

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 18, OFF STREET PARKING AND LOADING,  
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 Code to correct, clarify, and update the provisions of the Ordinance; and

**WHEREAS**, on April 15, 2014 the City Council directed staff to move forward with development of an amendment to the parking ordinance to align it with industry standards; and

**WHEREAS**, the existing parking ordinance provides very specific minimum parking space requirements based on use; and

**WHEREAS**, staff finds that the amendment should include a reduction in minimum requirements for most uses, allowing the market to set parking requirements based upon industry need, and encourage shared parking among uses and properties.

**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.

Article 18, *Off Street Parking and Loading*, of the Sandy Springs Zoning Ordinance is hereby amended as shown in the attached mark-up.

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All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.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

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ARTICLE XVIII

OFF STREET PARKING AND LOADING

- 18.1. SCOPE AND INTENT. The location, design and quantity of off-street parking and loading facilities for every use located in the City shall comply with the requirements herein.
- 18.2. PARKING SPACES REQUIRED. Every use shall be served by off-street parking spaces as specified below. Parking spaces shall serve only the designated use and shall be located on the same lot as the use unless another location is authorized in accordance with other provisions of this Zoning Ordinance.
- 18.2.1. BASIC OFF-STREET PARKING REQUIREMENTS. Parking requirements shall be calculated based on the proportion that each use contributes to the total. All areas are expressed in gross square feet of building area unless ground area or some other measure is specified. Any fraction of one-half (1/2) or larger shall constitute a whole. A bench seat shall consist of eighteen (18) inches.

Properties located in the area identified on the "Proposed Illustrative Master Plan" map found on Page X of the Sandy Springs City Center Master Plan adopted by City Council on December 18, 2012 shall be exempt from this section of the Ordinance where parking minimums can be achieved through shared parking located within ¼ mile of the property. However, where such properties elect to provide off-street parking and loading, it shall meet all other requirements of this Article.

USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Adult Entertainment Establishments		10 per 1000 sq. ft.
Adult Establishments, Other	adult bookstores adult motion picture arcades adult motion picture theaters	5 per 1000 sq. ft.
Assembly Places with Fixed Seating	stadiums auditoriums theaters amphitheatres	1 per 4 fixed seats
Assembly Places without Fixed Seating	meeting halls libraries	1 per 35 sq. ft. in largest assembly room
<del>Auto Dealerships, Sales &amp; Service</del>	<del>new car sales used car sales service &amp; parts</del>	<del>6.5 per 1000 sq. ft.</del>
<del>Bowling Alleys</del>		<del>5 per alley</del>
Child Care Facilities Kindergarten	day care centers pre-schools	1.7 per 1000 sq. ft. + 1 per 4 employees on the largest shift
Churches and Other Places of Worship with Fixed Seating	cathedrals churches temples	1 per 3.5 fixed seats in the largest assembly area
Churches and Other Places of Worship Without Fixed Seating		1 per 30 sq. ft. in largest assembly area

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USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Clubs and Lodges	community centers country clubs fraternal organizations	5 per 1000 sq. ft.
Clubs with Golf Course		50 per 9 holes + 1 per 1000 sq. ft.
Commercial, Amusement, Outdoor Facilities	amusement parks batting cages skateboard parks	1 per 4 fixed seats or one per 35 sq. ft. of floor area used for moveable seats + 10 per 1000 sq. ft. of ground area identified for recreation and assembly
Custodial Care Facilities	halfway houses	2.5 per 1000 sq. ft.
Dormitories and Related Facilities	boarding houses dormitories fraternity houses group residences sorority houses	1 per bedroom + 5 per 1000 sq. ft. of common area
Festivals, Outdoor	arts and crafts shows carnivals dogs shows horseshows musical festivals	2 per 1000 sq. ft. of ground area identified for festivals and music festivals related seating
Financial Institutions	banks brokerage houses credit unions	5 per 1000 sq. ft.
Funeral Homes		1 per 3 fixed seats + 1 for each 25 sq. ft. in the largest assembly room
Golf Courses, Public and Private, Without Club Facilities		50 spaces per 9 holes
Health Care and Other Facilities	hospitals convalescent homes nursing homes outpatient clinics prison/correctional facilities	1 per four beds + one per 3 employees
Hotels and Motels, No Restaurants	apartment hotels hotels motels	1 per room
With Restaurants		1.25 per room
Industrial and Manufacturing Facilities	assembly plants fabrication plants factories	1 per 1000 sq. ft.
Laboratories, Scientific and Related	experimental labs fabrication plants factories	2.5 per 1000 sq. ft.
Medical Offices and Related Facilities	clinics dental offices doctor's offices	4 per 1000 sq. ft.

