SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** October 20, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: **TA10-016** - An Ordinance to Amend Article 11, Planned Unit District Regulations, of the Sandy Springs Zoning Ordinance

MEETING DATE: For Submission onto the November 2, 2010, City Council Work Session Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Ordinance

APPROVAL BY CITY MANAGER: _____ *APPROVED*

_____ *NOT APPROVED*

PLACED ON AGENDA FOR: 11/2/2010

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: _____

REMARKS:

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Blake J. Dettwiler, AICP, Director of Community Development BD

Date: October 26, 2010 for Submission onto the November 2, 2009 City Council Work Session

Subject: Proposed TA10-016, An Ordinance to Amend Article 11, Planned Unit District Regulations, of the Sandy Springs Zoning Ordinance

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Please find enclosed a proposed text amendment to Article 11, Planned Unit District Regulations, with corresponding mark-up.

Background:
Staff has had issues regarding the City's Zoning Ordinance. Therefore, it has been determined that the Zoning Ordinance should be reviewed in its entirety to ameliorate these issues and provide clarification of the current text.

Discussion:
Staff has determined to revise Article 11, Planned Unit District Regulations of the City's Zoning Ordinance as part of the comprehensive overhaul of the ordinance.

Planning Commission Recommendation:
The Planning Commission heard the amendment at the October 21, 2010 meeting and recommended approval as presented by staff (6-0, Thatcher, Pond, Maziar, Rubenstein, Rupnow, and Tart for; Duncan not voting).

Alternatives:
The City Council could choose to not recommend the changes prepared by staff.

cc: Wendell K. Willard, City Attorney

~~ADOPTED BY MAYOR AND CITY COUNCIL, DECEMBER 27, 2005~~

ARTICLE XI

SECTION 11.1

CUP COMMUNITY UNIT PLAN DISTRICT

11.1.1. CUP DISTRICT SCOPE AND INTENT. Regulations in this ~~Section~~ **section** are the CUP ~~District~~ **district** regulations. Article XIX~~-~~ should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~**permit**. The CUP ~~District~~ **district** identifies land areas for a variety of housing types within a planned community setting.

The CUP ~~District~~ **district** is intended to:

A. ~~A.~~ Encourage the development of large tracts of land as planned communities.

B. ~~B.~~ Encourage flexible and creative concepts in site planning.

C. ~~C.~~ Preserve the natural amenities of the land by encouraging scenic and functional open areas.

D. ~~D.~~ Provide for an efficient use of land.

E. ~~E.~~ Provide a stable residential environment compatible with surrounding residential areas.

F. Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

11.1.2. USE REGULATIONS. Within the CUP ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by **administrative permit or use permit**~~Administrative Permit or Use Permit~~ shall be prohibited.

A. Permitted Uses. ~~Structures and~~**A building or** ~~-~~land may be used for ~~only~~ the following purposes:

1. Single family dwelling **unit**
2. Two **(2)** family dwelling **unit**
3. Multi-family ~~Residential~~**dwelling unit**
4. Day ~~Care~~ **care** facility located in a ~~Multi~~**multi-**family or community

building, or place of worship

5. Golf, country club, pool and recreation court
6. Community ~~facilities~~**facility**
7. Place~~s~~ of ~~Worship~~**worship**

B. Accessory Uses. ~~=~~ A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation. Retail and service uses, and clubs accessory to recreation facilities are allowed subject to the following conditions:

1. Accessory retail and service **commercial** uses shall be located wholly within a building with a majority of the floor area designed for recreation uses. No outdoor advertising is allowed.

2. Retail and **commercial** service uses shall be limited to convenience retail and service establishments such as pro shops and personal services. Restaurants accessory to a club are allowed.

C. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

11.1.3. DEVELOPMENT PLAN. The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for CUP rezoning requests. Administrative guidelines for preparing site plans are available from the Director ~~of the Department of Community Development~~. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the ~~Board~~ **City Council** differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Department ~~of Community Development~~ before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

11.1.4. ~~=~~DEVELOPMENT STANDARDS.

