





To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: July 2, 2014 for Submission onto the July 15, 2014 City Council Regular Meeting

Subject: TA14-002 An Ordinance to Amend Article 12B, Sandy Springs Overlay District, of the Sandy Springs Zoning Ordinance Related to Streetscape Standards

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***Department of Community Recommendation:***

**APPROVAL** of an amendment to the Zoning Ordinance to allow for the implementation of the Street Network as per the City Center Master Plan, adopted by the Mayor and City Council on December 18, 2012, and City Center Street Network Revision, adopted by the Mayor and City Council on May 20, 2014.

***Background:***

The City Center Master Plan that was adopted by the City Council provides streetscape standards that conflict with the Zoning Ordinance. In order to ensure that the objectives of the City Center Master Plan and City Center Street Network are met, the suggested changes to the Main Street Streetscape Standards are required.

On May 20, 2014, staff advised City Council that an amendment to the Zoning Ordinance was necessary to implement the City Center Street Network.

***Discussion:***

The City Center Street Network, and subsequent revisions, have been adopted by the Mayor and City Council. In order to implement the policy, an amendment to the Zoning Ordinance is required to modify the Overlay District Standards, giving precedence to the City Center Master Plan.

***Planning Commission Recommendation:***

Planning Commission heard the amendment on the June 19, 2014 meeting. The Commission recommended approval (6-0, Maziar, Frostbaum, Tart, Nickles, Porter and Squire for; and Duncan not voting) as presented.

***Attachment(s)***

Draft Ordinance  
Draft Mark-up

**COMMUNITY DEVELOPMENT**

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

TA14-002

Reading: July 15, 2014

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 12B, SANDY SPRINGS OVERLAY DISTRICT, OF THE SANDY SPRINGS ZONING ORDINANCE RELATED TO STREETSCAPE STANDARDS**

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 July 15, 2014, the Mayor and City Council adopted the Sandy Springs Overlay District; and

WHEREAS, the Zoning Ordinance requires amendments to allow for the implementation of the City Center Street Network.

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.

Article 12B, *Sandy Spring Overlay District*, of the Sandy Springs Zoning Ordinance is hereby amended to read as follows:

12B.1. **PURPOSE AND INTENT.** The purpose and intent of this Article is to establish a uniform procedure for review and approval of projects; to protect, enhance, preserve or reuse places, sites, buildings, structures, objects, streets, signs, street furniture, sidewalks, neighborhoods, and landscape features; provide for aesthetic, economic, and functional value of properties, neighborhoods and structures; and address issues of traffic, traffic operations and congestion, transit, bicycle and pedestrian access and safety, aesthetics of the built environment, business viability, neighborhood preservation and public safety in the Sandy Springs Zoning Overlay District (herein referred to as the SS District).

The scope of this Article includes standards for sidewalks; pedestrian and site lighting; street trees; site development; design, materials, location and orientation of buildings and accessory structures; landscaping; and screening materials. These standards are necessary to implement the goals contained in the Sandy Springs Revitalization Plan, Sandy Springs Framework Plan, and Livable Community Initiative Study as conducted by Fulton County. Such goals include,

but are not limited to, implementing an integrated transportation and land use plan; creating a town center; applying design guidelines; improving traffic and the pedestrian environment, aesthetics of the built environment, and business viability; preserving neighborhoods and promoting public safety. The Sandy Springs Overlay District standards apply to all properties. Land and structures shall be used in accordance with standards of the underlying zoning classification. If the provisions of this Article conflict with other articles in this Ordinance or other Sandy Springs ordinances, resolutions or regulations the provisions of this Article shall prevail. When this article is silent regarding a particular standard, the applicable Sandy Springs code shall be followed.

Nothing in this article shall be construed as requiring conformance of existing sites, structures or other improvements within the Sandy Springs Overlay District to this Article upon adoption hereof. See 12.B.2, below, for criteria.

12B.2. REVIEW PROCESS (amended 01/20/09, RZ08-033, Ord. 2009-01-03).

12B.2. A. Applications for improvements to developed sites and/or existing structures shall meet the standards contained in this Article for installation of sidewalks, pedestrian lighting, and street trees, when the proposed interior and/or exterior renovation of a building and/or site re-development improvements have a declared value equal to or greater than 40% of the property's most recent tax appraisal<sup>1</sup>.

1. Estimated costs of, including but not limited to, demolition, construction, installation, and fabrication, including labor and materials, for both interior and exterior improvements, shall be submitted at the time a building and/or land disturbance permit application is filed.

2. The declared value of improvements under multiple permits shall be cumulative and shall include the value of improvements under permits issued for the previous seven (7) years, from the date the most recent application is filed.

12B.2. B. All land disturbance permit applications for new construction shall meet the standards contained in Article 12B.

12B.2. C. All building permit applications for new buildings shall meet the standards contained in Article 12B.

12B.2. D. Applications for sign permits shall conform to Articles 33.

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<sup>1</sup> Property appraisal, including both land and improvements, is the amount upon which taxes are determined, and the source will be the Fulton County Tax Commissioner's Office.

12B.2. E. Where two or more properties, lots or parcels are located within the same block or have frontage on the same side of the street between two intersecting streets, and are under common zoning or ownership and are being developed or re-developed as a single development operation or a series of coordinated development operations, these properties shall be considered as a single property for purposes of this article.

12B.2. F. When a portion of any parcel, lot, property, or development falls within the boundary of the overlay district, the entire development shall meet these standards.

12B.2. G. All new single family subdivisions shall meet the standards of their respective City Center Master Plan Designation or Overlay District along their exterior public street frontage(s) for pedestrian lighting, sidewalks, and landscaping (including street trees) pursuant to Article 34.5.3.

12B.3. PLANNING COMMISSION REVIEW.

12B.3. A. Planning Commission Review for compliance with adopted development standards

1. The Planning Commission shall review applications for land disturbance permits, building permits, fence permits (excluding dumpster enclosures), rezoning, use permits, variances, and modifications which propose changes to standards contained in this Article. The Planning Commission shall make recommendations based on the applicable standards contained in this Article.
2. Staff of the Department of Community Development shall forward the Planning Commission's recommendations to the Board of Appeals (for variance applications) and to the City Council (for applications for rezoning, concurrent variances, and/or modifications to conditions).
3. The Department of Community Development shall issue, issue with modifications, or withhold a permit based on a project's conformance with the standards set out in this article.

12B.3. B. Planning Commission Review Meetings

1. Planning Commission Review meetings shall be held as a part of regularly scheduled Planning Commission meetings pursuant to the schedule adopted by the City Council as required in Article XXVIII of this Ordinance. Said meetings shall comply with the public notification requirements of the Georgia Open Meetings Act.

2. PUBLIC NOTICE REQUIREMENTS. Applications to be reviewed by the Planning Commission shall be added to the regular Planning Commission agenda to be posted to the City's webpage not less than twenty-four (24) hours prior to the meeting.
  - a. Sign Posting. No sign posting shall be required.
  - b. Notice by Mail. No notice by mail shall be required.
3. PUBLIC HEARING REQUIREMENTS. The Planning Commission shall hold a public hearing regarding each application.

Any public hearing required by this Article shall be called and conducted in accordance with the following procedures. Nothing contained in this Section shall be construed as prohibiting a presiding officer or hearing body from conducting a public hearing in a fair, orderly, and decorous manner.

- a. Presiding Officer. The presiding officer shall preside over the respective public hearing. The Planning Commission chairman shall preside, or in the absence of the chairman, the vice chairman, if designated. If neither is present to preside, another member of the City Planning Commission shall be designated to preside.
  - b. Public Hearing. The Planning Commission Chair shall open the public hearing and the Director, or his/her designee, shall provide a summary of each application. Applicants shall have a period of ten (10) minutes to present an application. Opponents to an application shall have a period of ten (10) minutes to provide comments. The applicant, if time is remaining from the original allotted time, shall have an opportunity for rebuttal. However, the opposition shall not have time for rebuttal. The Chair shall close the public hearing and the Planning Commission shall deliberate.
4. A public record shall be kept by the staff of the Department of Community Development of the Planning Commission's resolutions, proceedings, findings and recommendations, and such record shall be maintained in such a place and manner as to allow public access.

12B.4. STREETSCAPE STANDARDS.

- 12B.4. A. Street Trees shall be (amended 10/21/08, RZ08-028, Ord. 2008-10-55):
1. Placed adjacent to the sidewalk away from the street.
  2. A minimum three inch (3”) caliper.
  3. Planted at approximately forty feet (40’) on center, or as approved by the City Arborist.
  4. Selected from the species listed in Attachment, or as approved by the City Arborist.
  5. Of a single species on any single property, although other required trees on property need not be of a single species.
  6. Shall contribute towards the requirements of the Tree Preservation Ordinance.

- 12B.4. B. Sidewalks
1. Sidewalk widths may be tapered between streetscape types.
  2. Sidewalk paths shall be continued across the entire length of all concrete aprons and shall be textured to match the appearance of sidewalk materials, in color, texture and design.
  3. Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the streetscape may be located outside the right-of-way, if appropriate easements are granted to Sandy Springs.

- 12B.4. C. Pedestrian Lighting:
1. Pedestrian lighting shall be installed when new or upgraded sidewalks are constructed, and shall be in accordance with current Public Works standards.

Streetscape Standards for Each District		
Elements	Main Street District	Suburban District <sup>2</sup>
Strip between street and sidewalk - Material and	See City Center Master Plan	2 Foot wide Planted Strip

Streetscape Standards for Each District		
Elements	Main Street District	Suburban District <sup>2</sup>
Width		(groundcovers, grass)
Sidewalks	See City Center Master Plan	Required in all districts
Width of Sidewalk	See City Center Master Plan	Six Feet
Street Trees - Distance Apart	40 feet on center	
Street Trees – caliper	3 inch minimum	
Landscape Strip	See City Center Master Plan	Ten Feet Wide

12B.5. SITE DEVELOPMENT STANDARDS.

12B.5. A. Intra-parcel Walkways

1. A continuous, on-site intra-parcel walkway of at least five feet (5'-0") in width is required to connect the public sidewalk to the main entrance(s) of that property's building(s), and shall comply with the Americans with Disabilities Act (ADA), in all respects.
2. Intra-parcel walkways crossing parking lots shall be distinguished from parking lots by the use of colors, texture (use of different materials), difference in rise above the parking lot or a combination of these means, to minimize auto-pedestrian conflict.

12B.5. B. Landscape Strips and Planting Materials

1. Unless specified on the City Center Master Plan, there shall be a ten foot wide landscape strip adjacent to the edge of sidewalk.
2. Ground covers and mulch or similar materials, shall be utilized in parking lot landscape islands. Turf grass is not permitted.

12B.5. C. Accessory Structures and Screening

1. Accessory structures shall not be located in any yard adjacent to a public street.
2. Loading docks, refuse and waste removal areas, service yards, exterior work areas, mechanical equipment or other utilities if visible from a public street shall be screened from public view by one or a combination of the following elements: continuous

evergreen plantings, opaque fences or other material related to the primary landscape or architectural elements on the site.

3. When plantings are used as screens, such plantings shall be evergreen. Such plantings shall count toward required minimum landscape areas rather than being in addition thereto.
4. Where walls or fences are used in lieu of planted screens, landscape materials shall be incorporated into the screening scheme whenever feasible.
5. Where a parking lot, parking structure or gas fueling bays front directly on a public street, a continuous screen of evergreen (to be equally effective all year) planting shall be provided. Said screen shall be a minimum height of two feet (2'-0"), a maximum height of three feet (3'-0"), and minimum width of five (5) feet. Such planting shall contribute to the minimum landscape areas.

12B.5. D. Fences and Walls

The following standards apply to common fences and walls around businesses, multi-family developments, and detached and attached residential subdivisions along public street frontages. The following standards are in addition to the standards set forth in Article 4.11, of these Regulations, Fences and Walls.

1. Allowable materials include: natural and man-made stone, brick, ornamental-decorative or wrought iron or aluminum, architectural concrete, or wood.
2. Fencing made of barbed wire, razor wire, plastic, cloth or chain-link is prohibited, unless otherwise stated in Article 12B.5.E.2.
3. When the building fronts and sides are visible to a public street, any wall or fence over two feet in height from finished grade shall not be opaque and shall have a minimum opening ratio of 50% (fifty percent).
4. When the back of the building is visible to a public street, fences or walls shall be opaque.

