

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All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.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

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.

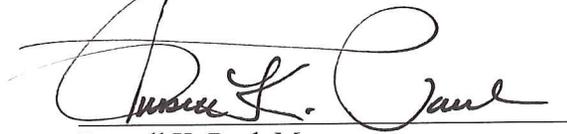
*Repeal of Conflicting Provisions.* It is the intention of the Mayor and City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish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

5.

This Ordinance is effective September 2, 2014; and

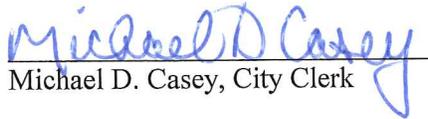
**APPROVED AND ADOPTED** this the 2<sup>nd</sup> day of September, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

