

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 33, SIGNS, OF THE SANDY SPRINGS
ZONING ORDINANCE RELATED TO INTERNALLY ILLUMINATED SIGNS**

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 May 20, 2014 the City Council directed staff to move forward with development of an amendment to the sign ordinance based on recommendations from the Board of Appeals regarding internally illuminated signs; and

WHEREAS, the Board of Appeals has heard several variances related to signs that are backlit or have a “halo” effect; and

WHEREAS, the existing ordinance provides a very limited definition of internally illuminated signage and an amendment would be required to allow these types of signs.

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All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.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

5.

MARK-UP PURSUANT TA14-008

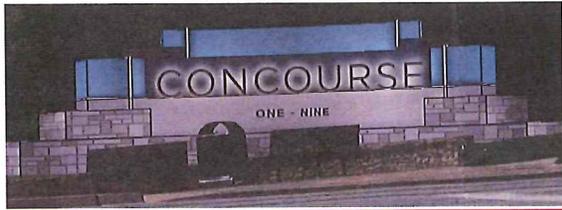
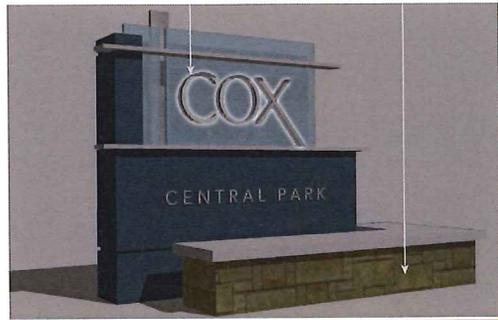
ARTICLE XXXIII

SIGNS

SECTION 3: DEFINITIONS.

Illuminated sign, Backlit. An internally illuminated sign that is constructed so that the light reflects off of the structure behind creating a halo type glow separating the sign face from the background. Such source cannot be a device that changes color, flashes, or alternates.

Examples of Acceptable Backlit Signs



SECTION 26: RESTRICTIONS BASED ON LOCATION.

C. Apartment and Townhouse Residential Districts

1. Monument Signs (amended 04/21/09, TA09-002, Ord. 2009-04-19) One (1) maximum thirty-two (32) square foot entry wall or monument sign or two (2) single-faced entry wall or monument signs not to exceed sixteen (16) square feet for each side of the development's entrance shall be permitted for each street on which the multi-family property or property occupied with an institutional use has up to and including five hundred (500) linear feet of frontage. The sign shall have a maximum height of six (6) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted. Notwithstanding the foregoing, monument signs on arterial streets may be ten (10) feet in height.

D. O-I District

1. Monument Signs (amended 04/21/09, TA09-002, Ord. 2009-04-19).

MARK-UP PURSUANT TA14-008

- a. One (1) maximum thirty-two (32) square foot, monument sign shall be permitted for each street on which the lot has up to and including five hundred (500) feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
- b. One (1) maximum sixty-four (64) square foot, monument sign shall be permitted for each street on which the lot has more than five hundred (500) linear square feet and up to one thousand (1,000) linear feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
- c. One (1) maximum seventy-two (72) square foot, monument sign shall be permitted for each street on which the lot has more than one thousand (1,000) linear feet of frontage (excludes spin sites and out-parcels). The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
- d. Notwithstanding the foregoing, monument signs on arterial streets may be ten (10) feet in height.

E. Mixed Use District

1. Monument Signs (amended 04/21/09, TA09-002, Ord. 2009-04-19).
 - a. One (1) maximum thirty-two (32) square foot, monument sign shall be permitted for each street on which the lot has up to and including five hundred (500) feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
 - b. One (1) maximum sixty-four (64) square foot, monument sign shall be permitted for each street on which the lot has more than five hundred (500) linear square feet and up to one thousand (1,000) linear feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
 - c. One (1) maximum seventy-two (72) square foot, monument sign shall be permitted for each street on which the lot has more than one thousand (1,000) linear feet of frontage. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.
 - d. One (1) maximum thirty-two (32) square foot, monument sign per spin site or out-parcel which is identified on a site plan approved pursuant to a single zoning case. The sign shall have a maximum height of eight (8) feet (see exception), shall not be internally illuminated unless backlit illumination is used. Except for gas stations, changeable copy shall not be permitted.

MARK-UP PURSUANT TA14-008

e. Monument signs on arterial streets may be ten (10) feet in height.

I. Mobile Home Park District

1. Monument Signs (amended 04/21/09, TA09-002, Ord. 2009-04-19).

- a. One (1) maximum thirty-two (32) square foot, entry wall or monument sign or two (2) single-faced entry wall or monument signs not to exceed sixteen (16) square feet for each side of a mobile home park entrance, identifying the name of the mobile home park, shall be permitted for each street on which the lot has frontage.
- b. One (1) maximum thirty-two (32) square foot monument sign per property occupied with an institutional use shall be permitted for each street on which the lot has frontage.
- c. Monument signs for non-residential uses located in a mobile home park shall have a maximum height of ten (10) feet, shall not be internally illuminated **unless backlit illumination is used**. Except for gas stations, changeable copy shall not be permitted.

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 9, COMMERCIAL DISTRICT
REGULATIONS, OF THE SANDY SPRINGS ZONING ORDINANCE TO CLARIFY
PERMITTED USES**

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 commercial zoning districts currently allow for “apartments, above or behind commercial and office uses in the same building”; and

WHEREAS, there are no standards in the Zoning Ordinance that clearly outline how these apartments are to be developed or the amount of commercial and/or office space that is required; and

WHEREAS, there is no definition of apartment as the Zoning Ordinance refers to multifamily dwelling units and does not distinguish between owner and renter occupancy types; and

WHEREAS, an ordinance amendment is necessary to clarify how multifamily dwelling units are permitted in commercial districts.

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 9, *Commercial District Regulations*, of the Sandy Springs Zoning Ordinance is hereby amended pursuant to 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.

5.

This Ordinance is effective September 2, 2014; and

APPROVED AND ADOPTED this the 2nd day of September, 2014.

Approved:

Russell K. Paul, Mayor

Attest:

Michael D. Casey, City Clerk

(Seal)

MARK-UP PURSUANT TA14-005

ARTICLE IX

SECTION 9.1

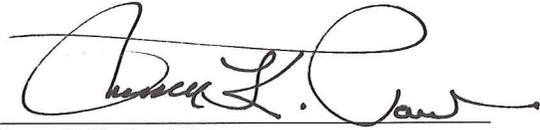
C-1 COMMUNITY BUSINESS DISTRICT

- 9.1.1. C-1 DISTRICT SCOPE AND INTENT. Regulations set forth in this section are the C-1 district regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permits or use permits. The C-1 district is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which complement a transition into a more intense activity area. Complementary non-commercial uses are also permitted.
- 9.1.2. USE REGULATIONS. Within the C-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:
2. Apartment, above or behind commercial and office uses in the same building, which were issued development permits and/or certificates of occupancy prior to September 2, 2014.

This Ordinance is effective August 19, 2014; and

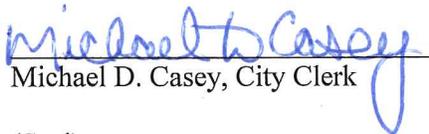
APPROVED AND ADOPTED this the 19th day of August, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