12B.5. E. Screening of Cell Towers and Associated Equipment

Cell towers shall be in accordance with Article 19, except cell towers and associated equipment shall be screened in accordance with the following standards:

1. Cell towers and associated equipment shall not be located in a yard adjacent to a public street.
2. Chain Link Fencing shall be a dark, non-reflective material, such as black clad vinyl and shall be screened by a ten (10) foot wide landscape strip planted to buffer standards.

12B.5. F. Parking

Article 18 shall prevail, except herein as stated:

1. Electrical vehicle charging stations: A building, commercial establishment or other property which provides automobile parking facilities shall be granted a reduction in required parking spaces, five (5) regular spaces in exchange for one (1) electrical vehicle charging station, allowing for no more than four (4) electric vehicle charging stations per project. If less than 100 parking spaces, no electrical vehicle charging station shall be required.
2. Bicycle Parking: A minimum of one bicycle parking space shall be provided for every 20 auto spaces.

12B.5. G. Parking Lot and Site Lighting

Site and parking lot lights shall not be sodium vapor lights (high pressure sodium). All lighting shall be the same type.

12B.6. OPEN.

12B.7. PROHIBITED USES (added 09/18/07, RZ07-028, Ord. 2007-08-56)

A. All Districts

The following uses shall be prohibited from all districts, including the Main Street District, of the Sandy Springs Overlay District:

- a. All uses permitted under the M-1A, M-1, and M-2 districts.
- b. Pawn Shops
- c. Check Cashing Establishments
- d. Self Storage/Mini
- e. Self Storage/Multi

B. Main Street District

The following uses shall be prohibited from the Main Street District of the Sandy Springs Overlay District:

- a. Automotive Garage
- b. Automobile & Light Truck Sales/Leasing
- c. Automotive Specialty Shops
- d. Batting Cage, Outdoor
- e. Car Washes and/or Service Stations, unless located inside a parking garage and not visible from the exterior of the parking garage.
- f. Convenience Store, 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
- g. Drive-in Theater
- h. Funeral Homes
- i. Landscaping Business, Garden Center
- j. Lawn Service Business
- k. Laundry and/or Dry Cleaning Plant Distribution Center
- l. Plant Nurseries
- m. Plumbing Shop
- n. Repair Shops
- o. Research Laboratories
- p. Tinsmithing Shop

C. Suburban District

The following uses shall be prohibited from the Suburban District of the Sandy Springs Overlay District on Roswell Road, north of the intersection of Roswell Road and Dalrymple Road:

- a. Automotive Garage
- b. Automobile & Light Truck Sales/Leasing
- c. Automotive Specialty Shops

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.	Retail commercial	1.5 spaces/1,000 gsf	5 spaces/1,000 gsf
A.2.	Office	1.0 space/1,000 gsf	4 spaces/1,000 gsf

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.3.	Restaurant	1.5 spaces/1,000 square feet.	10 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.25 spaces per dwelling unit
The minimum standards are available to properties which comply with the streetscape standards and have pedestrian access to the street.			

5. All parking, except residential, shall be shared.
6. Parking spaces are permitted off-site per Article 18.
7. Parking areas are not permitted between the sidewalk and the front of the building.

12B.8. B. Sight Distance

No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.

12B.8. C. Yards Adjacent to a Public Street (as measured from the back of curb)

1. Buildings up to four floors:
  - a. Minimum Yard: 12 feet;
  - b. Maximum Yard: twenty-one feet (21'-0)
2. Buildings with five (5) or more floors:
  - a. Minimum yard: Twenty (20'-0") feet.
  - b. Maximum yard: Forty (40) foot setback above the fourth floor.
3. The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.

4. Minimum side yards:

Five feet or zero (if there are no windows along the side wall).

12B.8. D. Street Furniture and Amenity Zone

1. Clear Zone: Outside the two foot paver band, there shall be a clear zone of six feet where there shall be no permanent structures, including but not limited to, utility poles, mail boxes, newspaper vending boxes, sign structures, and benches.
2. Furniture Zone: The remaining portion of the sidewalk, outside the clear zone, may be used for the following purposes, including, but not limited to street trees, waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.
3. Building setbacks in yards adjacent to public streets may be increased to a maximum of thirty-five feet (35 feet) to accommodate outdoor space needed for plazas, dining, art, fountains, bicycle parking, gathering and seating places, gazebos or similar uses. Such improvements shall be documented on the final site plan.
4. Orientation to Street:
  - a. Newly constructed buildings: At least one public (e.g. open to the public during normal business hours) pedestrian oriented entrance shall be located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.
5. Drive through windows shall be located in the rear yard.
6. Gasoline fuel dispenser structures shall be located along a side yard and shall not be located between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.8. E. Building Heights

1. Buildings may have a maximum height consistent with the height recommendation for the applicable Node that a parcel is located in as referenced in the Comprehensive Plan and as shown on the Future Land Use Map, except that for buildings proposed to exceed a height of six (6) floors or 90 feet a Use Permit shall be

required consistent with Article 19, Administrative Permits and Use Permits, of this Zoning Ordinance.

2. The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

12B.8. F. Building Design Guidelines

1. Parcels identified on the Comprehensive Plan Future Land Use Map within the area designated as Node 8, Town Center (being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west) shall have a maximum gross floor area of 30,000 square feet per retail tenant. Variances to this section shall be prohibited, except that renovation of existing tenant spaces shall be permitted through administrative approval by the Director of Community Development so long as the renovation does not increase the gross square footage of the tenant space.
2. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:
  - a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
  - b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
    - i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
    - ii. Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.
    - iii. Awnings, canopies, or other type of covered-projected entry<sup>3</sup>, or
    - iv. Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.

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<sup>3</sup> If used, such treatment shall extend a minimum of five feet from the face of the building. Colonnades shall have a minimum width of six feet between the inside of the columns to the building.

- v. The maximum length of a building parallel to a public street shall not exceed 200 feet.

c. Windows

- i. A minimum of 60% of ground level facades visible from the right-of-way shall be transparent glazing
- ii. Reflective and/or opaque glass is not permitted on ground level floors.
- iii. For building faces oriented toward a street, windows shall be placed at distances no greater than ten (10) feet apart.

12B.8. G. Color

Primary or fluorescent colors shall not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building faces exclusive of window areas).

12B.8. H. Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings, cornice lines, and belt courses or similar architectural details.

12B.8. I. Building Materials

Architectural Treatment Prohibited

1. Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

Allowed Architectural Material

3. Exterior walls of the remaining, unglazed wall area for all new buildings shall consist of a minimum of seventy percent (70%) of one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first seven vertical feet from grade level on any building.
  - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
  - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
  - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).
  - e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
    1. If the exterior wall is not visible from any public right-of-way; and
    2. If the exterior wall does not include a public entrance.

12B.8. J. Architectural Features Required

The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.8. K. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.8. L. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

12B.9. SUBURBAN DISTRICT STANDARDS

12B.9. A. Street Furniture and Amenity Zone

1. Drive through windows shall be located in the side or rear yards, but not between the building and the street.
2. Gasoline fuel dispensers are permitted between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.9. B. Building Design Guidelines

1. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:
  - a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
  - b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
    - i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
    - ii. Awnings, canopies, or other type of covered-projected entry.
    - iii. The maximum length of a building parallel to a public street may exceed 200 feet, however the design must be articulated, have detail, and provide visual interest.

12B.9. C. Color

- a. Primary or fluorescent colors are permitted on building facades, but it is recommended that single buildings do not employ varying

designs, paint, etc. for individual tenants.

12B.9. D. Building Materials

Architectural Treatment Prohibited

1. Prohibited exterior building materials below the first four feet of the façade from the ground include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

Allowed Architectural Material

3. Exterior walls of the remaining, unglazed wall area for all new buildings shall consist of a minimum of seventy percent (70%) of one of one or a combination of the following, except along the Roswell Road corridor where the minimum shall be sixty percent (60%) of one or a combination of the following, durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first four vertical feet from grade level on any building.
  - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
  - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
  - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).

- e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
  - 1. If the exterior wall is not visible from any public right-of-way; and
  - 2. If the exterior wall does not include a public entrance.

12B.9. E. Architectural Features Required

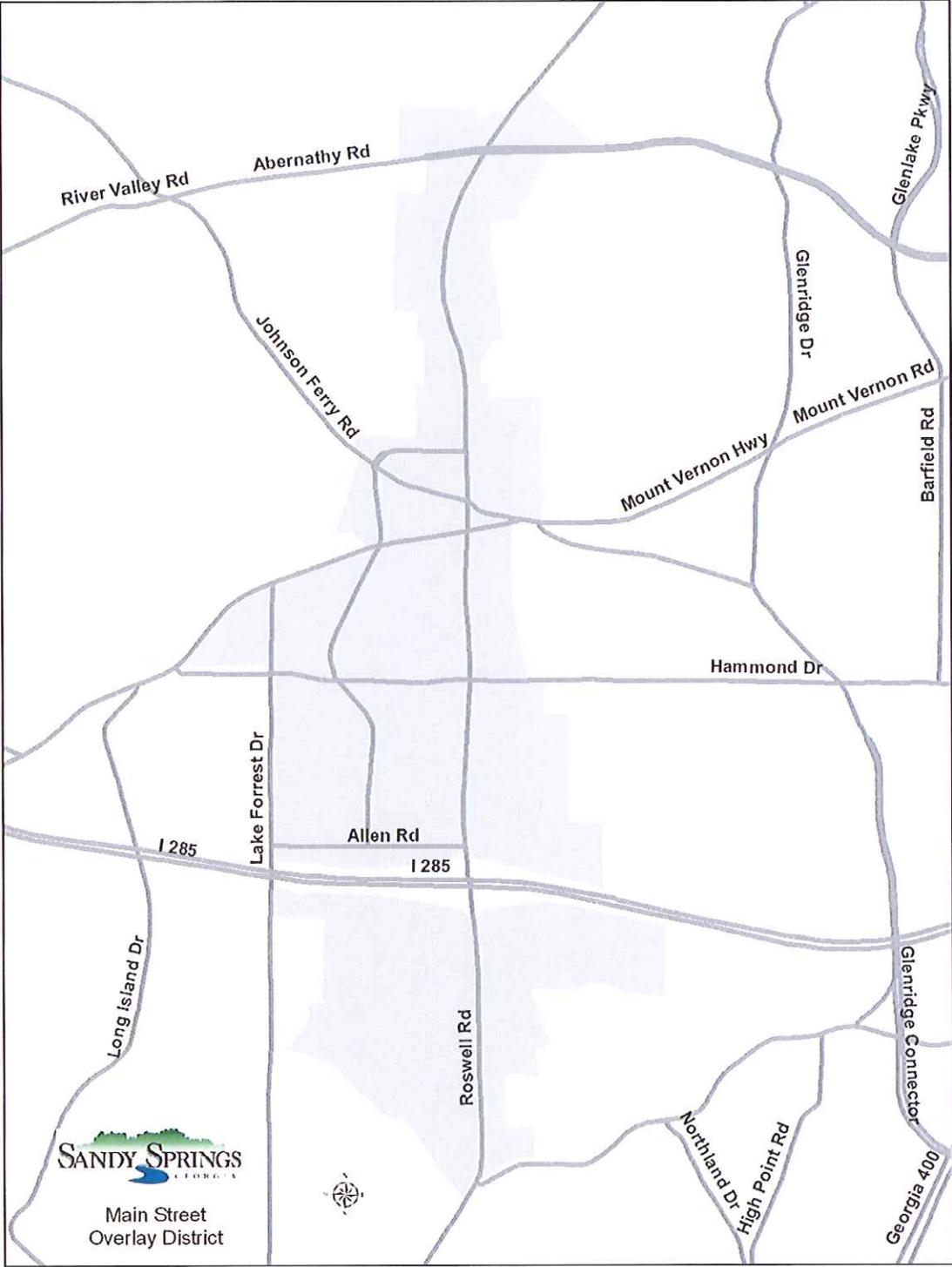
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12B.9. F. Encouraged architectural elements

