

Comprehensive Development Code Review

September 26, 2023

Open House



SANDY SPRINGS™



GEORGIA

Welcome!

- **What is the Development Code?**
 - Set of regulations that govern land use and the built environment including rules about building height, lot size, building setbacks, uses, and many other development characteristics.
- **Why is the City updating it?**
 - It is updated periodically to reflect changes in the community and to ensure that it is consistent with the City's goals for growth and development.
 - This update is a critical component of the Community Work Program in The Next Ten, the City's Comprehensive Plan, which called for a comprehensive review of the Development Code.

WELCOME! DEVELOPMENT CODE UPDATE

Why is the City updating the Development Code?

-  To reflect changes in the community and to ensure that it is consistent with the City's goals for growth and development.
-  The update is a critical component of the Community Work Program in The Next Ten, the City's Comprehensive Plan, which called for a comprehensive review of the Development Code.
-  The Planning Commission will hold a public hearing on the proposed modifications on **November 13th**. The Mayor and City Council is expected to hold a public hearing on **December 5th**.

PROJECT TIMELINE

- PHASE I INTAKE**
 - Listening Sessions
 - Stakeholder Meetings
 - Work Sessions
- PHASE II DRAFT**
 - Draft Work Sessions
 - Briefings with City Mgmt.
- PHASE III ADOPTION**
 - Work Sessions
 - Web Posting
 - Public Open House
 - Public Hearings
 - Nov. 13 Planning Commission Public Hearing
 - Dec. 5 Mayor & City Council Public Hearing

we are here!

More info at spr.gs/development

How is the Development Code organized?

Article 1
Introduction

Articles 2 to 5
Zoning Districts

Article 6
Rules

Article 7
Uses

Articles 8 to 10
Site Standards

Articles 11 to 12
Administration & Definitions

CONTENTS

Article 1. Introductory Provisions	
Div. 1.1. Legal Requirements	1-2
Div. 1.2. Districts	1-6
Article 2. Protected Neighborhoods	
Div. 2.1. District Intent Statements	2-3
Div. 2.2. Residential Estate (RE-1, -2)	2-4
Div. 2.3. Residential Detached (RD-27, -18, -15)	2-5
Div. 2.4. Residential Detached (RD-12, -9, -7.5)	2-6
Div. 2.5. Parks (PK)	2-7
Div. 2.6. Conservation (CON)	2-8
Article 3. Urban Neighborhoods	
Div. 3.1. District Intent Statements	3-3
Div. 3.2. Residential Urban (RU-4, -3)	3-4
Div. 3.3. Residential Townhouse (RT)	3-6
Div. 3.4. Residential Multi-Unit (RM-)	3-8
Div. 3.5. Residential Mixed Use (RM-)	3-10
Article 4. Corridors & Nodes	
Div. 4.1. District Intent Statement	4-2
Div. 4.2. Office Neighborhood (ON-)	4-4
Div. 4.3. Office Mixed Use (OX-)	4-6
Div. 4.4. Commercial Mixed Use (CX-)	4-8
Div. 4.5. Shopfront Mixed Use (SX-)	4-10
Div. 4.6. Transit Mixed Use (TX-)	4-12
Div. 4.7. City Springs (CS-)	4-14
Div. 4.8. Industrial Mixed Use (IX-)	4-16
Div. 4.9. Commercial Corridor (CC-)	4-18
Div. 4.10. Corridor & Node Frontages	4-20
Article 5. Perimeter Center	
Div. 5.1. District Intent Statements	5-3
Div. 5.2. Perimeter Residential (PR-)	5-4
Div. 5.3. Perimeter Mixed Use (PX-)	5-6
Div. 5.4. Perimeter Mixed Use (PX-)	5-8
Div. 5.5. Perimeter Medical (PM-)	5-10
Div. 5.6. Perimeter Center Frontages	5-12
Article 6. Rules for All Districts	
Div. 6.1. Measurements and Exceptions	6-2
Div. 6.2. Building Elements	6-23
Div. 6.3. Development Patterns: Cottage Court	6-26
Div. 6.4. Protected Neighborhood Transitions	6-28
Div. 6.5. Residential Parking	6-30
Div. 6.6. Design Standards	6-32
Div. 6.7. Height Limits	6-34
Article 7. Use Provisions	
Div. 7.1. Use Classification	7-2
Div. 7.2. Allowed Use Table	7-4
Div. 7.3. Residential Uses	7-8
Div. 7.4. Public and Civic Uses	7-13
Div. 7.5. Commercial Uses	7-21
Div. 7.6. Industrial Uses	7-32
Div. 7.7. Open Uses	7-37
Div. 7.8. Accessory Uses & Structures	7-40
Article 8. Site Development	
Div. 8.1. Parking	8-2
Div. 8.2. Landscaping and Screening	8-15
Div. 8.3. Signs	8-25
Div. 8.4. Site Lighting	8-42
Article 9. Environmental Protection	
Div. 9.1. Wetlands	9-2
Div. 9.2. Stream Buffer Protection	9-3
Div. 9.3. Tree Conservation	9-12
Div. 9.4. Steep Slopes	9-21
Div. 9.5. Floodplain Management	9-24
Div. 9.6. Stormwater Management	9-39
Div. 9.7. Soil Erosion and Sedimentation Control	9-56
Div. 9.8. Illicit Discharge and Connection	9-69
Div. 9.9. Utilities	9-74
Article 10. Streets & Improvements	
Div. 10.1. General Provisions	10-2
Div. 10.2. Subdivision	10-3
Div. 10.3. Blocks and Access	10-6
Div. 10.4. Street Standards	10-8
Div. 10.5. Improvements	10-24