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USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.		
	<del>veterinary offices</del>	
<del>Mini-Warehouses</del>		<del>1 per employee + 1 per 5000 sq. ft.</del>
Offices, General	freestanding offices office towers office parks offices associated with other uses recording studios <del>medical office</del>	3 per 1000 sq. ft. to 250,000 sq. ft.; 2.8 per 1000 sq. ft. all exceeding 250,000 sq. ft.
<del>Race Tracks</del>		<del>1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats + 10 per 1000 sq. ft. of other spectator area</del>
<del>Recreational Facilities, Indoor</del>	<del>arcades billiard parlors game rooms health club/spas indoor amusement facilities museums physical fitness centers skating rinks</del>	<del>5 per 1000 sq. ft.</del>
<del>Recreational Facilities, Private</del>  <del>Single Family or Mixed Residential, Association or Club</del>  <del>Multifamily Residential</del>	tennis court basketball court swimming pool	3 per court 4 per court 6 per adult swimming pool + 1 per 15 dwelling units beyond 60 served  included in basic parking requirement
<del>Recreational Facilities, Public</del>	<del>basketball court playing fields tennis courts driving range miniature golf swimming pool gymnasium</del>	<del>4 per court 50 per field 3 per court 2 per tee 20 per 18 holes 20 + 1 per 50 sq. ft. of pool area 5 per 1000 sq. ft.</del>
<del>Recycling Centers</del>		<del>1.5 per 1000 sq. ft. of building floor area and 2 spaces per outdoor recycling collection container plus loading spaces as specified in Section 18.6.1</del>
Residential, Multifamily Dwelling Units (fewer than 40 units/acre)	1 bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.4 per unit 2.0 per unit 2.25 per unit

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USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Residential, Multifamily Dwelling Units, <del>Highrise (40+ units/acre)</del>	1 bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.25 per unit 1.75 per unit 2.00 per unit
Residential, Single Family Dwelling Units	detached dwelling duplexes mobile homes	2 per dwelling unit
<del>Residential, Retirement Homes</del>	<del>personal care homes retirement homes senior housing</del>	<del>1.25 per dwelling unit</del>
Restaurants, Nightclubs and Taverns <u>if not a part of a multitenant development</u> (including outdoor seating)	bars bistros cafeterias dance clubs music clubs restaurants	10 per 1000 sq. ft.
Retail Establishments/ <u>General Commercial/Service Commercial</u>	art galleries boutiques food stores rental services shops stores <del>barber shops beauty parlors caterers dry cleaners Laundromats automotive garages car care centers paint and body shops car wash facilities service stations tire centers</del>	5 per 1000 sq. ft.
<del>Roadside Stands</del>		<del>6+ 5 per 1000 sq. ft. ground area</del>
<del>Salvage, Storage and/or Junk Facilities</del>		<del>1 per employee plus 4 per acre</del>
Schools	elementary junior high middle  secondary  business colleges colleges conservatories trade universities vocational tech institutions	larger of 2 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area  larger of 10 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area  5 per 1000 sq. ft.

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USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Service and Repair Establishments	appliance repair shops bicycle repair shops general repair centers shoe repair shops	5 per 1000 sq. ft.
<del>Service Commercial Establishments</del>	<del>barber shops beauty parlors eaterers dry cleaners laundromats</del>	<del>5 per 1000 sq. ft.</del>
<del>Service Stations and Automotive Repair Centers</del>	<del>automotive garages ear care centers paint and body shops ear wash facilities service stations tire centers</del>	<del>5 per 1000 sq. ft.</del>
Warehousing and Storage Facilities	commercial storage distribution centers	1 per 2000 sq. ft.

18.2.2. SHARED PARKING.

The standards for shared parking may be utilized for any of the combinations of uses shown below on any number of properties when approval is reflected in the conditions of zoning for each such property. Similar provisions are provided under PARKING, OFF-SITE AND SHARED in Article XIX for those uses which were not zoned concurrently or as part of a multiple use project. The conditions of zoning or use permit, as applicable, establish the limits of parking requirements among uses and properties, and the City shall not require any contractual relationship among property owners.

The standards for determining parking requirements in a multiple use development are:

- A. Determine the minimum amount of parking required for each separate use.
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.