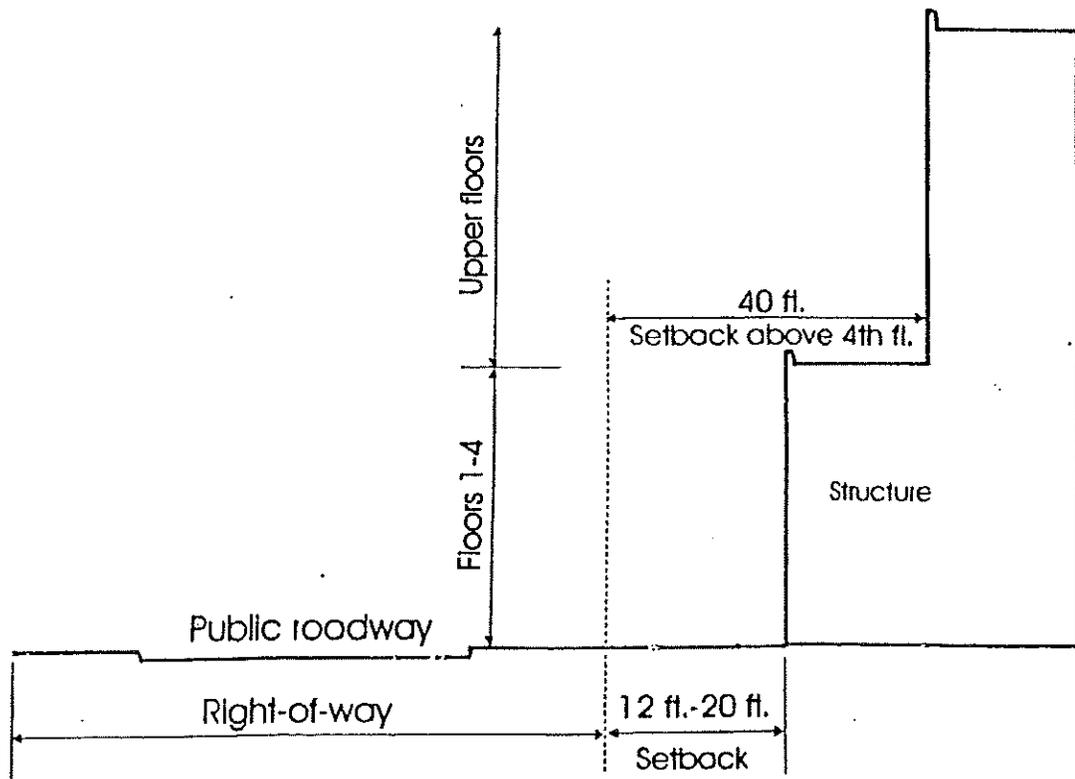
Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

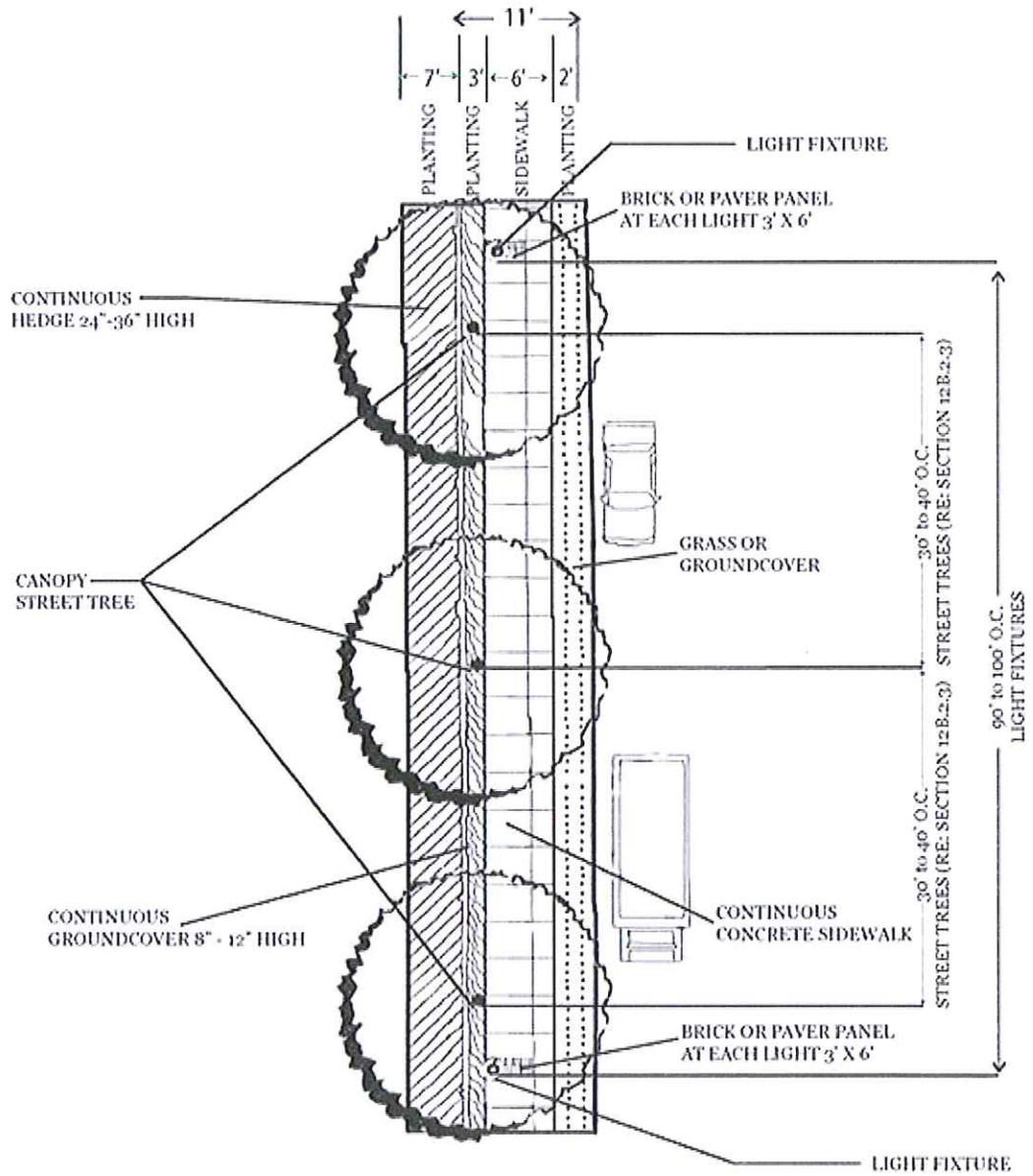
12B.9. G. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

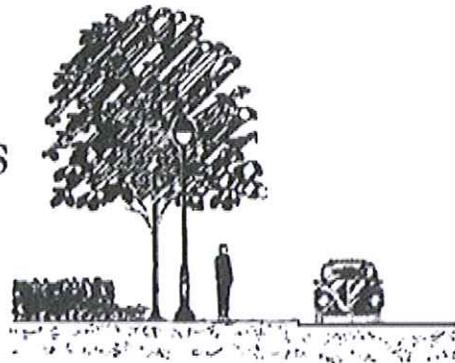






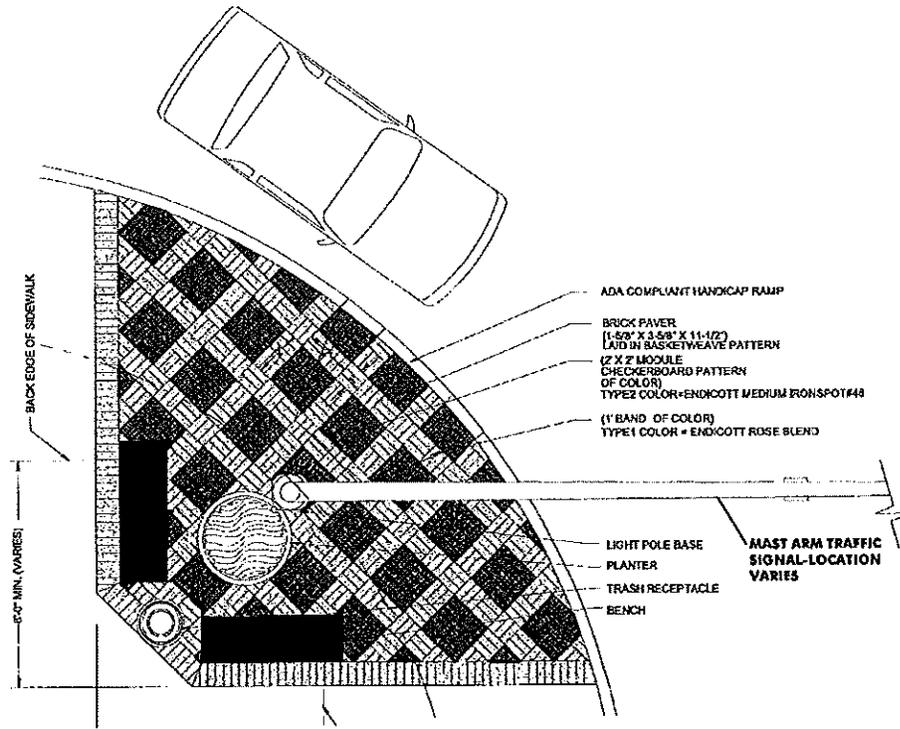


SANDY SPRINGS  
GEORGIA



SUBURBAN CORRIDOR ZONE  
STREETSCAPE DEVELOPMENT  
TYPICAL TREATMENT  
N.T.S

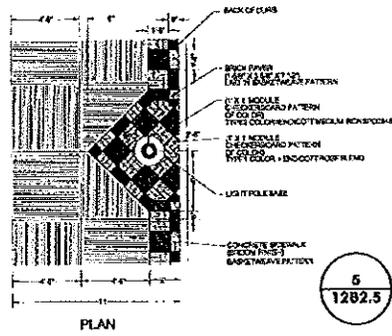
**Paving Details (Section 12B2.5)**



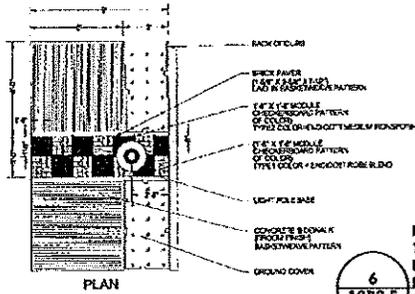
**1**  
**MINI-PLAZA**  
**PAVER PLAN**  
**12B2.5**  
**N.T.S.**

**STREETSCAPE MANUAL / URBAN DESIGN STANDARDS**

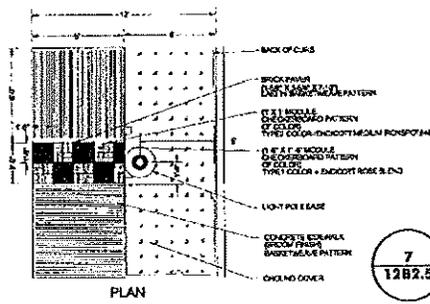
**Paving Details (Section 12B2.5)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
5  
12B2.5 (MAIN STREET ZONE)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
6  
12B2.5 (COMMERCIAL STRIP ZONE)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
7  
12B2.5 (SUBURBAN CORRIDOR)**

## Paving Details (Section 12B2.5)

### UNIT PAVERS

A. BRICK PAVERS: PEDESTRIAN / VEHICULAR PAVING BRICK CONSISTING OF SOLID UNCORED, UNFROGGED BRICK OF THE FOLLOWING DIMENSIONS: 1-5/8" x 3-5/8" x 11-5/8", COMPLYING WITH THE REQUIREMENTS OF ASTM C 902 FOR THE FOLLOWING END-USE ENVIRONMENT WEATHER AND TRAFFIC, AND APPLICATION METHOD:

1. WEATHER CLASS SX.
2. TRAFFIC TYPE I
3. APPLICATION PS.

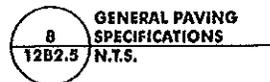
B. COLOR: TYPE 1- ENDICOTT ROSE BLEND MODULAR VELOUR TK PAVER  
TYPE 2- ENDICOTT MEDIUM IRONSPOT #46 MODULAR VELOUR TK PAVER

PORTLAND CEMENT MORTAR SETTING AND BED MATERIALS:

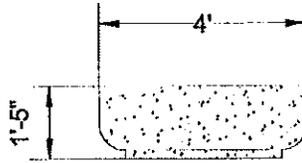
- A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II
- B. HYDRATED LIME: ASTM C 207, TYPE S
- C. AGGREGATE: MINUS 0.10

GROUT MATERIALS:

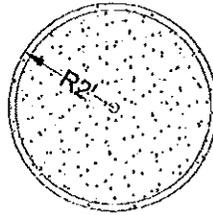
- LATEX PORTLAND CEMENT GROUT: ANSI A118.6, COMPOSITION AS FOLLOWS:
1. PREPACKAGED DRY MORTAR MIX COMPOSED OF PORTLAND CEMENT, GRADED AGGREGATE, COLORED PIGMENT SAND ETHYLENE VINYL ACETATE IN THE FORM OF A RE-EMULSIFIABLE POWDER TO WHICH ONLY WATER IS ADDED AT THE JOB SITE.
  2. WATER: CLEAN, FREE OF MATERIALS DETRIMENTAL TO STRENGTH OF OR BOND OF GROUT.
  3. COLOR: BLUE CIRCLE CRIMSON RED #46B.