A. Height Regulations**:**

No single family residential dwelling unit or accessory structure shall exceed forty (40) feet in height. The height of all other structures is as approved per the zoning conditions~~= No single family residential dwellings or accessory structures shall exceed forty (40) feet in height. The height of all other structures are as approved per the conditions of zoning.~~

~~B. Minimum Land Area Per Unit - As specified in conditions~~

~~C. Minimum Lot Area Per Unit - As specified in conditions~~

~~D. Minimum CUP Size - 10 contiguous acres~~

~~E. Maximum Density~~

~~- Multifamily 9.0 units per gross acre.~~
~~- Single family5.0 units per gross acre.~~

~~F. Minimum Lot Width - None, unless specified in conditions~~

~~G. Minimum CUP Development Frontage - 35 feet~~

~~H. Minimum Lot Frontage - 20 feet adjoining a street~~

~~I. Minimum Heated Floor Area Per Unit - As specified in conditions~~

~~J. Minimum Perimeter Setback -- Entire CUP Development - As specified in conditions~~

~~K. Minimum Interior Setbacks -- Single family Lots~~

B. ~~1.~~ Minimum ~~Front Yard~~**Land Area Per Unit**: ~~- As specified in conditions~~

As specified in zoning conditions

C. Minimum Lot Area Per Unit:

As specified in zoning conditions

D. Minimum CUP Size:

Ten (10) contiguous acres

E. **Maximum Density:**

Multifamily – Nine (9) units per gross acre
Single family – Five (5) units per gross acre

F. **Minimum Lot Width:**

None, unless specified in zoning conditions

G. **Minimum CUP Development Frontage:**

Thirty-five (35) feet

H. **Minimum Lot Frontage:**

Twenty (20) feet adjoining a street

I. **Minimum Heated Floor Area Per Unit:**

As specified in zoning conditions

J. **Minimum Perimeter Setback – Entire CUP Development:**

As specified in zoning conditions

K. **Minimum Interior Setbacks – Single Family Lots:**

1. **Minimum Front Yard – As specified in zoning conditions**
2. **Minimum Side Yard – As specified in zoning conditions**
3. **Minimum Rear Yard – As specified in zoning conditions**

~~C.~~**L.** ~~2.~~ Minimum ~~Side Yard~~**Accessory Structure Requirements:** ~~– As specified in conditions~~

Single family and two (2) family uses – Accessory structures may be located within the side or rear yards subject to perimeter and minimum yard setbacks

Multifamily uses – Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.

~~D.~~**M.** ~~3.~~ Minimum ~~Rear Yard~~**Building Separation – More Than One (1) Dwelling Unit Per Lot:** ~~– As specified in conditions~~

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

~~E. L. Minimum Accessory Structure Requirements~~

N. ~~Single Family and Two Family Uses – Accessory structures may be located~~ **Other Minimum Standards:**

1. **Setbacks and roof lines shall be varied by at least two (2) feet so that no more than three (3) adjoining dwelling units within a single building shall have the same front setback or roof line.**

2. **Common outdoor area consisting of not less than five hundred fifty (550) square feet per unit shall be provided for recreation in all developments of twenty (20) or more acres.**

3. **Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood population to the total CUP population so that acreage devoted to open space is reasonably accessible to all residents.**

4. **Multifamily uses shall not be located along the perimeter except adjacent to or across a street from an existing multifamily or more intense use.**

5. **Agreements, covenants, declarations and other contracts which govern the use, maintenance, and protection of a CUP development among its owners shall be part of the official zoning file, and changes thereto shall have no force and effect until a copy has been provided to the Director.**

~~1.~~ **Multifamily units shall not exceed twenty-five percent (25%) of the total number of dwelling units in a CUP.**~~within the side or rear yards subject to perimeter and minimum yard setbacks.~~

~~2.~~

~~3. Multi-family Uses - Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.~~

~~4.~~

~~5. M. Minimum Building Separation -- More Than One Dwelling Per Lot~~

~~6.~~

~~7. All building separations shall be as specified by the Standard Building Code.~~

~~8.~~

~~9. N. Other Minimum Standards~~

~~10.~~

~~11. 1. Setbacks and roof lines shall be varied by at least 2 feet so that no more than 3 adjoining dwelling units within a single building shall have the same front setback or roof line.~~

~~12.~~

~~13. 2. Common outdoor area consisting of not less than 550 square feet per unit shall be provided for recreation in all developments of 20 or more acres.~~

~~14.~~

~~15. 3. Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood population to the total CUP population so that acreage devoted to open space is reasonably accessible to all residents.~~

~~16.~~

~~17. 4. Multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multifamily or more intense use.~~

~~18.~~

~~19. 5. Agreements, covenants, declarations and other contracts which govern the use, maintenance, and protection of a CUP development among its owners areas shall be part of the official zoning file, and changes thereto shall have no force and effect until a copy has been provided to the Director of the Department of Community Development.~~

~~20.~~

~~21. 6. Multi-family units shall not exceed 25 percent of the total number of dwelling units in a CUP.~~

6.