	WEEKDAYS		WEEKENDS		NIGHTTIME
	6 am-5pm	5pm-1am	6am-5pm	5pm-1am	1am-6am
OFFICE	100%	10%	10%	5%	5%
RETAIL	60%	90%	100%	70%	5%

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HOTEL	75%	100%	75%	100%	75%
RESTAURANT	50%	100%	100%	100%	10%
ENTERTAINMENT/ RECREATIONAL	40%	100%	80%	100%	10%
CHURCH	50%	50%	100%	100%	10%

EXAMPLE

Properties proposed for individual uses would require the following number of parking spaces:

Office	-----	300 spaces
Retail	-----	280 spaces
Entertainment	-----	100 spaces
Total	-----	680 spaces

Properties proposed for multiple uses under the provisions for shared parking would require the following number of parking spaces:

	WEEKDAYS		WEEKENDS		NIGHTTIME
	6 am-5pm	5pm-1am	6am-5pm	5pm-1am	1am-6am
OFFICE	300	30		15	
RETAIL	168	252	280	196	14
HOTEL					
RESTAURANT/ ENTERTAINMENT/ RECREATIONAL	40	100	80	100	10
<b>TOTAL</b>	<b>508</b>	<b>382</b>	<b>390</b>	<b>311</b>	<b>39</b>

Thus, 508 spaces would be needed for this development, a reduction of 172 spaces or twenty-five percent (25%).

18.2.3. REDUCTION OF THE BASIC REQUIREMENT. A reduction of the basic off-street parking requirement will be allowed for nonresidential and multifamily developments that locate within 1500 feet of a MARTA rail station which is complete or scheduled for completion within three (3) years. A reduction will be allowed on the following scale whenever pedestrian access is provided between the use and the MARTA rail station as approved by the Director.

Straight-line Distance from MARTA Station  
Property Line to Applicant Property Line

Reduction

0-500 feet

15%

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501-1000 feet  
1001-1500 feet

10%  
5%

Additionally, all developments wherein the front door is located within 250 feet of a public transit stop shall be allowed a 10% reduction in required parking.

- 18.2.4. ADMINISTRATIVE REDUCTION OF SPACES CONSTRUCTED. The Director may authorize a reduction in the total number of parking spaces constructed on a site to no less than ninety percent (90%) of the basic requirement when all of the following conditions are met:
- A. The request for reduction in parking shall show that the reduction is justified on the basis of characteristics unique to the specific proposed use of the property in contrast to the characteristics of other uses within the same category.
  - B. Adequate land area for meeting the basic parking requirement shall be located on and designed for the site whether at grade or in parking decks. The unconstructed portion of the parking shall be clearly delineated and labeled "Future Parking" on the site plan.
  - C. Prior to granting the reduction in total parking spaces constructed, the Director shall conclude that the reduction is justified, and shall approve, in whole or in part, or deny the request stating the reasons therefore in the report.
  - D. If the Director finds that the parking reduction is no longer justified, the Director shall notify the owner to construct the number of parking spaces necessary to meet the required level.
  - E. Prior to any change in ownership or use, the owner shall apply to the Director for an evaluation and confirmation of the reduction.

### 18.3. ACCEPTABLE LOCATIONS FOR OFF-STREET PARKING.

18.3.1. PARKING AND LOADING LOCATIONS. Note: The minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer requirement of Section 4.23. At a minimum, all required parking spaces must be located on an all weather surface as defined in Article III.

- A. Single Family Districts. Within single family dwelling districts and the AG-1 district when utilized for a single family dwelling, the parking or storage of a vehicle shall be prohibited except on a "parking space" as defined in Article III. Off-site location of required parking spaces is prohibited. Unenclosed parking spaces may occupy a side yard, and no more than fifty percent (50%) of a required rear yard. A maximum of two (2) spaces may be permitted adjoining the entrance to a front entry garage or carport, or adjoining the end of a driveway whenever no garage or carport exists. Garage and carport spaces may count toward the minimum required spaces in single family districts.

Within the AG-1 and single family districts when utilized for other than a single family dwelling, the parking or storage of vehicles shall be located in accordance with the O-I district requirements stated in subsection E below.

The visible storage or parking of more than four (4) vehicles at a single family residence shall be unlawful. Parking or storage of a junk or salvage vehicle shall constitute an

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unlawful use except that no more than two (2) such vehicles shall be permitted if parked or stored in a garage or carport not visible from a street or adjacent residential property.

