

Sec. 6.6.2. - Building Design

A. **Color** *Primary or fluorescent colors must not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of each building facade exclusive of window and door areas) on any side of the building.*

B. **Architectural Treatment**

1. **Exempt** *Exterior building walls, decorative elements, parapets and cornices are exempt from the architectural treatment requirements when they meet the following conditions:*

- a. When the exterior wall is not visible from any public or private street; and
- b. The exterior wall does not include a public entrance.

2. **Prohibited**

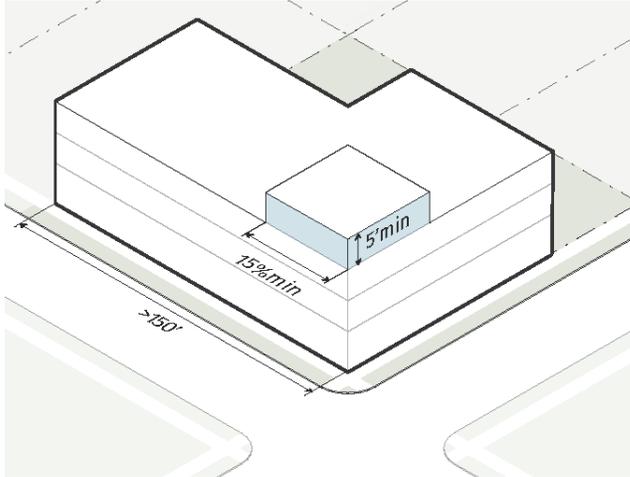
- a. Prohibited exterior building materials include:
 - i. exterior building materials which are not textured;
 - ii. non-architectural metal panel systems;
 - iii. As-cast smooth concrete or plain concrete slabs;
 - iv. Plain concrete masonry units (CMU);
 - v. Plywood or press-wood; or
 - vi. Vinyl siding.
- b. Prohibited exterior building components, include: steel gates, burglar bars and steel roll-down curtains. Interior security measures are not regulated.

3. **Required**

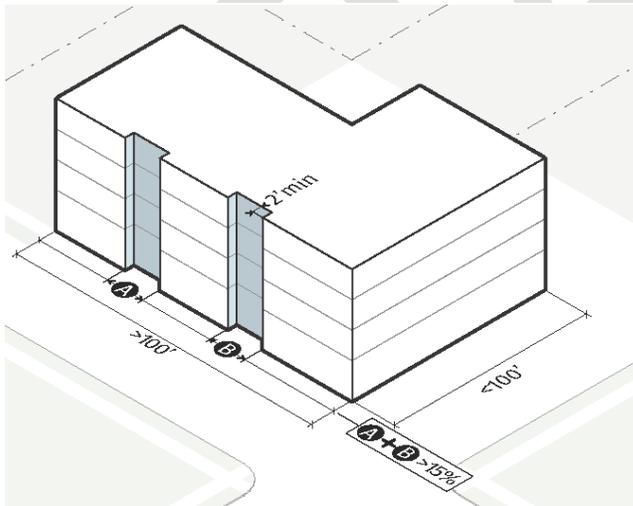
- a. All exterior walls (not including windows and doors) for all new construction must consist of a combination of the following durable materials in the quantity required below:
 - i. Up to 7 vertical feet from grade: 100% durable materials; and
 - ii. Remaining building height: minimum 70% durable materials.
- b. Durable materials include:
 - i. Brick;
 - ii. Tile;
 - iii. Stone with weathered, polished or fluted face;
 - iv. Textured traditional cement stucco (real stucco);
 - v. Architectural concrete masonry units (CMU) with fluted, split-face, or brokenface finish;
 - vi. Portland cement plaster and lath systems;
 - vii. Architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or
 - viii. Fiber cement-board.
- c. Sloped roofs (pitch greater than 2:12) must be standing seam metal, slate, concrete roof tiles or composition shingles. A decorative parapet or cornice must be constructed along all flat roof lines.
- d. Alternate materials may be approved for use by the Director, provided they are considered equivalent or better than the listed materials.

C. Building Articulation

1. **Articulation in Building Height** For buildings 150 feet or more in length, at least 15% of the street-facing roof line must have a variation in height of at least 5 feet. On a corner lot, the variation in height must be located at the corner of the building that addresses both street fronts. A parapet that meets the requirements of this Development Code may be counted toward this articulation requirement. Signs are not allowed above the roof line, and do not count toward this articulation requirement.



2. **Articulation in Building Facade** For buildings 100 feet or more in length, at least 2 portions of the street-facing building facade must have a variation in setback of at least 2 feet. The combination of the required variations in setback must total no less than 15% of the length of the building.



- D. **Ground Floor Retail Tenant Size** In the City Springs and Perimeter Districts, no ground floor retail tenant may occupy more than 30,000 contiguous rentable square feet. No variances to this standard are allowed; however, the Director may approve renovation of existing tenant spaces so long as the renovation does not increase the gross square footage of an existing tenant space.

- E. **Construction Classification and Building Height** Any new building or structure designed or intended to be more than three stories in height in any respect and which individually or in aggregate with other principal buildings or structures on the same site exceeds 100,000 square feet of gross floor area (GFA), within the confined exterior walls of the structures whether occupiable or non-

occupiable, shall, irrespective of any conflicting allowances or provisions of any other standard, code or ordinance having force and effect in the corporate limits of the City of Sandy Springs, Georgia, be of Type I or Type II construction defined in chapter 6 of the 2012 International Building Code as amended by the State of Georgia. This regulation shall not be used to relax or reduce any requirement in Table 503, Allowable Building Heights and Areas, or any other section of the current adopted International Building Code.

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