11.1.5. OTHER REGULATIONS. The headings below contain some additional, but not all,

provisions applicable to the CUP ~~District~~**district**:

A. Development **Regulations,**~~Regulations.~~ **Chapter 103, Code**~~Article XXXIV~~

B. **Exceptions,**~~Exceptions.~~ Section 4.3**., Zoning Ordinance**

C. Floodplain **Management,**~~Management.~~ **Chapter 109, Article II, Code**~~Section 4.24~~

D. Off Street Parking and **Loading,**~~Loading.~~ Article XVIII**, Zoning Ordinance**

E. Outside **Storage,**~~Storage.~~ Section 4.2**., Zoning Ordinance**

F. **Tree Conservation Ordinance, Administrative Standards**~~Landscape Area~~ and **Best Management Practices,**~~Buffer Regulations of the TR, A or A-L District shall apply, as corresponding.~~ Section 4.23**., Zoning Ordinance**

G. River **Protection,**~~Protection.~~ Metropolitan River Protection Act

~~G.~~**H. Signs,**~~Signs.~~ Article XXXIII**, Zoning Ordinance**

ARTICLE XI

SECTION 11.2

NUP NEIGHBORHOOD UNIT PLAN DISTRICT

11.2.1. NUP DISTRICT SCOPE AND INTENT. Regulations set forth in this ~~Section~~ **section** are the NUP ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or ~~Use~~ **use** ~~Permit~~**permit**. The NUP ~~District~~ **district** is intended to provide land areas devoted to low to medium density single-family residential uses of **five (5)**~~5~~ or fewer units per acre consistent with the densities ranges suggested on the Comprehensive Plan Land Use Map.

~~-~~The NUP ~~District~~ **district** is intended to**:**

A. ~~1) e~~**E**ncourage the development of medium sized tracts of land as planned neighborhoods or the development of vacant parcels of land with transitional densities in built-up areas**.**

B. ~~,~~**E**~~2) e~~ncourage the preservation of trees and vegetation**.**

C. ~~, and to 3) e~~**E**ncourage innovative site planning.

~~-~~Land proposed for a NUP shall comply with the following standards:

A. Provide a density that is consistent with the ~~plan~~ **Comprehensive Plan** densities and surrounding properties.

B. Protect neighboring properties by requiring peripheral setbacks and development standards compatible with adjacent developments as required by the district standards and the conditions of zoning.

11.2.2. USE REGULATIONS. Within the NUP ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by **administrative permit or use permit**~~Administrative Permit or Use Permit~~ shall be prohibited.

A. Permitted Uses. Structures and land may be used for only the following purposes:

1. Single~~-~~ family dwelling **unit**
2. Recreation**al** facilities associated with single family development

B. Accessory Uses. A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit** may be used for a home occupation.

D. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

11.2.3. DEVELOPMENT PLAN. The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for NUP rezoning requests. Administrative guidelines for preparing site plans are available from the Director ~~of the Department of Community Development~~. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the ~~Board~~ **City Council** differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Department ~~of Community Development~~ before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

11.2.4. DEVELOPMENT STANDARDS.

A. Height Regulations:

No single family residential dwelling unit or accessory structure shall exceed forty (40) feet in height. The height of all other structures is as approved per the zoning conditions

B. Minimum Lot Area Per Unit:

Four thousand (4,000) square feet

C. CUP Size:

Minimum four (4) contiguous acres
Maximum twelve (12) contiguous acres

D. Maximum Density:

Five (5) units per gross acre

E. Minimum Lot Width:

None, unless specified in zoning conditions

F. Minimum Development Frontage:

Thirty-five (35) feet

G. Minimum Lot Frontage:

Twenty (20) feet adjoining a street

H. Minimum Heated Floor Area Per Unit:

One thousand (1000) square feet detached

I. Minimum Perimeter Setback – Entire NUP Development:

When adjacent to single family or AG-1 zoned property, a forty (40) foot setback shall be provided around the periphery of the development, including access drives serving more than one (1) lot, principal and accessory structures and swimming pools. Other yard improvements and access/utility crossings are permitted.