- B. TR, Townhouse Residential District. Individually subdivided parcels shall adhere to single family district standards except that no off-street parking or driveways shall be located within ten (10) feet of any perimeter lot line. Garage carport spaces count toward the minimum required spaces in the TR district.
- C. A, Apartment Dwelling District. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. Driveways shall not be located nearer than ten (10) feet to any side or rear property line. No off-street parking space shall be located within twenty-five (25) feet of any side or rear property line adjacent to a single family dwelling district or use or within ten (10) feet of any other property line. TR district requirements shall apply to single family detached units constructed within the A district.
- D. A-L, Apartment Limited Dwelling District. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. Driveways shall not be located nearer than ten (10 feet) to any side or rear property line. No off-street parking space shall be located within twenty-five (25) feet of any side or rear property line adjacent to a single family dwelling district or use or within ten (10) feet of any other property line.

All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.

Off-street loading areas shall be provided in the rear or interior side yards.

- E. O-I, Office/Institutional Districts. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. No off-street parking shall be permitted within 25 feet of any property line which adjoins a single family residential district or use.

Off-street loading areas shall be provided in the rear or interior side yards.

- F. C-1 and C-2, Commercial Districts. The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A district.

Uses permitted in commercial districts other than those devoted to dwellings, schools, institutions, and similar uses shall provide no off-street parking within twenty-five (25) feet of any property line that adjoins a residential district or use.

Off-street loading areas shall be provided in the rear or interior side yards.

Minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer required in Section 4.23.

- G. M-1, M-1A and M-2, Industrial Districts. The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A district.

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Uses devoted to manufacturing, warehousing, commercial and other uses permitted in industrial districts shall provide no off-street parking within twenty-five (25) feet of any property line which adjoins a residential use or district.

- 18.3.2. LIMITATION ON TRUCKS. Except for trucks used in farming the property on which they are located, or trucks used in conjunction with a permitted use, trucks and/or trailers exceeding four (4) tons empty weight shall not be stored or parked in any agricultural or residential zoning district unless temporarily engaged in moving household goods or making deliveries.
- 18.3.3. SHARED DRIVEWAYS. Driveways may be shared in all districts.
- 18.3.4. OFF-SITE LOCATION OF REQUIRED PARKING. An administrative permit for off-site parking may be considered in accordance with the provisions of Article XIX.
- 18.3.5. LANDSCAPE AREAS AND BUFFERS. No parking shall be permitted in any required landscape area or buffer.
- 18.3.6. VEHICLES AT AUTOMOTIVE REPAIR AND SPECIALTY SHOPS. Vehicles at automotive repair and specialty shops must be serviced and stored within the footprint of the building or at the rear of the structure but outside of any minimum yard requirements. Vehicles must be totally screened from all property lines by a one hundred percent (100%) opaque fence or wall together with landscape strips and buffers as specified by Article 4.23.1.

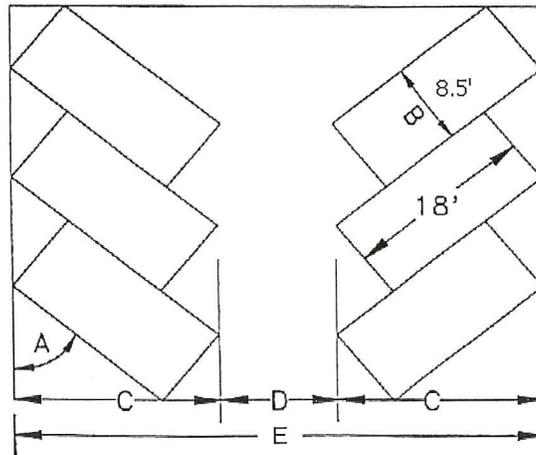
18.3.7. SHOPPING CART. Parking spaces used for shopping cart stalls shall not be counted to meet the minimum parking standard for any development.

18.4. OFF-STREET PARKING DESIGN REQUIREMENTS.

- 18.4.1. ANGLED OR PARALLEL PARKING. Angled or parallel parking requirements shall be as follows:

MINIMUM SPACE REQUIREMENTS				
Parking Angle (A)	Parking Width (B)	Stall Depth (C)	Aisle Width (D)	Overall (E)
0° - 45°	8.5 feet	18 feet	14 feet	50 feet
46° - 60°	8.5 feet	18 feet	18 feet	54 feet
61° - 90°	8.5 feet	18 feet	22 feet	58 feet

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Twenty percent (20%) of the total parking spaces may be designated as compact car spaces. A compact space shall measure a minimum of one hundred twenty (120) square feet with a minimum width of eight (8) feet. Each compact space shall be clearly marked. No part of a vehicle shall overhang into a landscaped portion of a required landscape area.