Article 11. Administration	
Div. 11.1. Review Authority	11-5
Div. 11.2. Common Review Provisions	11-9
Div. 11.3. Legislative Review	11-9
Div. 11.4. Subdivision Review	11-14
Div. 11.5. Permit Review	11-18
Div. 11.6. Relief	11-21
Div. 11.7. Nonconformities	11-23
Div. 11.8. Violations and Enforcement	11-31
Article 12. Definitions	
Div. 12.1. General	12-5
Div. 12.2. Defined Terms	12-5
Appendix: City-Wide Street Framework Map	

What will I find on the Open House boards?

Main Topic

PROTECTED NEIGHBORHOODS

Key Topic of Change

Rules for Garages

FLEXIBILITY FOR EXISTING GARAGES

Challenge

Existing garages are too small for modern vehicles and rules limit the ability to renovate

Solution

Allow homes with existing garages to encroach a limited amount into the Primary (front) Setback:

- Requires an existing garage since 2005
- Allows one garage door to face the street, all others must be side- or rear-facing



Proposed Change

FENCES & WALLS

Details of Change

Neighborhood Transition Walls

Allow Director to determine type of barrier when site has sensitive areas or significant topography

Front Yard Fences

Require masonry piers in RE-1 and RE-2 only

Grading

Allow disturbance when encroachment allowance exceeded for a construction entrance if mitigation is provided



Share Your Ideas

LET US KNOW YOUR THOUGHTS!

STICKY NOTES HERE

Want to know more?

We will be there to answer questions and have copies of the draft code for your reference.

Come say hi!



More info at spr.gs/development

Protected Neighborhoods

PROTECTED NEIGHBORHOODS

Rules for Garages

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Solution

Allow homes with existing garages to encroach a limited amount into the Primary (front) Setback:

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Updates to District Standards

FENCES & WALLS

Neighborhood Transition Walls

Allow Director to determine type of barrier when site has sensitive areas or significant topography

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Require masonry piers in *RE-1* and *RE-2* only

Grading

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Neighborhood-Scale Uses

NEIGHBORHOOD-SCALE USES

General Updates

DISTRICT & USE STANDARDS

Lot Area & Lot Width

- Promote *single unit* lots to encourage home ownership
- Update *Lot Area* and *Lot Width* standards for *single unit* lots

Accessory Dwelling, Guest House

- Moved Use requirements from Accessory Uses section to Residential Uses section of Code
- Allow *Accessory Dwelling, Guest House* in *Urban Neighborhood, Corridor & Node*, and *Perimeter Center* districts



Updates to Development Patterns

COTTAGE COURTS & SHARED COURTS

Cottage Court Development Pattern

- Update standards to encourage use of Development Pattern
- Allow *neighborhood units* to use Development Pattern

Shared Court Development Pattern

- New Development Pattern to allow *single unit detached, single unit* or *neighborhood units* on a shared court or street



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NEIGHBORHOOD-SCALE USES

Neighborhood Serving Uses

NEIGHBORHOOD UNIT

Goal

Allow traditional, neighborhood-scale housing options in *Urban Neighborhood, Corridor & Node*, and *Perimeter Center* districts

District Allowances

- RU*- Allow up to 4 units
- RT-, RM-, RX-, ON-, OX-* Allow up to 12 units

Standards

- Building height and width to be neighborhood-scale
- Garages must be located in rear yard

AGE-RESTRICTED UNIT

Goal

Allow more housing options in some areas, giving residents more flexibility when downsizing, retiring, and more