J. Minimum Interior Setbacks – Single Family Lots:

4. Minimum Front Yard – As specified in zoning conditions

5. Minimum Side Yard – As specified in zoning conditions

6. Minimum Rear Yard – As specified in zoning conditions

K. Minimum Accessory Structure Requirements:

Accessory structures may be located in rear or side yards, but shall not be located within a minimum rear yard except that detached garages may locate along a rear lot line at between zero (0) and seven (7) feet with an encroachment and maintenance easement allowing a minimum of seven (7) feet of access to the garage.

L. Minimum Interior Building Separations:

To place a building along an interior side lot line at between zero (0) and seven (7) feet shall require an encroachment and maintenance easement allowing a minimum of seven (7) feet of access to such building. A minimum building separation of fourteen (14) feet shall be maintained.

11.2.5. OTHER REGULATIONS. The headings below contain some additional, but not all, provisions applicable to the NUP ~~District~~**district**:

A. Development **Regulations,**~~Regulations.~~ **Chapter 103, Code**~~Article XXXIV~~

B. **Exceptions,**~~Exceptions.~~ Section 4.3.**, Zoning Ordinance**

C. Floodplain **Management,**~~Management.~~ **Chapter 109, Article II, Code**~~Section 4.24~~

D. Off Street Parking and **Loading,**~~Loading.~~ Article XVIII**, Zoning Ordinance**

E. Outside **Storage,**~~Storage.~~ Section 4.2.**, Zoning Ordinance**

F. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance

~~Height Regulations:~~

~~A building shall be no higher than sixty (60) feet or four (4) stories, whichever is higher, except when a permit to exceed the maximum height is approved.~~

~~B. Minimum Front Yard:~~

~~Thirty (30) feet~~

~~C. Minimum Side Yard:~~

~~None~~

~~D. Minimum Rear Yard:~~

~~None~~

~~E. Minimum Accessory Structure Requirements:~~

~~Accessory structures shall not be located in the minimum front yard.~~

~~F. Rail Access:~~

~~Railroad spurs and service rails shall be permitted only within the side and rear yards~~

~~G. Minimum Lot Frontage:~~

~~Thirty-five (35) feet adjoining a street~~

~~H. Maximum Lot Coverage:~~

~~The area of the footprint of all buildings shall not exceed seventy percent (70%) of the total land area.~~

G. River **Protection,**~~Protection.~~ Metropolitan River Protection Act

~~F.~~ **Signs,**~~Signs.~~ Article XXXIII**, Zoning Ordinance**

~~G.~~**H.**

ARTICLE XI

SECTION 11.3

MHP MOBILE HOME PARK DISTRICT

11.3.1. SCOPE AND INTENT. Regulations set forth in this ~~Section~~ **section** are the MHP ~~District~~ **district** regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by ~~Administrative~~ **administrative** ~~Permit~~ **permit** or **u**~~U~~se **p**~~P~~ermit. The MHP **d**~~D~~istrict is provides minimum design standards for **m**~~M~~obile **h**~~H~~ome **p**~~P~~arks. The MHP **d**~~D~~istrict is intended to:

A. ~~A.~~ Provide a desirable living environment.

B. ~~B.~~ Require the provision of usable open space and recreational areas.
~~, and~~

C. ~~C.~~ Be located in areas which are served by public sanitary sewer or be located in a drainage basin which is identified for sanitary sewer within **two (2)**~~2~~ years.

D. ~~D.~~ Have access to an arterial street.

E. Be located on sites which have a high potential for tree retention and utilization of natural terrain.

11.3.2. USE REGULATIONS. Within the MHP ~~District~~**district**, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by **administrative permit or use permit**~~Administrative Permit or Use Permit~~ shall be prohibited.

