

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, TO AMEND SECTIONS 50-30 AND 103-80 OF THE CODE OF ORDINANCES**

**BE IT ORDAINED** by the Mayor and City Council of the City of Sandy Springs, Georgia that the City's Code of Ordinances be amended by replacing Sections 50-30 and 103-80 as follows:

**SECTION I:** Section 50-30 is amended by striking its current language and adding as follows:

**Sec. 50-30. - Creation of sidewalks.**

- (a). All sidewalks required under this section are further regulated under Sec. 103-80.
- (b). This section **shall not** apply to the following:
  - 1. Construction of any new single family home, unless such single family home is:
    - A. adjacent to a road on the sidewalk master plan network, in which case sidewalk shall be provided in accordance with this code section and Sec. 103-80 along the frontage on the sidewalk master plan network; or
    - B. required to provide such sidewalk on a new street created by the subdivision of land and platted by the City.
  - 2. Renovation of any existing single family home.
  - 3. Any lot or parcel for which a development permit or building permit is issued, but where the community development director determines that the permit is for an accessory use or structure to the principal use or structure or for minor repairs or additions to the principal building or structure in existence.
- (c). Notwithstanding anything contained in this section to the contrary, sidewalks shall be created as follows:
  - 1. Sidewalks and curb ramps shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public, for the entire property frontage.
  - 2. The following permits and activities shall require the installation of sidewalk along all roadway frontages of the affected property:
    - A. Development permits.
    - B. Land disturbance permits.
    - C. Building permits.
    - D. Any permit issued for renovation in the city's zoning overlay district that meets the threshold amount specified in the zoning ordinance.
    - E. All commercial, office or multi-family construction located on any street.
    - F. Subdivision of property that creates a new public or private street (minimum one side of street).

G. Nonresidential subdivision plat or nonresidential combination plat.

**SECTION II:** Section 103-80 is amended by striking its current language and adding as follows:

**Sec. 103-80. - Sidewalks and multiuse trails.**

- (a). Sidewalks created under Sect. 50-30 are subject to the regulations set forth in this Code Section.
- (b). *Sidewalk design and construction standards.* Sidewalks shall be constructed in accordance with the requirements of this section. The public works director is authorized to grant modifications upon specific application, as well as alternative design proposals after receiving a recommendation from the public works department, pursuant to the conditions set forth in Sect. 103-8(d).
  - 1. All sidewalks required under this section must be installed and the construction accepted by the public works director prior to a certificate of occupancy being issued for any building or structure on any affected parcel.
  - 2. All sidewalks shall conform to AASHTO and the Americans with Disabilities Act (ADA) requirements, and to all applicable overlay district guidelines and standards.
  - 3. Sidewalks are required to be represented on design plans and development plans and installed in accordance with such plans along the total property frontage on public streets as required by the public works director.
  - 4. *Width.*
    - A. Sidewalks shall be at least five feet wide on internal subdivision streets and abutting external streets.
    - B. Multiuse trails and side paths shall have a minimum width of twelve feet or as directed by AASHTO.
    - C. If the street is part of an approved sidewalk, pathway or transportation plan, then the width and location of the sidewalk shall conform to the requirements of the approved plan or as approved by the public works director.
    - D. Wider sidewalks or multiuse trails shall be installed by the developer as required by the public works director or zoning overlay.
  - 5. *Shoulder.*
    - A. Sidewalk and multiuse trails shall be provided with a minimum graded shoulder width of two feet.
    - B. A five-foot graded shoulder may be required to support alternative uses, including but not limited to, equestrian activities and mountain bikes.
  - 6. *Transitions.* Where new sidewalks tie in to existing sidewalks of a different width or where the proposed sidewalk must change width then the transition shall be made in a gradual manner at a rate of 5:1.

7. *Noncompliant sidewalks.* In all areas where the condition or design of the sidewalk and curb ramps do not conform to this chapter or is otherwise deemed unsatisfactory, the existing sidewalk shall be removed and replaced in conformance with this chapter.
  8. *Landscape strips.*
    - A. Sidewalks shall be located at least two feet from the back of curb or as directed by the zoning overlay.
    - B. In areas where a setback from the curb cannot be provided due to unusual site conditions, the public works director may approve the installation of the sidewalk at the back of curb. In these areas the sidewalk width may be increased to allow a minimum of four feet of clearance from any portion of an obstruction that must be located adjacent to the roadway, i.e. mailboxes, etc.
    - C. Where the public works director has determined a practical difficulty exists, the sidewalk is installed no closer than the edge of the road or the back of the curb.
  9. *Meandering sidewalks.* Where trees or other conditions exist, the public works director works may permit the sidewalks to meander in the right-of-way or into the lot where the permit is being sought. Meandering sidewalks may be approved by the public works director where necessary to avoid obstructions in the right-of-way that may otherwise be too costly to relocate or in compliance with the standard details. If sidewalk meanders outside the existing right-of-way, right-of-way dedication shall be required as set forth in Section 103-75.
  10. *Cross slope.* Sidewalks shall be constructed with a maximum cross slope of two percent or as required by ADA. Sidewalks shall not exceed this cross slope at driveway crossings.
  11. *Material.*
    - A. Sidewalks shall be constructed of concrete at least 4 inches thick. Concrete shall be Class "B" (as defined by GDOT) with a minimum strength of 3,000 PSI at 28 days.
    - B. Alternate materials may be required in special overlay or historic districts.
  12. *Final stabilization.* Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.
  13. *GDOT controlled roads.* Sidewalks located in the right-of-way of roads under the jurisdiction of GDOT shall be constructed in accordance with GDOT design and construction standards.
- (c). *Sidewalk curb ramp design and construction standards.*
1. Handicapped accessible curb ramps with detectable warning strips shall be provided at street intersections in accordance with GDOT design and construction standards.
  2. All curb ramps shall be provided with detectable warning strips that comply with state and federal ADA specifications.

(d). *Damage repair.* Damage to sidewalks and ramps caused by construction or development activity shall be repaired at no cost to the city within 30 days or prior to issuance of a certificate of occupancy, whichever is earlier.

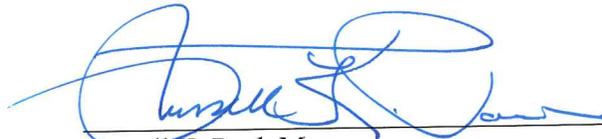
(e). *Payment in Lieu.*

1. The public works director may authorize a payment to the city in lieu of installation of the required sidewalk if:
  - A. The public works director determines the topography of the road frontage or other exceptional condition is such that a special hardship exists on the property. Hardships do not include the lack of an existing sidewalk network, traffic volumes, or travel speeds.
  - B. A development is within the project limits of a designed and funded capital improvement project that will install sidewalk or streetscape, the developer may pay in lieu of building the required sidewalk per section 103-75(b)(4). All certificates of occupancy will be temporary until project closeout.
2. Where the public works director determines that a hardship exists, the payment in lieu of installation of sidewalk shall be set at \$100 per linear foot per length of public road frontage.
3. Funds received pursuant to this subsection shall be deposited in an account of the city and restricted to use for the installation of sidewalks.

**SECTION III:** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

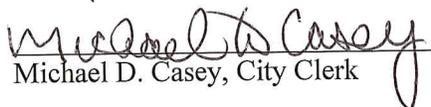
**APPROVED AND ADOPTED** this the 15<sup>th</sup> day of September, 2015.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