- 18.4.2. LANDSCAPE ISLANDS. Landscape islands shall be provided throughout parking lots in accordance with the requirements of Section 4.23 of this Ordinance.
- 18.4.3. HANDICAPPED PARKING. Parking spaces designed for handicap persons shall be provided in accordance with Georgia law.

### 18.4.4 DESIGN GUIDELINES.

- a. All surface parking lots and structured parking/parking decks shall be marked as appropriate to provide for safe and efficient parking and for traffic and pedestrian circulation. Parking spaces up to the minimum number of spaces required by this section may be paved with asphalt or concrete. Parking spaces over the minimum of that required by this section shall be of pervious material.
- b. The maximum number of surface lot parking spaces shall be no more than 140 percent of the required minimum number of spaces. For buildings with a footprint greater than 60,000 square feet, the maximum number of surface lot spaces shall be no more than 125 percent of the minimum number of spaces.
- c. Structured parking/parking decks shall be designed to be an integral part of the buildings that they are serving. Design features shall include:
  - i. Structures that are architecturally consistent with the overall development.
  - ii. The use of the same finish materials as the exterior of the site building.
  - iii. The view of a parking structure from a public street should be minimized by placing its shortest dimension along the street edge.
  - iv. The top deck of parking structures shall include raised periphery landscape islands (where visible from public view) in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the

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structure.

d. Tandem (stacked) off-street parking is permitted for single family, two family, and townhouse dwelling units.

18.5. PARKING FOR SPECIALIZED VEHICLES. Specialized vehicles, such as earth moving equipment, tractors or other heavy construction vehicles, shall only be stored in residential districts, agricultural districts and non-residential districts, except M-1 and M-2 industrial districts, during construction under an active building permit and/or land disturbance permit. Other specialized vehicles such as recreational vehicles, campers, buses (including school buses), trailers, mobile home coaches, boats and boat trailers may be parked or stored in all residential districts under the following conditions:

- A. That such vehicles are not used as living quarters.
- B. That the location of the parking or storage area shall be in the buildable area of the lot and shall not be in front of the principal structure.

18.6. OFF-STREET LOADING

18.6.1. LOADING SPACES REQUIRED. Off-street loading spaces shall be provided as follows:

TYPE OF USE	GROSS FLOOR AREA (SQ. FT.)	LOADING SPACES REQUIRED
Single Retail Establishment Services	0 to 19,999	0
	20,000 to 49,999	1
	50,000 to 250,000	2
	Over 250,000	3
Shopping Centers	0 to 19,999	0
	20,000 to 49,999	1
	50,000 to 100,000	2
	Each additional 100,000	1
Office Buildings, Apartment Buildings over four stories, Hospitals, Health Care Establishments, Hotels and Motels	0 to 999,999	0
	1,000,000 to 2,000,000	1
	More than 2,000,000	2
Manufacturing, Warehousing, Wholesaling, etc.	Up to 14,999	1
	15,000 to 39,999	2
	40,000 to 65,000	3
	Each additional 80,000	1
Recycling Center		2 loading spaces measuring no less than 12 feet by 35 feet and having 14 feet of vertical clearance

18.6.2. DESIGN AND ARRANGEMENT OF OFF-STREET LOADING AREAS. The following standards shall apply to off-street loading areas:

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- A. A loading space shall measure no less than twelve (12) feet by thirty-five (35) feet and have fourteen (14) feet of vertical clearance.
- B. For any use required to furnish three or more loading spaces, at least one (1) in every three (3) shall measure no less than twelve (12) feet by fifty-five (55) feet.
- C. Maneuvering space shall not include required parking spaces or any portion of a public right-of-way.

18.6.3. OFF-STREET LOADING LOCATION LIMITATIONS. Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:

- A. Industrial Zoning Districts: If the loading and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a fifty (50) foot landscape strip shall be established, behind which the maneuvering and berth space may be located.
- B. Non-Industrial Zoning Districts: In the event that spaces and maneuvering areas are to be located in a yard adjacent to any established residential use, a fifty (50) foot landscape strip shall be established behind which the berths and maneuvering spaces may be located.

5.

This Ordinance is effective August 19, 2014; and

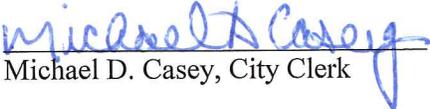
APPROVED AND ADOPTED this the 19<sup>th</sup> day of August, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