A. Permitted Uses. ~~Structures and~~**A building or** land may be used for **the following purposes**:

1. Mobile ~~Homes~~ **homes** and ~~Modular~~ **modular** ~~Homes~~**homes**

2. Grocery ~~Store~~ **store** with a maximum of **two thousand five hundred** (2,500) square feet when approved as part of the development plan

3. Laundromat and coin operated dry cleaning when approved as part of the development plan

4. Day ~~Care~~ **care** ~~Facility~~**facility**

B. Accessory Uses. ~~=~~ A ~~structure~~ **building** or land may be used for uses customarily incidental to any permitted use and ~~a~~ **the principal** dwelling **unit**

may be used for a home occupation. The sale or display of mobile homes shall be accessory as long as each mobile home offered for sale is located on its individual lot and connected to all utilities.

C. Additional Uses. Additional uses may be allowed by administrative or use permit, pursuant to Article XIX of this Ordinance.

11.3.3. APPLICATION. **In addition to the required submittal routinely required by the Director, a**~~A~~pplications for rezoning to MHP shall~~, in addition to the required submittal routinely required by the Director of the Department of Community Development,~~ be supported by:

A. A copy of the rules and regulations of the proposed mobile home park.

B. A copy of any proposed covenants.

C. A proposed maintenance plan for lawns, shrubbery, trees, recreation areas, and other natural areas.

11.3.4. DEVELOPMENT PLAN. The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for MHP rezoning requests. Administrative guidelines for preparing site plans are available from the Director~~ of the Department of Community Development~~. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the ~~Board~~ **City Council** differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Department ~~of Community Development~~ before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all proposed structures (excluding mobile or modular homes) shall be as shown on the development plan, adopted at the time of zoning approval, and actual location on the ground shall be as shown on the development plan.

11.3.5. DEVELOPMENT STANDARDS.

A. Height Regulations:

A building shall be no higher than thirty-five (35) feet or two and one-half (2½) stories, whichever is higher, except when a permit to exceed the maximum height is approved

B. Minimum Land Area:

Twenty (20) contiguous acres

C. **Minimum MHP Width:**

Not less than four hundred (400) feet throughout

D. **Minimum Site Area Per Unit:**

Four thousand (4,000) square feet

E. **Minimum Frontage - Entire MHP Development:**

Two hundred (200) feet on an arterial or a road within six hundred (600) feet of an arterial

F. **Minimum Perimeter Buffers - Entire MHP:**

Road frontage – One hundred (100) feet
All other – Fifty (50) feet

G. **Maximum Density:**

5.5 units per gross acre plus additional density for features below:

	Feature	Additional Density
1.	Day care center	.2 units per acre
2.	Supervised recreation	.2 units per acre
3.	Neighborhood center	.2 units per acre
4.	Unit carports or garages	.2 units per acre

11.3.6. ~~A. Height Regulations. Structures shall be no higher than 35 feet or 2 and 1/2 stories, whichever is higher.~~

~~B. Minimum Land Area - 20 contiguous acres~~

~~C. Minimum MHP Width - Not less than 400 feet throughout~~

~~D. Minimum Site Area Per Unit - 4,000 square feet~~

~~E. Minimum Frontage for the Entire MHP Development - 200 feet on an arterial or a road within 600 feet of an arterial~~

~~F. Minimum Perimeter Buffers for the Entire MHP~~

~~- Road Frontage - 100 feet~~

~~- all other - 50 feet~~

~~G. Maximum Density - 5.5 units per gross acre plus additional density for features below:~~

~~FEATURE~~	~~ADDITIONAL DENSITY~~
~~1) Day care center~~	~~.2 units per acre~~
~~2) Supervised recreation~~	~~.2 units per acre~~
~~3) Neighborhood center~~	~~.2 units per acre~~
~~4) Unit carports or garages~~	~~.2 units per acre~~

~~11.3.6.~~ REQUIREMENTS FOR INDIVIDUAL UNIT LOCATIONS. Each mobile home shall be located on a separate site which shall be identified by a marker at each corner. It is not required that individual sites be surveyed. Minimum requirements for individual sites are as follows:

A. Minimum Width:

~~44~~**Forty-four (44)** feet

B. Minimum Size:

Four thousand (~~=~~4,000**)** square feet

C. Minimum All Weather Patio:

Three hundred (~~=~~300**)** square feet

D. ~~D.~~ Minimum Enclosed Storage:

One hundred twenty-five (~~=~~125**)** cubic feet

E. ~~E.~~ Minimum Interior Street Setback:

~~15~~**Fifteen (15)** feet from pavement

F. ~~F.~~ Minimum Unit Separation:

~~20~~**Twenty (20)** feet

11.3.7. MINIMUM IMPROVEMENTS REQUIRED

A. Access, Streets, Drainage and Walks. Each mobile home park shall have a

minimum of ~~2~~ **two (2)** primary access streets which shall be paved to a minimum width of ~~30~~ **thirty (30)** feet. Other streets within a mobile home park shall be paved to a minimum width of ~~24~~ **twenty-four (24)** feet.