**Landscape Details (Section 12B2.7)**



**SIDE VIEW**



**PLAN VIEW**



**PLANTER**

DURA ART STONE INC. (800)821-1120  
S-4-D-17-S18-LSB-(3)@1" CENTERED-SAUCERS  
ROUND, REINFORCED CAST STONE PLANTERS WITH MATCHING SAUCERS  
AND INTEGRAL NON-FADING COLOR

**STREETScape MANUAL / URBAN DESIGN STANDARDS**

**Landscape Details (Section 12B2.7) (amended 04/21/09, TA09-008, Ord. 2009-04-21)**

**Acceptable Street Trees**

Botanical Name	Common Name	Specifications
Betula nigra 'BMNTF'	Dura-Heat® River Birch	Very good heat tolerance. Versatile tree for tough urban conditions.
Pistache chinensis	Chinese Pistache	
Quercus lyrata 'QLFTB'	Highbeam® Overcup Oak	Upswept branches.
Quercus nuttallii 'QNFTA'	Highpoint® Nuttall Oak	Proclivity for harsh environments.
Quercus shumardii 'QSFTC'	Panache® Shumard Oak	
Quercus phellos 'QPSTA'	Hightower® Willow Oak	
Taxodium distichum 'Sofine'	Autumn Gold Baldcypress	Good urban tolerance.
Ulmus americana 'Varieties'	Princeton', 'Jefferson', Valley Forge' American Elm	Disease resistant varieties of American Elm
Ulmus parvifolia 'UPMTF'	Bosque® Lacebark Elm	Very good urban tolerance. Heat tolerant selection of Zelkova.
Zelkova serrata 'ZSFKF'	Myrimar® Zelkova	
Ginkgo biloba	Ginko (Male)	Urban Tolerant
Platanus × acerifolia	London Planetree	Urban Tolerant

**Trees for Under Power Lines**

Botanical Name	Common Name	Specifications
Acer buergerianum 'ABMTF'	Aeryn® Trident Maple	Good urban tolerance.
Acer ginnala	Amur Maple	
Carpinus betulus 'Cornerstone'	Cornerstone European Hornbeam	
Cercis chinensis 'Avondale'	Avondale Chinese Redbud	
Chionanthus virginicus 'CVSTF' P.P.A.F.	Prodigy® Fringe Tree	Upright form.
Ilex opaca 'East Palatka'	East Palatka Holly	
Lagerstromieia indica	Crape Myrtle	
Ilex cornuta 'Burfordii'	Tree Form Burford Holly	
Ilex vomitoria	Tree Form Yaupon Holly	

**Notes:**

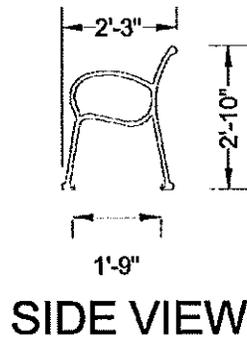
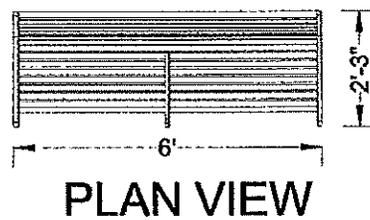
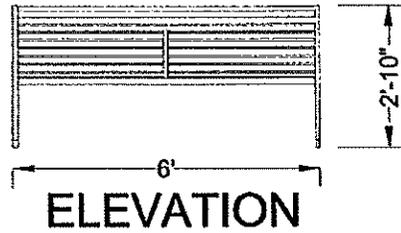
1. Other varieties may be approved by the City Arborist

2. Trees listed in Table are not disallowed in all landscape applications, only as Street Trees
3. List not applicable for trees under powerlines which have a height greater than 30'

### Acceptable Hedge Screen Shrubs

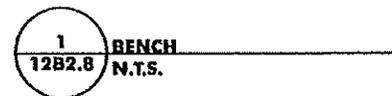
Botanical Name	Common Name	Specifications
<i>Ilex cornuta</i> 'Bufordi Nana'	Dwarf Buford Holly	
<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	
<i>Ilex crenata</i> 'Helleri'	Heller Japanese Holly	
<i>Nandina domestica</i> 'Compacta'	Dwarf Nandina	
<i>Abelia Hybrid</i> 'Edward Goucher'	Edward Goucher Abelia	
<i>Buxus microphylla</i>	Korean Boxwood	
<i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	Dwarf Pfitzer Juniper	
<i>Prunus laurocerasus</i> 'Schipkaensis'	Schip Laurel	
<i>Rapheolepis indica</i>	Indian Hawthorn	
<i>Platycladus orientalis</i> 'Aurea Nana'	Breckman's Golden Arbor Vitae	

**Street Furniture Details - Bench Elevation (Section 12B2.8)**



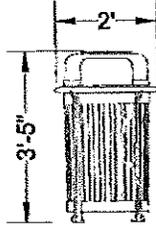
**BENCH:**

LANDSCAPE FORMS INC. (404)231-0185  
SC3005-BS-96 W/ CENTER ARM  
HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

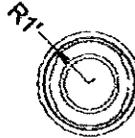


**STREETScape MANUAL / URBAN DESIGN STANDARDS**

**Street Furniture Details (Section 12B2.8)**



**SIDE VIEW**



**PLAN VIEW**



TRASH RECEPTACLE:

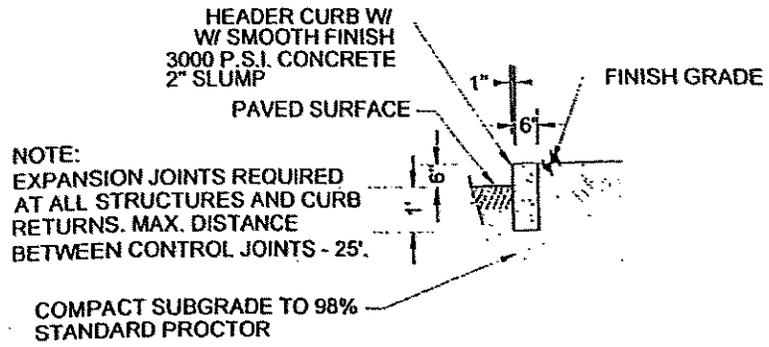
HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

LANDSCAPE FORMS INC. (404)231-0185  
SC3005-BS-96 W/ CENTER ARM

STRAP DETAIL, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

**STREETScape MANUAL / URBAN DESIGN STANDARDS**

### Hardscape Details (Section 12B2.9)



**STREETSCAPE MANUAL / URBAN DESIGN STANDARDS**

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 July 15, 2014; and

**ORDAINED** this the 15<sup>th</sup> day of July, 2014.

Approved:

\_\_\_\_\_  
Rusty Paul, Mayor

Attest:

\_\_\_\_\_  
Michael Casey, City Clerk  
(Seal)

**MARK-UP PURSUANT TA14-002**

ADOPTED BY MAYOR AND CITY COUNCIL, DECEMBER 27, 2005  
WITH SUBSEQUENT AMENDMENTS

ARTICLE XII-B

Sandy Springs Overlay District

- 12B.1. PURPOSE AND INTENT. The purpose and intent of this Article is to establish a uniform procedure for review and approval of projects; to protect, enhance, preserve or reuse places, sites, buildings, structures, objects, streets, signs, street furniture, sidewalks, neighborhoods, and landscape features; provide for aesthetic, economic, and functional value of properties, neighborhoods and structures; and address issues of traffic, traffic operations and congestion, transit, bicycle and pedestrian access and safety, aesthetics of the built environment, business viability, neighborhood preservation and public safety in the Sandy Springs Zoning Overlay District (herein referred to as the SS District).

The scope of this Article includes standards for sidewalks; pedestrian and site lighting; street trees; site development; design, materials, location and orientation of buildings and accessory structures; landscaping; and screening materials. These standards are necessary to implement the goals contained in the Sandy Springs Revitalization Plan, Sandy Springs Framework Plan, and Livable Community Initiative Study as conducted by Fulton County. Such goals include, but are not limited to, implementing an integrated transportation and land use plan; creating a town center; applying design guidelines; improving traffic and the pedestrian environment, aesthetics of the built environment, and business viability; preserving neighborhoods and promoting public safety. The Sandy Springs Overlay District standards apply to all properties. Land and structures shall be used in accordance with standards of the underlying zoning classification. If the provisions of this Article conflict with other articles in this Ordinance or other Sandy Springs ordinances, resolutions or regulations the provisions of this Article shall prevail. When this article is silent regarding a particular standard, the applicable Sandy Springs code shall be followed.

Nothing in this article shall be construed as requiring conformance of existing sites, structures or other improvements within the Sandy Springs Overlay District to this Article upon adoption hereof. See 12.B.2, below, for criteria.

- 12B.2. REVIEW PROCESS (amended 01/20/09, RZ08-033, Ord. 2009-01-03).

- 12B.2. A. Applications for improvements to developed sites and/or existing structures shall meet the standards contained in this Article for installation of sidewalks, pedestrian lighting, and street trees, when the proposed interior and/or exterior renovation of a building and/or site re-development improvements have a declared value equal to or greater than 40% of the property's most recent tax

appraisal<sup>1</sup>.

1. Estimated costs of, including but not limited to, demolition, construction, installation, and fabrication, including labor and materials, for both interior and exterior improvements, shall be submitted at the time a building and/or land disturbance permit application is filed.
2. The declared value of improvements under multiple permits shall be cumulative and shall include the value of improvements under permits issued for the previous seven (7) years, from the date the most recent application is filed.

12B.2. B. All land disturbance permit applications for new construction shall meet the standards contained in Article 12B.

12B.2. C. All building permit applications for new buildings shall meet the standards contained in Article 12B.

12B.2. D. Applications for sign permits shall conform to Articles 33.

12B.2. E. Where two or more properties, lots or parcels are located within the same block or have frontage on the same side of the street between two intersecting streets, and are under common zoning or ownership and are being developed or re-developed as a single development operation or a series of coordinated development operations, these properties shall be considered as a single property for purposes of this article.

12B.2. F. When a portion of any parcel, lot, property, or development falls within the boundary of the overlay district, the entire development shall meet these standards.

12B.2. G. All new single family subdivisions shall meet the standards of their respective City Center Master Plan Designation or Overlay District along their exterior public street frontage(s) for pedestrian lighting, sidewalks, and landscaping (including street trees) pursuant to Article 34.5.3.

12B.3. PLANNING COMMISSION REVIEW.

12B.3. A. Planning Commission Review for compliance with adopted development standards

1. The Planning Commission shall review applications for land disturbance permits, building permits, fence permits (excluding

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<sup>1</sup> Property appraisal, including both land and improvements, is the amount upon which taxes are determined, and the source will be the Fulton County Tax Commissioner's Office.

dumpster enclosures), rezoning, use permits, variances, and modifications which propose changes to standards contained in this Article. The Planning Commission shall make recommendations based on the applicable standards contained in this Article.

