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

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

B. Minimum Front Yard:

Fifty (50) feet

C. Minimum Side Yard:

Ten (10) feet adjacent to interior lot line
Twenty (20) feet adjacent to street

D. Minimum Rear Yard:

Thirty-five (35) feet

E. Minimum Lot Area:

Eighteen thousand (18,000) square feet

F. Minimum Lot Width:

One hundred (100) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand six hundred (1,600) square feet on ground level for less than two (2) stories

One thousand eight hundred (1,800) square feet for two (2) stories or more than two (2) stories with one thousand fifty (1,050) square feet on the ground floor

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.

6.5.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-3A 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

ARTICLE VI

SECTION 6.6

R-4 SINGLE FAMILY DWELLING DISTRICT

- 6.6.1. R-4 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-4 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-4 district is intended to provide land areas devoted to low density residential uses. The district also provides for closely related uses
- 6.6.2. USE REGULATIONS. Within the R-4 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
 3. Two (2) family dwelling units which comply with minimum lot area, yard and floor area requirements of the R-6 district, if forty percent (40%) or more of the dwelling units fronting on the same side of a street between two (2) intersecting streets is occupied by either two (2) family or multifamily dwelling units initiated prior to March 7, 1990.
- 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.

6.6.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

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

B. Minimum Front Yard:

Thirty-five (35) feet

C. Minimum Side Yard:

Seven (7) feet adjacent to interior lot line
Twenty (20) feet adjacent to street

D. Minimum Rear Yard:

Twenty-five (25) feet

E. Minimum Lot Area:

Nine thousand (9,000) square feet

F. Minimum Lot Width:

Seventy (70) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand (1,000) square feet on ground level for less than two (2) stories

One thousand one hundred (1,100) square feet for two (2) stories or more than two (2) stories with eight hundred (800) square feet on the ground floor

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.

- 6.6.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-4 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

ARTICLE VI

SECTION 6.7

R-4A SINGLE FAMILY DWELLING DISTRICT

- 6.7.1. R-4A DISTRICT SCOPE AND INTENT. Regulations set forth in this Section are the R-4A district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-4A district is intended to provide land areas devoted to low density residential uses. The district also provides for closely related uses.
- 6.7.2. USE REGULATIONS. Within the R-4A 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
- 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.
- 6.7.3. DEVELOPMENT STANDARDS.
- A. Height Regulations:
- No building shall exceed forty (40) feet in height.
- B. Minimum Front Yard:
- Thirty-five (35) feet

C. Minimum Side Yard:

Seven (7) feet adjacent to interior lot line
Twenty (20) feet adjacent to street

D. Minimum Rear Yard:

Twenty-five (25) feet

E. Minimum Lot Area:

Twelve thousand (12,000) square feet

F. Minimum Lot Width:

Eighty-five (85) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area:

One thousand two hundred (1,200) square feet on ground level for less than two (2) stories

One thousand three hundred twenty (1,320) square feet for two (2) stories or more than two (2) stories with nine hundred (900) square feet on the ground floor

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.

6.7.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-4A 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

ARTICLE VI

SECTION 6.8

R-5 SINGLE FAMILY DWELLING DISTRICT

- 6.8.1. R-5 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-5 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-5 district is intended to provide land areas devoted to low density dwelling uses. Land areas zoned R-5 are further intended to provide a transition between medium and moderate density dwelling areas and higher density residential areas or nonresidential areas.
- 6.8.2. USE REGULATIONS. Within the R-5 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, initiated prior to March 7, 1990, including: horticulture, plant nursery, dairy farming, truck gardening and poultry raising; provided, however, that an agricultural building must be at least two hundred (200) feet from all side and rear property lines, and further provided that no products shall be offered for sale on land so utilized.
 3. Two (2) family dwelling which complies with minimum lot area, yard and floor area requirements of the R-6 district, if forty percent (40) or more of the dwelling units fronting on the same side of a street between two (2) intersecting streets is occupied by either two (2) family or multifamily dwelling units initiated prior to March 7, 1990.
- 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.

6.8.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

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

B. Minimum Front Yard:

Twenty (20) feet

C. Minimum Side Yard:

Five (5) feet adjacent to interior lot line
Fifteen (15) feet adjacent to street

D. Minimum Rear Yard:

Twenty (20) feet

E. Minimum Lot Area:

Seven thousand five hundred (7,500) square feet

F. Minimum Lot Width:

Sixty (60) feet

G. Minimum Lot Frontage:

Thirty-five (35) feet adjoining a street

H. Minimum Heated Floor Area Per Unit:

Six hundred fifty (650) square feet

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.

6.8.4. OTHER REGULATIONS. The headings below contain provisions applicable to the R-5 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

ARTICLE VI

SECTION 6.9

R-5A SINGLE FAMILY DWELLING DISTRICT

- 6.9.1. R-5A DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the R-5A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The R-5A district is intended to provide land areas devoted to medium density, single family dwellings. Land areas zoned R-5A are further intended to provide a transition between low and high density dwelling areas or between low density dwelling areas and nonresidential areas.
- 6.9.2. USE REGULATIONS. Within the R-5A 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 purpose:
- Single family dwelling unit
- 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.
- 6.9.3. DEVELOPMENT STANDARDS.
- A. Height Regulations:
- No building shall exceed forty (40) feet in height.
- B. Minimum Lot Area:
- Four thousand (4,000) square feet
- C. Minimum Lot Width:
- None unless specified in zoning conditions

D. Minimum Lot Frontage:

Twenty (20) feet adjoining a street

E. Minimum Heated Floor Area:

Single family – Eight hundred fifty (850) square feet

F. Minimum Perimeter Setback for the Entire R-5A Development:

Forty (40) feet

G. Minimum Interior Setbacks (No Orientation to Buildings):

1. Minimum Front Yard – Twenty (20) feet

2. Minimum Side Yard – To place a building along an interior side lot line at between zero (0) and seven (7) feet shall require an encroachment and maintenance easement allowing a minimum of seven (7) feet of access to such building. A minimum building separation of fourteen (14) feet shall be maintained.

Twenty (20) feet adjoining local streets

3. Minimum Rear Yard – Twenty (20) feet

H. Minimum Interior Building Separations:

All building separations shall be as specified by the International Building Code.

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.

6.9.4. OTHER REGULATIONS. The headings below contain some additional, but not necessarily all, provisions applicable to the R-5A 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.

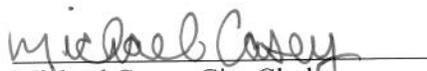
This Ordinance is effective November 16, 2010; and

ORDAINED this the 16th day of November, 2010.

Approved:


Eva Galambos, Mayor

Attest:


Michael Casey, City Clerk

(Seal)