District Allowances

- Allowed in *RM-, RX-, ON-*, and *OX-*

Standards

- "Age-restricted" definition set by HUD
- In *RM-* 10% of units must be *single unit detached* or *single unit attached*

RESTAURANT

General Restaurant

Allowed in *RM-*
 Limited in *RM-* and *RX-* to 25% of development
 drive-through allowed in *RM-* and *RX-*

Neighborhood Eatery

Allowed in *ON-*
 Limited to 3,000 SF
 drive-through allowed

RETAIL

General Retail

- Limited in *RX-* to 6,000 SF or 15,000 SF for grocery
- No drive-through allowed

Neighborhood Retail

- Allowed in *RM-, RX-, ON-*, and *OX-*
- Limited in *RM-* to 25% of development
- Must be 3,000 SF or smaller
- No drive-through allowed



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General Standards

GENERAL STANDARDS

General Updates

DISTRICT STANDARDS

Building Material

- Remove **Sec. 6.6.3.** "concrete and steel" requirement
- Building must comply with International Building Code for construction materials

Minimum Height Standards

- Eliminate minimum height requirement in **CS-** districts
- Adjust requirements in Perimeter Center districts:
 - Reduce requirement in all Perimeter Center districts
 - Height requirement does not apply to **single unit**, **single unit detached**, or "jewel box" style development



USE STANDARDS

Multi-Unit Requirements

- CUP** required for +3 stories in **CX-**, **SX-**, and **CS-**
- Enhanced Open Space incentives

Single-Unit Requirements

- In **RM-**, 10% of all units must be **single unit detached** or **single unit**
- In Perimeter Center on sites greater than 5 acres, **single unit** or **single unit detached** limited to 50% of the site

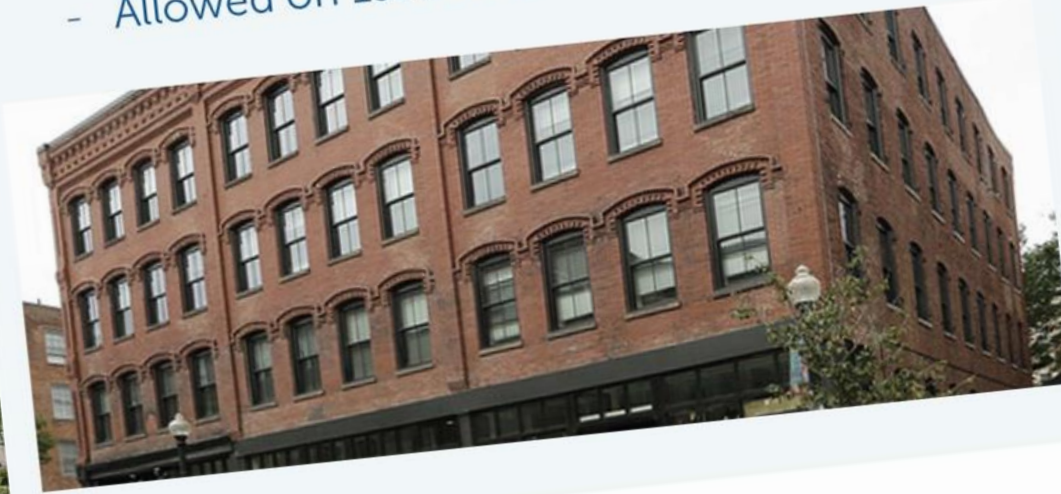


Commercial Use Requirements

Commercial space or retail-ready space required in **CX-**, **SX-**, **TX-**, **CS-**, **IX-**, **CC-**, and **NEX-**

Office to Residential

- In **ON-**, **multi-unit** allowed with **CUP** in building previously used for commercial for 5 years
- In **OX-**, **multi-unit** allowed in building previously used for commercial for 5 years
 - Allowed on 3rd floor and above by-right
 - Allowed on 1st or 2nd floor with **CUP**



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GENERAL STANDARDS

Bonus Heights

NEW HEIGHT DISTRICTS

Goal

- Bonus height districts through Enhanced Community Benefits Matrix

Residential Mixed-Use Districts

- RX-3/6**

Commercial Mixed-Use Districts

- CX-3/6**
- CX-6/8**

Shopfront Mixed-Use Districts

- SX-3/6**
- SX-6/10**

City Springs Districts

- CS-6/8**

Streets

STREET TYPES

New Streets

- Pedestrian-oriented street types
- Shared streets
- High level of design and material requirements