2. Staff of the Department of Community Development shall forward the Planning Commission's recommendations to the Board of Appeals (for variance applications) and to the City Council (for applications for rezoning, concurrent variances, and/or modifications to conditions).
3. The Department of Community Development shall issue, issue with modifications, or withhold a permit based on a project's conformance with the standards set out in this article.

12B.3. B. Planning Commission Review Meetings

1. Planning Commission Review meetings shall be held as a part of regularly scheduled Planning Commission meetings pursuant to the schedule adopted by the City Council as required in Article XXVIII of this Ordinance. Said meetings shall comply with the public notification requirements of the Georgia Open Meetings Act.
2. PUBLIC NOTICE REQUIREMENTS. Applications to be reviewed by the Planning Commission shall be added to the regular Planning Commission agenda to be posted to the City's webpage not less than twenty-four (24) hours prior to the meeting.
  - a. Sign Posting. No sign posting shall be required.
  - b. Notice by Mail. No notice by mail shall be required.
3. PUBLIC HEARING REQUIREMENTS. The Planning Commission shall hold a public hearing regarding each application.

Any public hearing required by this Article shall be called and conducted in accordance with the following procedures. Nothing contained in this Section shall be construed as prohibiting a presiding officer or hearing body from conducting a public hearing in a fair, orderly, and decorous manner.

- a. Presiding Officer. The presiding officer shall preside over the respective public hearing. The Planning Commission chairman shall preside, or in the absence of the chairman, the vice

chairman, if designated. If neither is present to preside, another member of the City Planning Commission shall be designated to preside.

b. Public Hearing. The Planning Commission Chair shall open the public hearing and the Director, or his/her designee, shall provide a summary of each application. Applicants shall have a period of ten (10) minutes to present an application. Opponents to an application shall have a period of ten (10) minutes to provide comments. The applicant, if time is remaining from the original allotted time, shall have an opportunity for rebuttal. However, the opposition shall not have time for rebuttal. The Chair shall close the public hearing and the Planning Commission shall deliberate.

4. A public record shall be kept by the staff of the Department of Community Development of the Planning Commission's resolutions, proceedings, findings and recommendations, and such record shall be maintained in such a place and manner as to allow public access.

12B.4. STREETSCAPE STANDARDS.

12B.4. A. Street Trees shall be (amended 10/21/08, RZ08-028, Ord. 2008-10-55):

1. Placed adjacent to the sidewalk away from the street.
2. A minimum three inch (3") caliper.
3. Planted at approximately forty feet (40') on center, or as approved by the City Arborist.
4. Selected from the species listed in Attachment, or as approved by the City Arborist.
5. Of a single species on any single property, although other required trees on property need not be of a single species.
6. Shall contribute towards the requirements of the Tree Preservation Ordinance.

12B.4. B. Sidewalks

1. Sidewalk widths may be tapered between streetscape types.

2. Sidewalk paths shall be continued across the entire length of all concrete aprons and shall be textured to match the appearance of sidewalk materials, in color, texture and design.
3. Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the streetscape may be located outside the right-of-way, if appropriate easements are granted to Sandy Springs.

12B.4. C. Pedestrian Lighting:

1. Pedestrian lighting shall be installed when new or upgraded sidewalks are constructed, and shall be in accordance with current Public Works standards.

Streetscape Standards for Each District		
Elements	Main Street District	Suburban District <sup>2</sup>
Strip between street and sidewalk - Material and Width	<del>Two-foot wide Brick paver</del> <u>See City Center Master Plan</u>	2 Foot wide Planted Strip (groundcovers, grass)
Sidewalks	<u>See City Center Master Plan</u>	<u>Required in all districts</u>
Width of Sidewalk	<del>Nine feet</del> <u>See City Center Master Plan</u>	Six Feet
Street Trees - Distance Apart	40 feet on center	
Street Trees – caliper	3 inch minimum	
Landscape Strip	<u>See City Center Master Plan</u>	<u>Ten Feet Wide</u>

12B.5. SITE DEVELOPMENT STANDARDS.

12B.5. A. Intra-parcel Walkways

1. A continuous, on-site intra-parcel walkway of at least five feet (5'-0") in width is required to connect the public sidewalk to the main entrance(s) of that property's building(s), and shall comply with the Americans with Disabilities Act (ADA), in all respects.

2. Intra-parcel walkways crossing parking lots shall be distinguished from parking lots by the use of colors, texture (use of different materials), difference in rise above the parking lot or a combination of these means, to minimize auto-pedestrian conflict.

12B.5. B. Landscape Strips and Planting Materials

1. Unless specified on the City Center Master Plan, There shall be a ten foot wide landscape strip adjacent to the edge of sidewalk.
2. Ground covers and mulch or similar materials, shall be utilized in parking lot landscape islands. Turf grass is not permitted.

12B.5. C. Accessory Structures and Screening

1. Accessory structures shall not be located in any yard adjacent to a public street.
2. Loading docks, refuse and waste removal areas, service yards, exterior work areas, mechanical equipment or other utilities if visible from a public street shall be screened from public view by one or a combination of the following elements: continuous evergreen plantings, opaque fences or other material related to the primary landscape or architectural elements on the site.
3. When plantings are used as screens, such plantings shall be evergreen. Such plantings shall count toward required minimum landscape areas rather than being in addition thereto.
4. Where walls or fences are used in lieu of planted screens, landscape materials shall be incorporated into the screening scheme whenever feasible.
5. Where a parking lot, parking structure or gas fueling bays front directly on a public street, a continuous screen of evergreen (to be equally effective all year) planting shall be provided. Said screen shall be a minimum height of two feet (2'-0"), a maximum height of three feet (3'-0"), and minimum width of five (5) feet. Such planting shall contribute to the minimum landscape areas.

12B.5. D. Fences and Walls

The following standards apply to common fences and walls around businesses, multi-family developments, and detached and attached residential subdivisions along public street frontages. The following

standards are in addition to the standards set forth in Article 4.11, of these Regulations, Fences and Walls.

1. Allowable materials include: natural and man-made stone, brick, ornamental-decorative or wrought iron or aluminum, architectural concrete, or wood.
2. Fencing made of barbed wire, razor wire, plastic, cloth or chain-link is prohibited, unless otherwise stated in Article 12B.5.E.2.
3. When the building fronts and sides are visible to a public street, any wall or fence over two feet in height from finished grade shall not be opaque and shall have a minimum opening ratio of 50% (fifty percent).
4. When the back of the building is visible to a public street, fences or walls shall be opaque.

12B.5. E. Screening of Cell Towers and Associated Equipment

Cell towers shall be in accordance with Article 19, except cell towers and associated equipment shall be screened in accordance with the following standards:

1. Cell towers and associated equipment shall not be located in a yard adjacent to a public street.
2. Chain Link Fencing shall be a dark, non-reflective material, such as black clad vinyl and shall be screened by a ten (10) foot wide landscape strip planted to buffer standards.

12B.5. F. Parking

Article 18 shall prevail, except herein as stated:

1. Electrical vehicle charging stations: A building, commercial establishment or other property which provides automobile parking facilities shall be granted a reduction in required parking spaces, five (5) regular spaces in exchange for one (1) electrical vehicle charging station, allowing for no more than four (4) electric vehicle charging stations per project. If less than 100 parking spaces, no electrical vehicle charging station shall be required.
2. Bicycle Parking: A minimum of one bicycle parking space shall be provided for every 20 auto spaces.

12B.5. G. Parking Lot and Site Lighting

Site and parking lot lights shall not be sodium vapor lights (high pressure sodium). All lighting shall be the same type.

12B.6. OPEN.

12B.7. PROHIBITED USES (added 09/18/07, RZ07-028, Ord. 2007-08-56)

A. All Districts

The following uses shall be prohibited from all districts, including the Main Street District, of the Sandy Springs Overlay District:

- a. All uses permitted under the M-1A, M-1, and M-2 districts.
- b. Pawn Shops
- c. Check Cashing Establishments
- d. Self Storage/Mini
- e. Self Storage/Multi

B. Main Street District

The following uses shall be prohibited from the Main Street District of the Sandy Springs Overlay District:

- a. Automotive Garage
- b. Automobile & Light Truck Sales/Leasing
- c. Automotive Specialty Shops
- d. Batting Cage, Outdoor
- e. Car Washes and/or Service Stations, unless located inside a parking garage and not visible from the exterior of the parking garage.
- f. Convenience Store, 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
- g. Drive-in Theater
- h. Funeral Homes
- i. Landscaping Business, Garden Center
- j. Lawn Service Business
- k. Laundry and/or Dry Cleaning Plant Distribution Center
- l. Plant Nurseries
- m. Plumbing Shop
- n. Repair Shops
- o. Research Laboratories
- p. Tinsmithing Shop

C. Suburban District

The following uses shall be prohibited from the Suburban District of the Sandy Springs Overlay District on Roswell Road, north of the intersection of Roswell Road and Dalrymple Road:

- a. Automotive Garage
- b. Automobile & Light Truck Sales/Leasing
- c. Automotive Specialty Shops

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.	Retail commercial	1.5 spaces/1,000 gsf	5 spaces/1,000 gsf
A.2.	Office	1.0 space/1,000 gsf	4 spaces/1,000 gsf
A.3.	Restaurant	1.5 spaces/1,000 square feet.	10 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.25 spaces per dwelling unit
The minimum standards are available to properties which comply with the streetscape standards and have pedestrian access to the street.			

- 5. All parking, except residential, shall be shared.
- 6. Parking spaces are permitted off-site per Article 18.
- 7. Parking areas are not permitted between the sidewalk and the front of the building.

12B.8. B. Sight Distance

No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.

12B.8. C. Yards Adjacent to a Public Street (as measured from the back of curb)

1. Buildings up to four floors:
  - a. Minimum Yard: 12 feet;
  - b. Maximum Yard: twenty-one feet (21'-0)
2. Buildings with five (5) or more floors:
  - a. Minimum yard: Twenty (20'-0") feet.
  - b. Maximum yard: Forty (40) foot setback above the fourth floor.
3. The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.
4. Minimum side yards:

Five feet or zero (if there are no windows along the side wall).

12B.8. D. Street Furniture and Amenity Zone

1. Clear Zone: Outside the two foot paver band, there shall be a clear zone of six feet where there shall be no permanent structures, including but not limited to, utility poles, mail boxes, newspaper vending boxes, sign structures, and benches.
2. Furniture Zone: The remaining portion of the sidewalk, outside the clear zone, may be used for the following purposes, including, but not limited to street trees, waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.
3. Building setbacks in yards adjacent to public streets may be increased to a maximum of thirty-five feet (35 feet) to accommodate outdoor space needed for plazas, dining, art, fountains, bicycle parking, gathering and seating places, gazebos or similar uses. Such improvements shall be documented on the final site plan.
4. Orientation to Street:
  - a. Newly constructed buildings: At least one public (e.g. open to the public during normal business hours) pedestrian

oriented entrance shall be located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.

5. Drive through windows shall be located in the rear yard.
6. Gasoline fuel dispenser structures shall be located along a side yard and shall not be located between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.8. E. Building Heights

1. Buildings may have a maximum height consistent with the height recommendation for the applicable Node that a parcel is located in as referenced in the Comprehensive Plan and as shown on the Future Land Use Map, except that for buildings proposed to exceed a height of six (6) floors or 90 feet a Use Permit shall be required consistent with Article 19, Administrative Permits and Use Permits, of this Zoning Ordinance.
2. The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

12B.8. F. Building Design Guidelines

1. Parcels identified on the Comprehensive Plan Future Land Use Map within the area designated as Node 8, Town Center (being bounded by Cromwell Road to the north, Cliftwood Drive and Carpenter Drive to the south, Boylston Drive to the east, and Sandy Springs Circle to the west) shall have a maximum gross floor area of 30,000 square feet per retail tenant. Variances to this section shall be prohibited, except that renovation of existing tenant spaces shall be permitted through administrative approval by the Director of Community Development so long as the renovation does not increase the gross square footage of the tenant space.
2. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:
  - a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
  - b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by

using one or more of the following methods:

- i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
- ii. Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.
- iii. Awnings, canopies, or other type of covered-projected entry<sup>3</sup>, or
- iv. Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.
- v. The maximum length of a building parallel to a public street shall not exceed 200 feet.

c. Windows

- i. A minimum of 60% of ground level facades visible from the right-of-way shall be transparent glazing
- ii. Reflective and/or opaque glass is not permitted on ground level floors.
- iii. For building faces oriented toward a street, windows shall be placed at distances no greater than ten (10) feet apart.

