

Sec. 10.3.1. - Blocks

- A. **Maximum Block Face** The block standards below are required for all subdivision and major land development permits for sites exceeding the stated block face length. No block face, when measured for the specific development, is allowed to exceed the thresholds of the following table, except as otherwise specified in this Section.

Connections to existing roads are **strongly encouraged** required in all districts, except as described in [Sec. 10.3.2.C](#).

	Block Face
Protected Neighborhoods	
RE-	n/a
RD-27, RD-18, RD-15, RD-12	1,320' max
RD-9, RD-7.5	660' max
PK, CON	n/a
Urban Neighborhoods	
RU-, RT, RM-, RX-	660' max
Corridors and Nodes	
OX-, CX-, SX-	660' max
TX-, CS-	500' max
IX-, CC-	660' max
Perimeter Center	
PRL-, PXL-, PXM-, PXH-, PMH-	500' max

B. **Block Measurement**

1. A block face is bounded by a public or private street (not including an alley).

Sec. 10.3.2. - Access Standards

- A. **Required Access Improvements** Every developer of lands within the jurisdiction of this Development Code must provide access improvements as required by this Development Code and other pertinent codes, ordinances, and regulations of the City. The improvements and associated lands must be provided at no cost to the City, and must be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation, except as otherwise provided in this Division.
- B. **Arrangement of Lots** When land is subdivided into larger parcels than ordinary building lots, such parcels must be arranged and designed to allow for the opening of future streets and to provide access to those areas not presently served by streets.
- C. **Access to Adjacent Properties** No subdivision or development may be designed to completely eliminate street access to adjoining parcels of land. Every development must be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property.

1. Exceptions

- a. In all districts, this requirement may be modified by the Director in cases of serious topographical hardship, dissimilar zoning which would create unacceptable land use conflicts between the two developments, or otherwise.
- b. In Protected Neighborhood Character Area zoning districts where a neighborhood street already exists and an extension or connection of said street to adjacent property, proposed for development or otherwise, would be to a road of collector or arterial classification, the street shall not be extended to connect to the collector or arterial road. Equally, if the development is proposed to be accessed from the collector or arterial road it shall not connect to the existing neighborhood street.

2. **Mitigation** In all cases where the requirement for street access to adjacent properties is modified, prohibited, or waived by the Director as described in Sec. 10.3.2.C.1. above, bicycle and pedestrian connections must be provided in place of the otherwise required street.

- D. **Cross-Access Easement** In the RM- District, any Corridors & Nodes district or Perimeter Center district, the property owner must grant a cross-access easement as described in this Section to each adjoining property that is in the RM-District, any Corridors & Nodes district or Perimeter Center district, unless a street is provided as required in Sec. 10.3.1. The purpose of the easement is to facilitate movement of customers and their vehicles from establishment to establishment (lot to lot) without generating additional turning movements on a public street. When required by this Section, cross-access easements must be recorded in the office of the Clerk of Superior Court, Fulton County, and reference to deed book and copy of the recorded easement provided to the Director.

1. Access Easement Provisions

- a. The cross-access easement must permit vehicle access from the adjoining property to driveways and parking areas intended for customer or tenant use.
- b. On-site parking spaces may be restricted to use by the owner's customers and tenants only.
- c. Upon the availability of access to driveways and parking areas of the adjoining lot, the pavement or other surfacing of the owner's driveways and parking areas must be extended to the point of access on the property line.
- d. Where cross-access arrangements exist that predate the provisions of this Ordinance, this access may not be blocked by any party,

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Div. 11.8. - Violations and Enforcement

Sec. 11.8.2. - Violation

- A. Any person, firm, partnership or corporation prosecuted for violating any of the provisions of this Development Code may be deemed guilty of an ordinance violation, ~~a misdemeanor~~ punishable as prescribed in Section 1-10 of the City of Sandy Springs Code of Ordinances.
- B. Each day's continuance of a violation may be considered a separate offense.
- C. The prosecution of any owner and tenants of any buildings or premises, or parts of buildings or premises, where anything in violation of this Development Code is placed or exists, and any architect, design professional, builder, contractor or agent, or the owner or tenants who may have assisted in the commission of any such violation may each be deemed guilty of a separate offense.

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