NEW BONUS HEIGHT MATRIX

Enhanced Community Benefits Matrix

Provide additional or reduced height for Enhanced Community Benefits based on

district in any district with the

bonus height to increase overall site density and investments in site and features that enhance sense of place

Stories	Percent of Site	30%	40%	50%	60%	70%
Under 4	Reduction	8 credits	10 credits	26 credits	50 credits	75 credits
Under 3	Reduction	16 credits	20 credits	52 credits	70 credits	100 credits
Under 2	Reduction	24 credits	—	—	—	—
Up to 3	By right	—	—	—	—	—
Up to 4	Bonus	30 credits	40 credits	50 credits	60 credits	70 credits
Up to 5	Bonus	38 credits	50 credits	63 credits	75 credits	88 credits
Up to 6	Bonus	45 credits	60 credits	75 credits	90 credits	105 credits
Up to 7	Bonus	53 credits	70 credits	88 credits	105 credits	123 credits
Up to 8	Bonus	60 credits	80 credits	100 credits	120 credits	140 credits
Up to 9	Bonus	68 credits	90 credits	113 credits	135 credits	158 credits
Up to 10	Bonus	75 credits	100 credits	125 credits	150 credits	175 credits
Up to 11	Bonus	83 credits	110 credits	138 credits	165 credits	193 credits
Up to 12	Bonus	90 credits	120 credits	150 credits	180 credits	210 credits
Up to 13	Bonus	98 credits	130 credits	163 credits	195 credits	228 credits
Up to 14	Bonus	105 credits	140 credits	175 credits	210 credits	245 credits
Up to 15	Bonus	113 credits	150 credits	188 credits	225 credits	263 credits

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Additional Use Modifications

ADDITIONAL USE MODIFICATIONS

Life Science Uses

NEW USE ALLOWANCE

Goal

Allow R&D-oriented uses in more districts

Bio-Safety Level 1

- Generally no- to low-hazard laboratory uses
- Administrative approval in most *Corridor & Node* districts, *IX-*, *CC-*, and *Perimeter Center*

Bio-Safety Level 2

- Generally low- to moderate-hazard laboratory uses
- Administrative approval in *OX-*, *CX-*, *IX-*, *CC-* and *Perimeter Center*



Other Accessory Uses

NEW ACCESSORY USE ALLOWANCES

EV Chargers

- Define Level 1, 2, and 3 charging equipment
- Define requirements for the location and screening of charging equipment



Day Care

- Permit Day Care as an accessory use with a Place of Worship
- Must be operated by same operator as the Place of Worship, third-party operator not permitted



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ADDITIONAL USE MODIFICATIONS

Fuel Stations

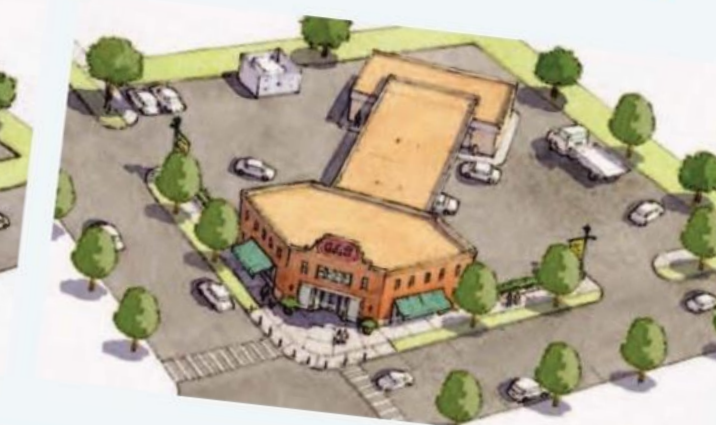
UPDATED USE ALLOWANCES

Enhanced Design Standards

- Add standards for canopy design, screening, build-to, and pedestrian connections

Expansion of Pumps

- Allowed to add 4 pumps (8 fueling spaces) when:
 - Building and canopy facade is renovated
 - Vehicle and pedestrian access is improved
 - Screening is provided
 - Signs are brought into compliance



Station Replacement

- Remove distance requirement between stations
- Can relocate to another site when a CUP is granted and all Code requirements are met

Fuel Pumps as Accessory Use

- Allowed with existing retail uses over 35,000 SF
- Up to 8 pumps (16 fueling spaces) allowed
- No convenience sales or vending machines allowed

Vehicle Showrooms

USE ALLOWANCE

new use definition for new retail-oriented showrooms

Districts

Corridor & Node Districts, and *Center*

vehicles indoors, no outdoor storage, repair or maintenance uses allowed, 10,000 SF or less



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Thank You!

For more information and to submit your feedback:

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