

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. 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