B. Walkways. All-weather pedestrian walks shall be provided throughout a mobile home park.

C. Construction Standards. Streets and drainage structures shall be constructed in accordance with the minimum standards available from the ~~Sandy Springs~~**City's** Department of Public Works.

D. Underground Utilities Required. All utilities shall be placed underground. A central television antenna system shall be provided.

E. Lighting. Streets and walkways shall be lighted.

F. Unit Refuse Collection Facilities. Each mobile home site shall be provided with water-tight and rodent proof refuse container(s) having a capacity of at least **fifty (50)**~~50~~ gallons.

G. Common Refuse Collection Facilities. Dumpsters or similar devices shall be provided for every ~~30~~ **thirty (30)** units or fraction thereof in excess of ~~15~~**fifteen (15)**. Such central collection facilities shall be screened from view and shall not be located more than ~~400~~ **four hundred (400)** feet from any mobile home served.

H. Water and Wastewater. Each unit shall be served by public water and sanitary sewer.

I. Laundry Facilities. Central laundry facilities shall be provided at the rate of ~~1~~ **one (1)** standard-size washing machine and dryer for each ~~25~~ **twenty-five (25)** units or fraction in excess of ~~11~~ **eleven (11)** units. Laundry facilities shall be located not more than ~~800~~ **eight hundred (800)** feet from the units served.

J. Public Telephones. Public telephones shall be provided at convenient locations.

K. Fire Protection. Fire hydrants shall be located throughout the park in accordance with standards of the Fire Marshal. Each unit shall be equipped with a fire extinguisher type approved by the Fire Marshal.

L. Landscaping. Each mobile home park shall be landscaped with shade trees, shrubs and grass. Landscaping shall be in accordance with a landscaping plan which has been approved by the Department. ~~of Community Development.~~

M. Recreation Facilities. At a minimum, ~~10 percent~~**ten percent (10%)** of the gross

acreage of a mobile home park shall be provided for common open space and recreation for the residents of the mobile home park.

11.3.8. OTHER MINIMUM STANDARDS

A. Within ~~30~~ **thirty (30)** days of being located in a mobile home park, the undercarriage shall be screened from view.

B. At least ~~400~~ **four hundred (400)** square feet of common area shall be provided per unit for the storage of boats, travel trailers and other vehicles. This common storage area shall be enclosed by a fence and screened from view from all units and streets.

11.3.9. MHP DISTRICT SUBDIVISION. Individually divided lots are not allowed in the MHP ~~District~~**district**. All other divisions shall comply with the Subdivision Regulations of ~~Sandy Springs~~**the City**.

11.3.10. OTHER REGULATIONS. The headings below contain some additional, but not necessarily all, provisions applicable to the MHP District.

~~H.~~**I.** Development **Regulations,**~~Regulations.~~ **Chapter 103, Code**~~Article XXXIV~~

~~I.~~**J. Exceptions,**~~Exceptions.~~ Section 4.3.**, Zoning Ordinance**

~~J.~~**K.** Floodplain **Management,**~~Management.~~ **Chapter 109, Article II, Code**~~Section 4.24~~

~~K.~~**L.** Off Street Parking and **Loading,**~~Loading.~~ Article XVIII**, Zoning Ordinance**

~~L.~~**M.** Outside **Storage,**~~Storage.~~ Section 4.2.**, Zoning Ordinance**

N. Tree Conservation Ordinance, Administrative Standards and Best Management Practices, Section 4.23., Zoning Ordinance

O. River **Protection,**~~Protection.~~ Metropolitan River Protection Act

~~M.~~**P. Signs,**~~Signs.~~ Article XXXIII**, Zoning Ordinance**