12B.8. G. Color

Primary or fluorescent colors shall not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building faces exclusive of window areas).

12B.8. H. Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings, cornice lines, and belt courses or similar architectural details.

12B.8. I. Building Materials

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<sup>3</sup> If used, such treatment shall extend a minimum of five feet from the face of the building. Colonnades shall have a minimum width of six feet between the inside of the columns to the building.

### Architectural Treatment Prohibited

1. Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

### Allowed Architectural Material

3. Exterior walls of the remaining, unglazed wall area for all new buildings shall consist of a minimum of seventy percent (70%) of one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first seven vertical feet from grade level on any building.
  - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
  - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
  - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).
  - e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
    1. If the exterior wall is not visible from any public right-of-way; and
    2. If the exterior wall does not include a public entrance.

12B.8. J. Architectural Features Required

The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.8. K. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.8. L. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

12B.9. SUBURBAN DISTRICT STANDARDS

12B.9. A. Street Furniture and Amenity Zone

1. Drive through windows shall be located in the side or rear yards, but not between the building and the street.
2. Gasoline fuel dispensers are permitted between the building and the street, but shall be constructed of brick, stone, or other masonry material within the first seven feet of the fuel dispenser from the ground.

12B.9. B. Building Design Guidelines

1. New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:
  - a. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
  - b. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:
    - i. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.

- ii. Awnings, canopies, or other type of covered-projected entry.
- iii. The maximum length of a building parallel to a public street may exceed 200 feet, however the design must be articulated, have detail, and provide visual interest.

12B.9. C. Color

- a. Primary or fluorescent colors are permitted on building facades, but it is recommended that single buildings do not employ varying designs, paint, etc. for individual tenants.

12B.9. D. Building Materials

Architectural Treatment Prohibited

- 1. Prohibited exterior building materials below the first four feet of the façade from the ground include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
- 2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

Allowed Architectural Material

- 3. Exterior walls of the remaining, unglazed wall area for all new buildings shall consist of a minimum of seventy percent (70%) of one of one or a combination of the following, except along the Roswell Road corridor where the minimum shall be sixty percent (60%) of one or a combination of the following, durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first four vertical feet from grade level on any building.

- b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
- c. A decorative parapet or cornice shall be constructed along all flat roof lines.
- d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).
- e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
  - 1. If the exterior wall is not visible from any public right-of-way; and
  - 2. If the exterior wall does not include a public entrance.

12B.9. E. Architectural Features Required

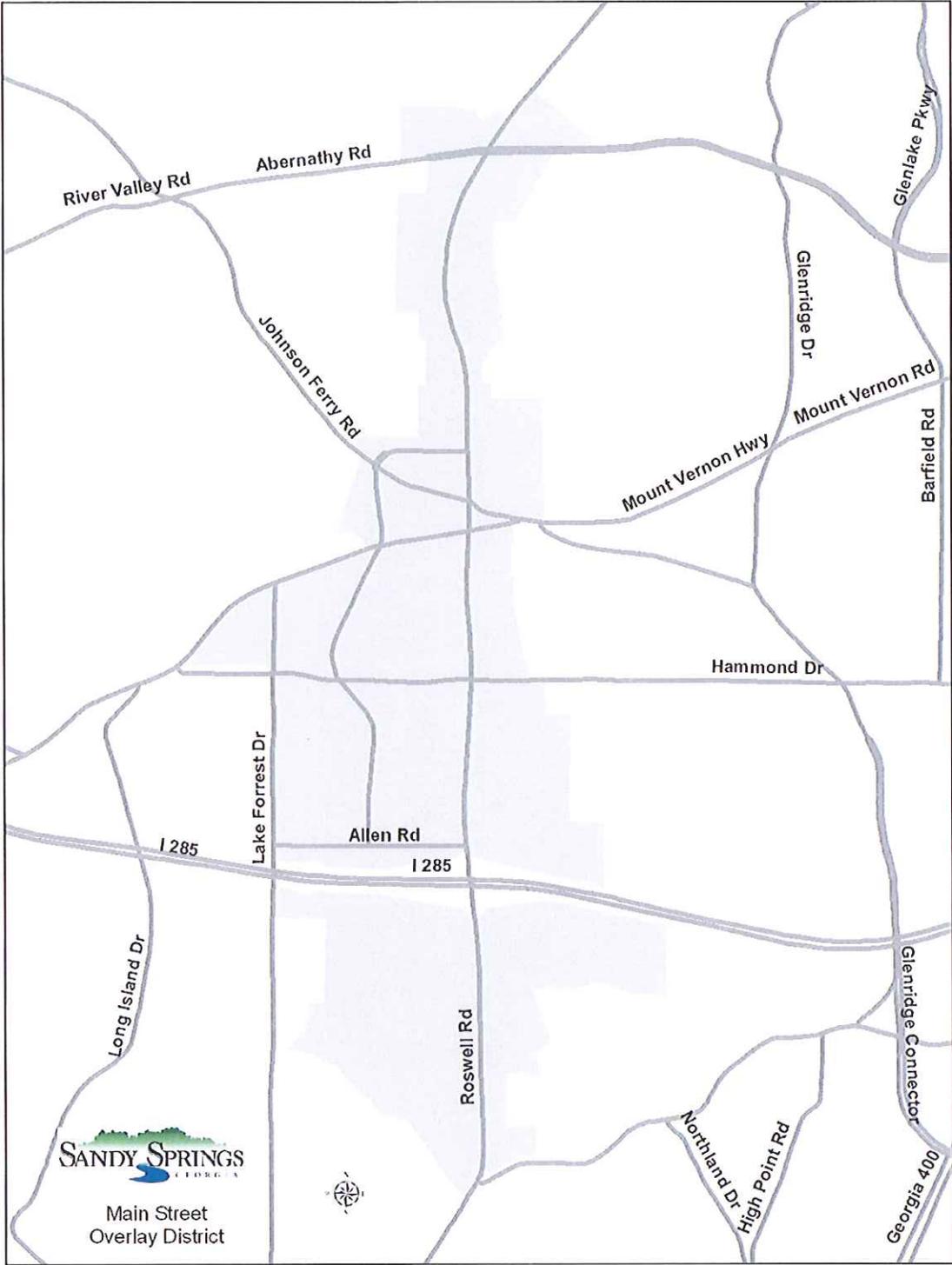
The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

12B.9. F. Encouraged architectural elements

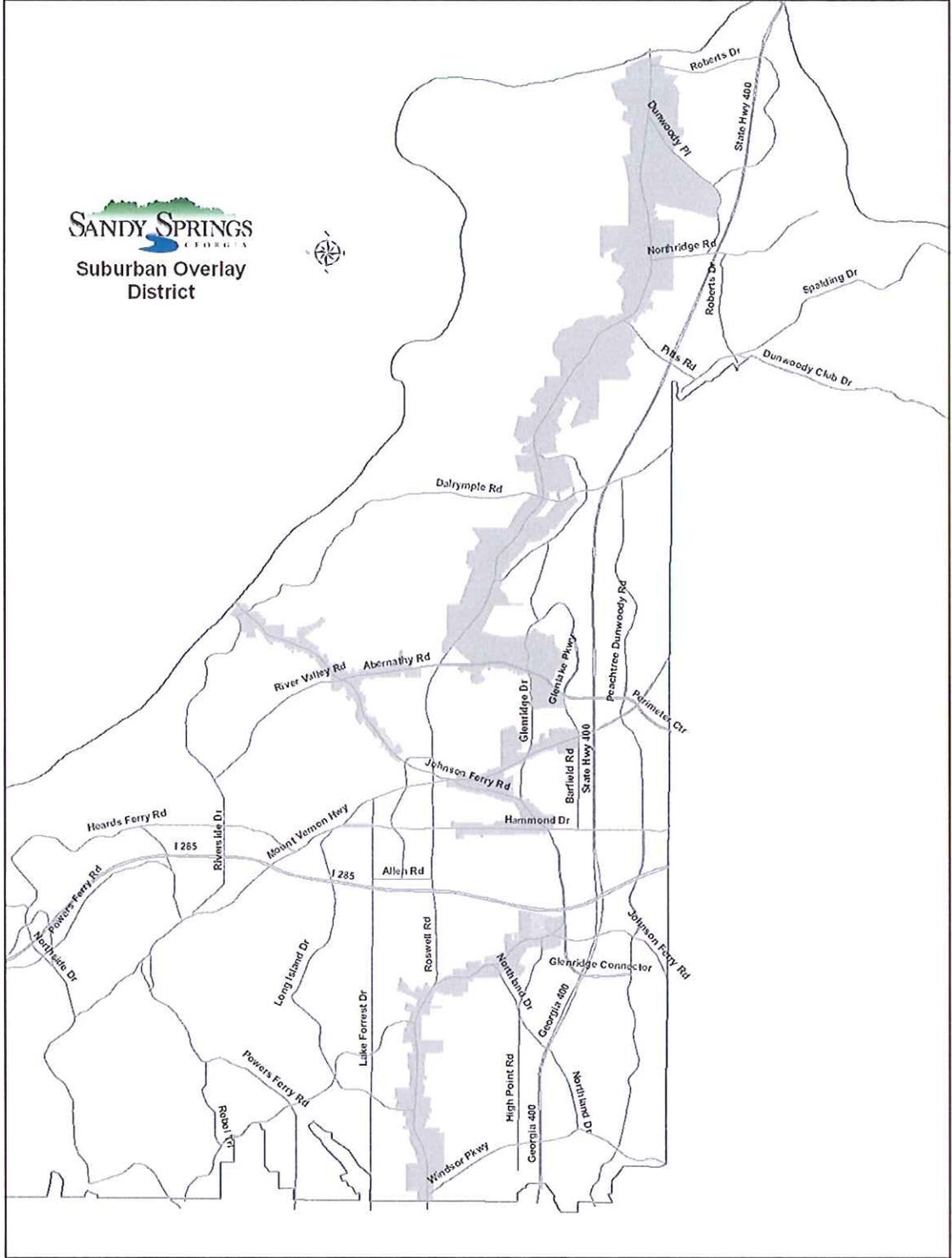
Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

12B.9. G. Building Harmony

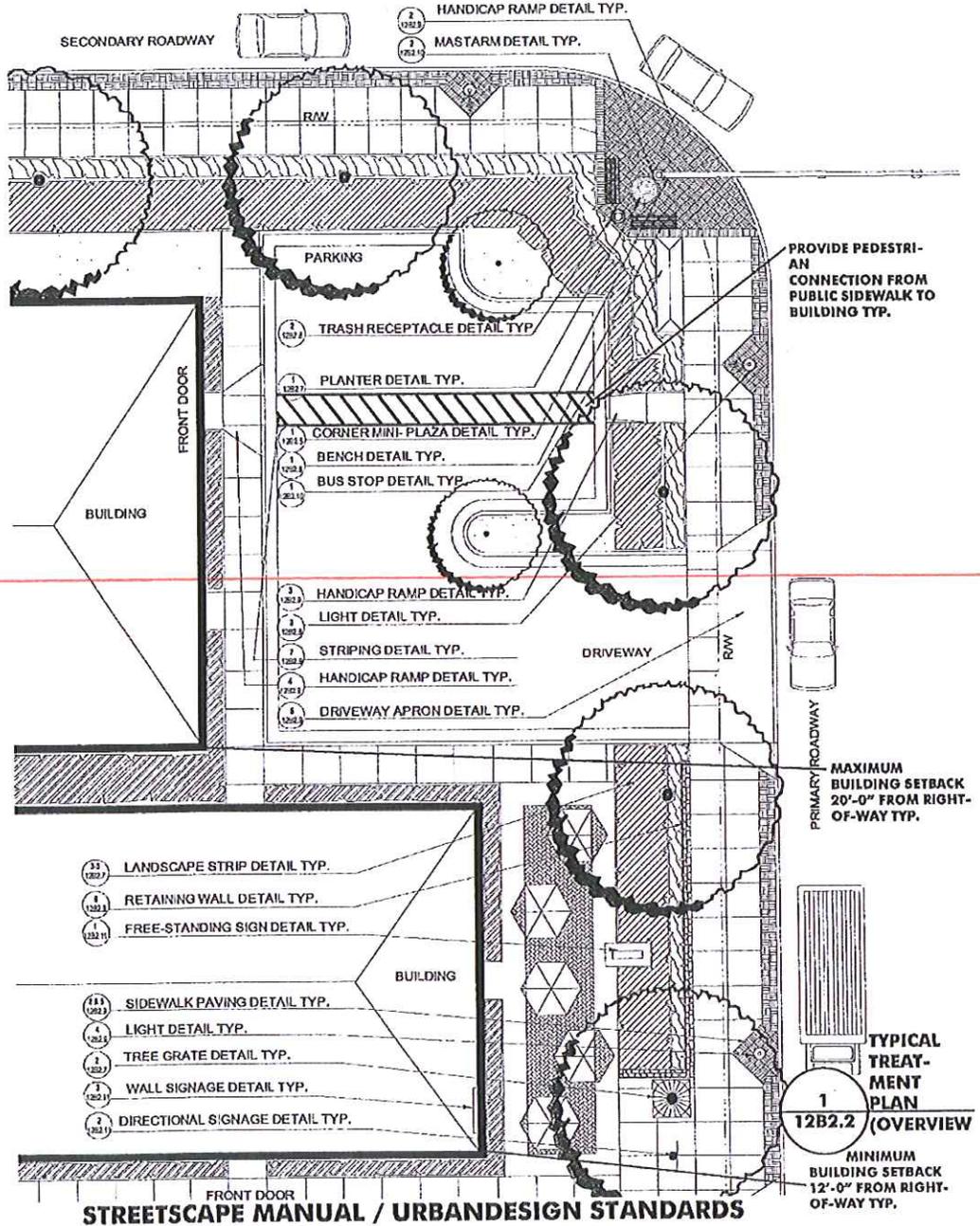
Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

