

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND SECTION 7.2.3, TOWNHOUSE RESIDENTIAL
DISTRICT DEVELOPMENT STANDARDS, OF THE SANDY SPRINGS ZONING
ORDINANCE RELATED TO DENSITY**

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 Code to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, the 2027 Comprehensive Plan provides policies that encourage development of varying housing types, including townhouses; and

WHEREAS, there are additional development standards in the existing Zoning Ordinance that would limit the number of townhouses that could be developed on property within the City; and

WHEREAS, the staff is aware of potential, desirable projects that are currently limited due to the existing townhouse residential density requirement.

NOW, THEREFORE, to accomplish the foregoing, the City Council of the City of Sandy Springs, Georgia, pursuant to its authority, does hereby adopt the following Ordinance:

1.

Section 7.2.3, *Development Standards*, of the Sandy Springs Zoning Ordinance is hereby amended to read as follows:

7.2.3. DEVELOPMENT STANDARDS.

A. Height Regulations:

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

B. Minimum Lot Area or Land Area Per Unit:

2,000 square feet

C. Minimum Lot Width:

Twenty (20) feet

D. Minimum TR Development Frontage:

Thirty-five (35) feet

E. Minimum Lot Frontage:

Twenty (20) feet adjoining a street except up to thirty-five (35) feet may be required whenever the Director of Public Works requires the extra width to protect catch basins.

F. Minimum Heated Floor Area Per Unit:

One thousand one hundred (1,100) square feet

G. Minimum Perimeter Setbacks for the Entire TR Development:

1. Minimum Front Yard – Forty (40) feet

2. Minimum Side Yard

Thirty (30) feet adjacent to interior lot line

Forty (40) feet adjacent to street

3. Minimum Rear Yard – Thirty-five (35) feet

H. Minimum Perimeter Setbacks When One (1) Building Per Lot:

1. Minimum Front Yard – Twenty (20) feet from right-of-way

2. Minimum Side Yard

Seven (7) feet adjacent to interior lot line, except that up to a seven (7) foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of fourteen (14) feet is maintained.

Fifteen (15) feet adjacent to street

3. Minimum Rear Yard – Twenty-five (25) feet

I. Minimum Accessory Structure Requirements:

Single family and two (2) family dwelling units – Accessory structures may be located in rear or side yards only but shall not be located within a minimum yard.

Townhouse dwelling units - Accessory structures may be located within the side or rear yards only but not within minimum perimeter setbacks or minimum yards.

J. Maximum Lot Coverage:

The area of the footprint of all buildings and parking shall not exceed fifty (50) percent of the total land area.

K. Minimum Building Separation When More Than One (1) Building Per Lot:

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

L. Other Minimum Standards

1. No more than ten (10) dwelling units shall form a single building.
2. Setbacks and roof lines shall be varied by at least two (2) feet so that no more than three (3) adjoining dwelling units within a single building shall have the same front setback or roof line.

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.

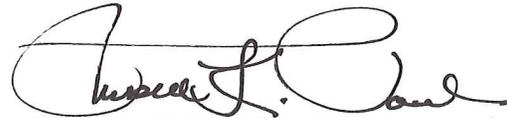
Repeal of Conflicting Provisions. It is the intention of the Mayor and City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish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

5.

This Ordinance is effective August 19, 2014; and

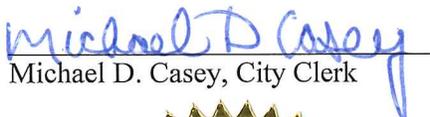
APPROVED AND ADOPTED this the 19th day of August, 2014.

Approved:



Russell K. Paul, Mayor

Attest:


Michael D. Casey, City Clerk

(Seal)

