





To: John McDonough, City Manager

From: Angela Parker, Director of Community Development (PD) FOR

Date: July 22, 2014 for Submission onto the August 5, 2014 City Council Regular Meeting

Subject: TA14-006 An Ordinance to Amend Section 7.2.3, Townhouse Residential District Development Standards, of the Sandy Springs Zoning Ordinance related to density

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***Department of Community Recommendation:***

**APPROVAL** of an amendment to the Zoning Ordinance to delete the density limitation in the Townhouse Residential District zoning classification.

***Background:***

The 2027 Comprehensive Plan provides policies that encourage development of varying housing types, including townhouses. Additionally, there are development standards in the existing Zoning Ordinance that limit the number of townhouses that can be developed on any given property within the City such as minimum lot area, perimeter setbacks, and maximum lot coverage.

***Discussion:***

The various existing density limitations in the townhouse zoning district are somewhat conflicting. Staff has prepared a draft ordinance to the townhouse density restriction that establishes a minimum lot area per unit and removes the maximum density limitation. The requirement that the footprint of all buildings and parking cannot exceed 50% of the total land area and a minimum lot area per unit will limit the potential density of a project.

***Planning Commission Recommendation:***

During Work Session at the June 19, 2014 meeting, the Commission recommended approval of the mark-up as presented.

The item was heard at the July 17, 2014 Planning Commission meeting. The Commission recommended approval as presented by staff (4-0, Maziar, Porter, Frostbaum and Squire for; Nickles and Tart absent and Duncan not voting).

***Amendment Schedule:***

Planning Commission Work Session – June 12, 2014  
Planning Commission Public Hearing – July 17, 2014  
City Council Work Session – August 5, 2014  
City Council Public Hearing – August 19, 2014

COMMUNITY DEVELOPMENT

*Attachment(s)*  
Draft Mark-up  
Draft Ordinance

MARK-UP PURSUANT TA14-006

ARTICLE VII

SECTION 7.2

TR TOWNHOUSE RESIDENTIAL DISTRICT

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. Maximum Density~~

~~Nine (9) units per gross acre~~

D. Minimum Lot Width:

Twenty (20) feet

E. Minimum TR Development Frontage:

Thirty-five (35) feet

F. 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.

G. Minimum Heated Floor Area Per Unit:

One thousand one hundred (1,100) square feet

H. 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

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

I. 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

J. 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.

K. Maximum Lot Coverage:

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

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

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

M. Other Minimum Standards

1. No more than twenty (20) 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.

ORDINANCE NO. \_\_\_\_\_

TA14-006

Reading: August 19, 2014

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 Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do 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

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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 twenty (20) 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

**ORDAINED** this the 19<sup>th</sup> day of August, 2014.

Approved:

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Rusty Paul, Mayor

Attest:

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Michael Casey, City Clerk  
(Seal)