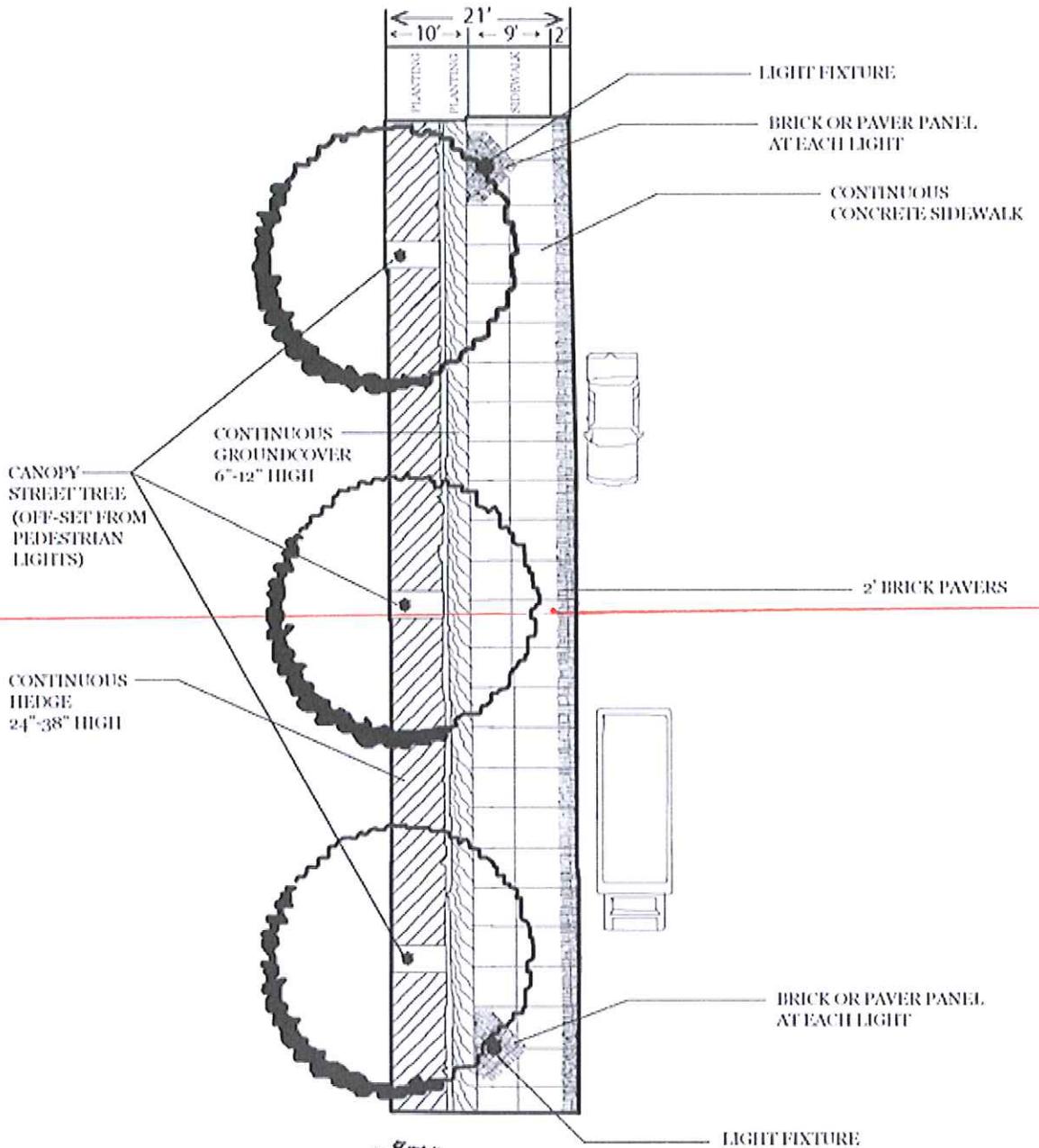


**SANDY SPRINGS**  
GEORGIA  
Suburban Overlay  
District

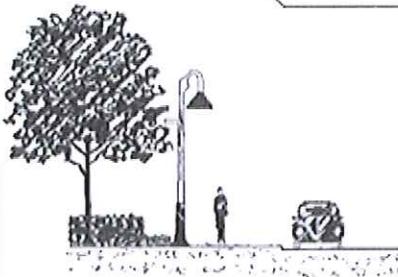


### Main Street Zone (Section 12B2.2)

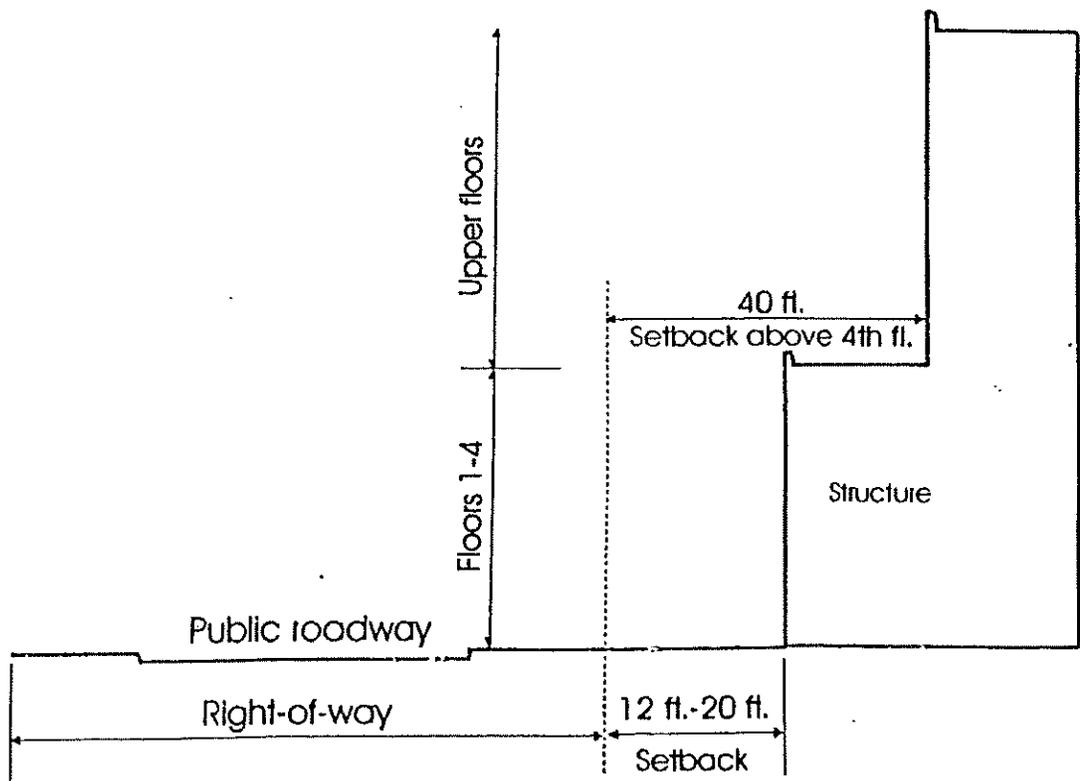


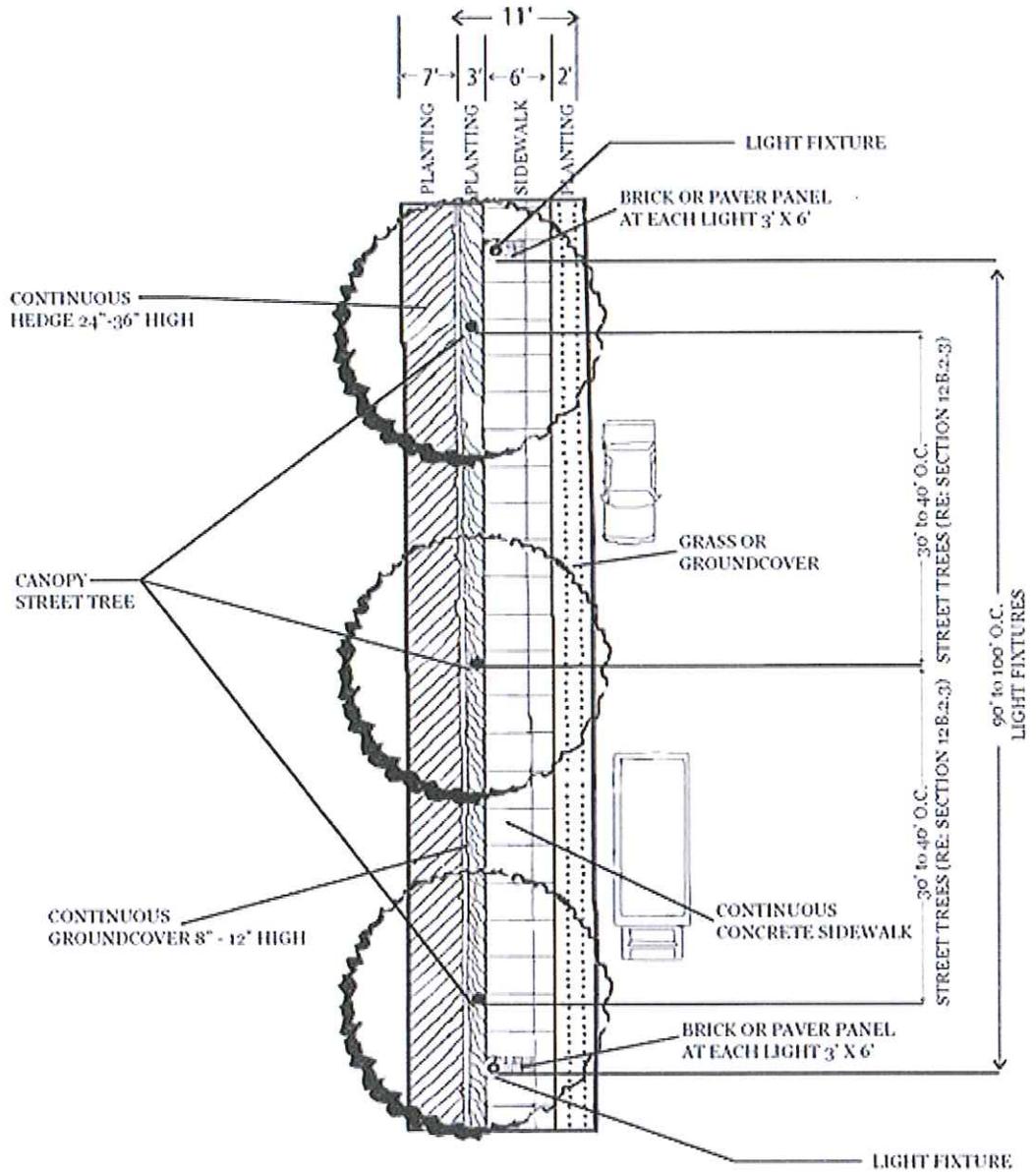


\* NOTE:  
FIBER OPTIC TRENCH TO BE  
REQUIRED PER PUBLIC WORKS



MAIN STREET ZONE  
STREETSCAPE DEVELOPMENT  
TYPICAL SECTION



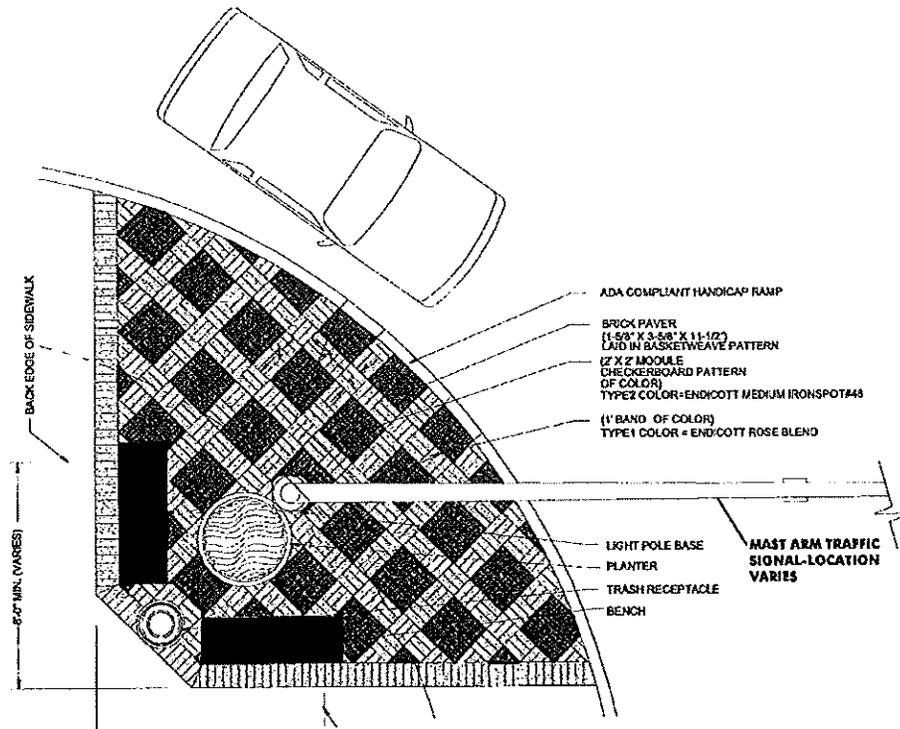


SANDY SPRINGS  
GEORGIA



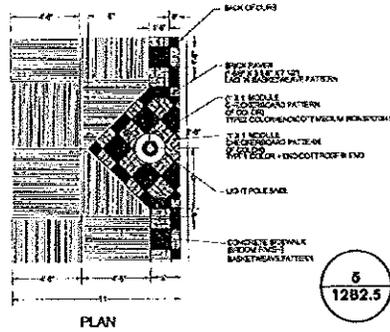
SUBURBAN CORRIDOR ZONE  
STREETScape DEVELOPMENT  
TYPICAL TREATMENT  
N.T.S

**Paving Details (Section 12B2.5)**

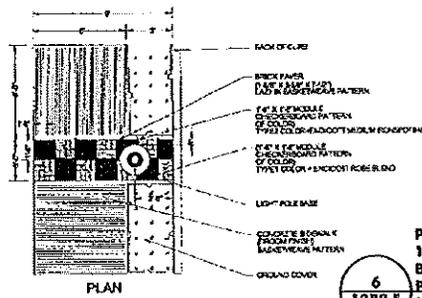


**1**  
**MINI-PLAZA**  
**PAVER PLAN**  
**12B2.5**  
**N.T.S.**

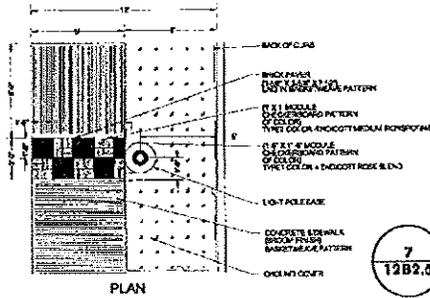
**Paving Details (Section 12B2.5)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
5  
12B2.5  
(MAIN STREET ZONE)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
6  
12B2.5  
(COMMERCIAL STRIP ZONE)**



**PAVER BAND  
1'-6" MODULE CHECKER-  
BOARD  
PATTERN  
7  
12B2.5  
(SUBURBAN CORRIDOR)**

## Paving Details (Section 12B2.5)

### UNIT PAVERS

A. BRICK PAVERS: PEDESTRIAN / VEHICULAR PAVING BRICK CONSISTING OF SOLID UNCORED, UNFROGGED BRICK OF THE FOLLOWING DIMENSIONS: 1-5/8" x 3-5/8" x 11-5/8", COMPLYING WITH THE REQUIREMENTS OF ASTM C 902 FOR THE FOLLOWING END-USE ENVIRONMENT WEATHER AND TRAFFIC, AND APPLICATION METHOD:

1. WEATHER CLASS SX.
2. TRAFFIC TYPE I
3. APPLICATION PS.

B. COLOR: TYPE 1- ENDICOTT ROSE BLEND MODULAR VELOUR TK PAVER  
TYPE 2- ENDICOTT MEDIUM IRONSPOT #46 MODULAR VELOUR TK PAVER

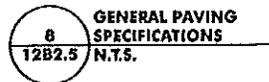
#### PORTLAND CEMENT MORTAR SETTING AND BED MATERIALS:

- A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II
- B. HYDRATED LIME: ASTM C 207, TYPE S
- C. AGGREGATE: MINUS 0.10

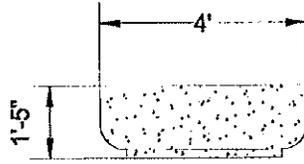
#### GROUT MATERIALS:

LATEX PORTLAND CEMENT GROUT: ANSI A118.6, COMPOSITION AS FOLLOWS:  
1. PREPACKAGED DRY MORTAR MIX COMPOSED OF PORTLAND CEMENT, GRADED AGGREGATE, COLORED PIGMENT SAND ETHYLENE VINYL ACETATE IN THE FORM OF A RE-EMULSIFIABLE POWDER TO WHICH ONLY WATER IS ADDED AT THE JOB SITE.

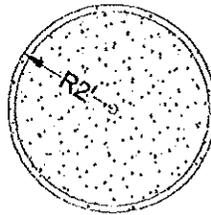
2. WATER: CLEAN, FREE OF MATERIALS DETRIMENTAL TO STRENGTH OF OR BOND OF GROUT.
3. COLOR: BLUE CIRCLE CRIMSON RED #488.



**Landscape Details (Section 12B2.7)**



**SIDE VIEW**



**PLAN VIEW**



**PLANTER**

DURA ART STONE INC. (800)821-1120  
S-4-D-17-S18-LSB-(3)@1" CENTERED SAUCERS  
ROUND, REINFORCED CAST STONE PLANTERS WITH MATCHING SAUCERS  
AND INTEGRAL NON-FADING COLOR

**Landscape Details (Section 12B2.7) (amended 04/21/09, TA09-008, Ord. 2009-04-21)**

**Acceptable Street Trees**

Botanical Name	Common Name	Specifications
Betula nigra 'BMNTF'	Dura-Heat® River Birch	Very good heat tolerance.
Pistache chinensis	Chinese Pistache	Versatile tree for tough urban conditions.
Quercus lyrata 'QLFTB'	Highbeam® Overcup Oak	Upswept branches.
Quercus nuttallii 'QNFTA'	Highpoint® Nuttall Oak	Proclivity for harsh environments.
Quercus shumardii 'QSFTC'	Panache® Shumard Oak	
Quercus phellos 'QPSTA'	Hightower® Willow Oak	
Taxodium distichum 'Sofine'	Autumn Gold Baldcypress	Good urban tolerance.
Ulmus americana 'Varieties'	Princeton', 'Jefferson', Valley Forge' American Elm	Disease resistant varieties of American Elm
Ulmus parvifolia 'UPMTF'	Bosque® Lacebark Elm	Very good urban tolerance.
Zelkova serrata 'ZSFKF'	Myrimar® Zelkova	Heat tolerant selection of Zelkova.
Ginkgo biloba	Ginko (Male)	Urban Tolerant
Platanus × acerifolia	London Planetree	Urban Tolerant

**Trees for Under Power Lines**

Botanical Name	Common Name	Specifications
Acer buergerianum 'ABMTF'	Aeryn® Trident Maple	Good urban tolerance.
Acer ginnala	Amur Maple	
Carpinus betulus 'Cornerstone'	Cornerstone European Hornbeam	
Cercis chinensis 'Avondale'	Avondale Chinese Redbud	
Chionanthus virginicus 'CVSTF' P.P.A.F.	Prodigy® Fringe Tree	Upright form.
Ilex opaca 'East Palatka'	East Palatka Holly	
Lagerstromieia indica	Crape Myrtle	
Ilex cornuta 'Burfordii'	Tree Form Burford Holly	
Ilex vomitoria	Tree Form Yaupon Holly	

**Notes:**

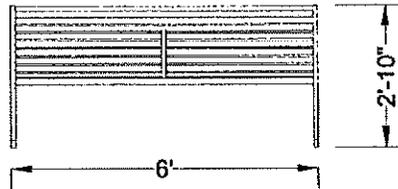
1. Other varieties may be approved by the City Arborist

2. Trees listed in Table are not disallowed in all landscape applications, only as Street Trees
3. List not applicable for trees under powerlines which have a height greater than 30'

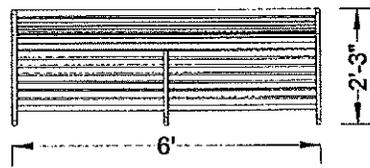
### Acceptable Hedge Screen Shrubs

Botanical Name	Common Name	Specifications
<i>Ilex cornuta</i> 'Bufordi Nana'	Dwarf Buford Holly	
<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	
<i>Ilex crenata</i> 'Helleri'	Heller Japanese Holly	
<i>Nandina domestica</i> 'Compacta'	Dwarf Nandina	
<i>Abelia Hybrid</i> 'Edward Goucher'	Edward Goucher Abelia	
<i>Buxus microphylla</i>	Korean Boxwood	
<i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	Dwarf Pfitzer Juniper	
<i>Prunus laurocerasus</i> 'Schipkaensis'	Schip Laurel	
<i>Rapheolepis indica</i>	Indian Hawthorn	
<i>Platycladus orientalis</i> 'Aurea Nana'	Breckman's Golden Arbor Vitae	

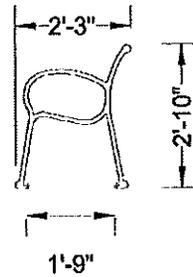
**Street Furniture Details - Bench Elevation (Section 12B2.8)**



**ELEVATION**



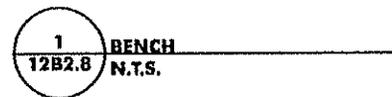
**PLAN VIEW**



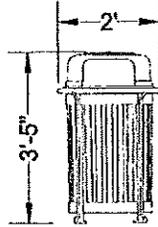
**SIDE VIEW**

**BENCH:**

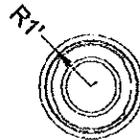
LANDSCAPE FORMS INC. (404)231-0185  
SC3005-BS-96 W/ CENTER ARM  
HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR



**Street Furniture Details (Section 12B2.8)**



**SIDE VIEW**



**PLAN VIEW**



TRASH RECEPTACLE:

HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

LANDSCAPE FORMS INC. (404)231-0185  
SC3005-BS-96 W/ CENTER ARM

STRAP DETAIL, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

Hardscape Details (Section 12B2.9)

