

Comprehensive Development Code Review

September 19, 2023

City Council Work Session



SANDY SPRINGS™

GEORGIA

Protected Neighborhoods

General Updates

- **District Standards**

- CON: Added building setbacks

- **General Rules**

- Allow some garages to encroach into Primary Street (front) Setbacks, existing prior to 2005
 - Requires an existing garage
 - Allows one garage door to be street-facing, all others must be side- or rear- facing



General Updates

- **Protected Neighborhood Transition Wall**
 - Provide for administrative discretion in the type of barrier when land is in sensitive or topo-challenged condition
- **Fences in Primary Setback, Parallel with a Street**
 - Allows for Disturbance with Mitigation When Encroachment Allowance Exceeded, or for Reasonable Construction Entrance
- **Grading Setback Mitigation Zone**
 - Masonry piers only required in RE-1 and RE-2



Neighborhood-Scale Uses

General Updates

- **District Standards**
 - Updated **Lot Area** and **Lot Width** requirements for **Single-Unit Attached**
- **Use Standards**
 - Added neighborhood serving uses
 - **Neighborhood Unit, Age-Restricted Unit, Neighborhood Eatery, and Neighborhood Retail** uses
 - Moved **Accessory Dwelling, Guest House** to Residential Uses from Accessory Uses
 - Added standards to **Restaurant** and **Multi-Unit** uses



Neighborhood Unit

- **Districts Allowed**

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

- **Standards**

- Height and width limited to neighborhood-scale buildings
- Garages must be located in rear yard



Age-Restricted Unit

- **Districts Allowed**

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

- **Standards**

- Definition set by HUD
- In *RM-* 10% of units must be single-unit attached or detached



Restaurant + Neighborhood Eatery

- **Restaurant**

- Allowed in **RM-**,
- Limited in **RM-** and **RX-** to 25% of development
- No drive-through allowed in **RM-** and **RX-**

- **Neighborhood Eatery**

- Allowed in **ON-**
- Smaller than 3,000 SF
- No drive-through allowed



Retail + Neighborhood Retail

- **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
- Smaller than 3,000 SF
- No drive-through allowed



Development Pattern Updates

- **Cottage Court Development Pattern**
 - Updated standards for additional flexibility to encourage use of pattern
 - Allow ***single-unit attached units*** to use Cottage Court pattern
- **Shared Court Development Pattern**
 - New development pattern to allow ***single-unit attached units, single-unit detached units, or neighborhood units*** on a shared court or shared street
 - New street types for development pattern defined in Article 10. Streets & Improvements



General Standards

General Standards

- Remove Sec. 6.6.3. and must comply with International Building Code for construction materials
- Multi-unit
 - CUP required for +3 stories in **CX-**, **SX-**, and **CS-**
 - Enhanced **Open Space** incentives for Build-To and Building Width requirements
- Specific requirements for **Commercial** uses or retail-ready spaces
 - In CX-, SX-, TX-, CS-, IX-, CC-, and NEX-
- Specific requirements for **Single-Unit Attached** or **Detached**
 - In RM-, 10% of all units



Office to Residential Conversion

- **In ON-**
 - Multi-unit only allowed in building previously used for commercial use for 5 years
 - Requires a CUP
- **In OX-**
 - Multi-unit only allowed in building previously used for commercial use for 5 years
 - Allowed on 3rd floor and above by-right
 - 1st or 2nd floor requires a CUP



Proposed New Height Districts

- Bonus height only – additional height through matrix
- Residential Multi-Unit
 - RX-3/6
- Mixed Use Districts
 - Commercial
 - CX-3/6
 - CX-6/8
 - Shopfront
 - SX-3/6
 - SX-6/10
 - City Springs
 - CS-6/8



Enhanced Community Benefits Matrix

Sec. 6.7.2. Enhanced Community Benefit Matrix

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

- Additional or reduced height for **Enhanced Community Benefits** based on matrix
- Allowed in any district with the forward slash (/)
- Limits height to percentage of overall site
- Incentivizes investment in public realm, creation of sense of place features

Enhanced Community Benefit List

Item	Detail	Installment
Aesthetics & Furnishings		
Credit by Amount		
Seat Wall	Seating	For every 10 3
Community tables and chairs		Per 10 4
Masonry Façade Materials	Sides	1 30
Pet waste stations		For every 1 1
Mural		For every 1 5
Paver intersection		For every 1 30
Paver crosswalk (12')		For every 1 10

Minimum Height Standards

- **Eliminate City Springs Minimum Requirement**
- **Adjust Perimeter Requirements**
 - Reduced minimum height requirements in all Perimeter Center districts
 - Minimum height requirements do not apply to **Single-Unit Detached** or **Attached** uses
 - 50% of site max for sites greater than 5 acres
 - Exemption for “jewel box” style development



Streets & Improvements

- **New Street Types**

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



Additional Use Modifications

Life Science Uses

- **Bio-Safety Level 1**

- Administrative Approval in most **Corridor & Node Districts**
- Permitted in **IX-, CC-, Perimeter Center**

- **Bio-Safety Level 2**

- Permitted in **OX-, CX-, IX-, CC-, Perimeter Center**



Fuel Stations

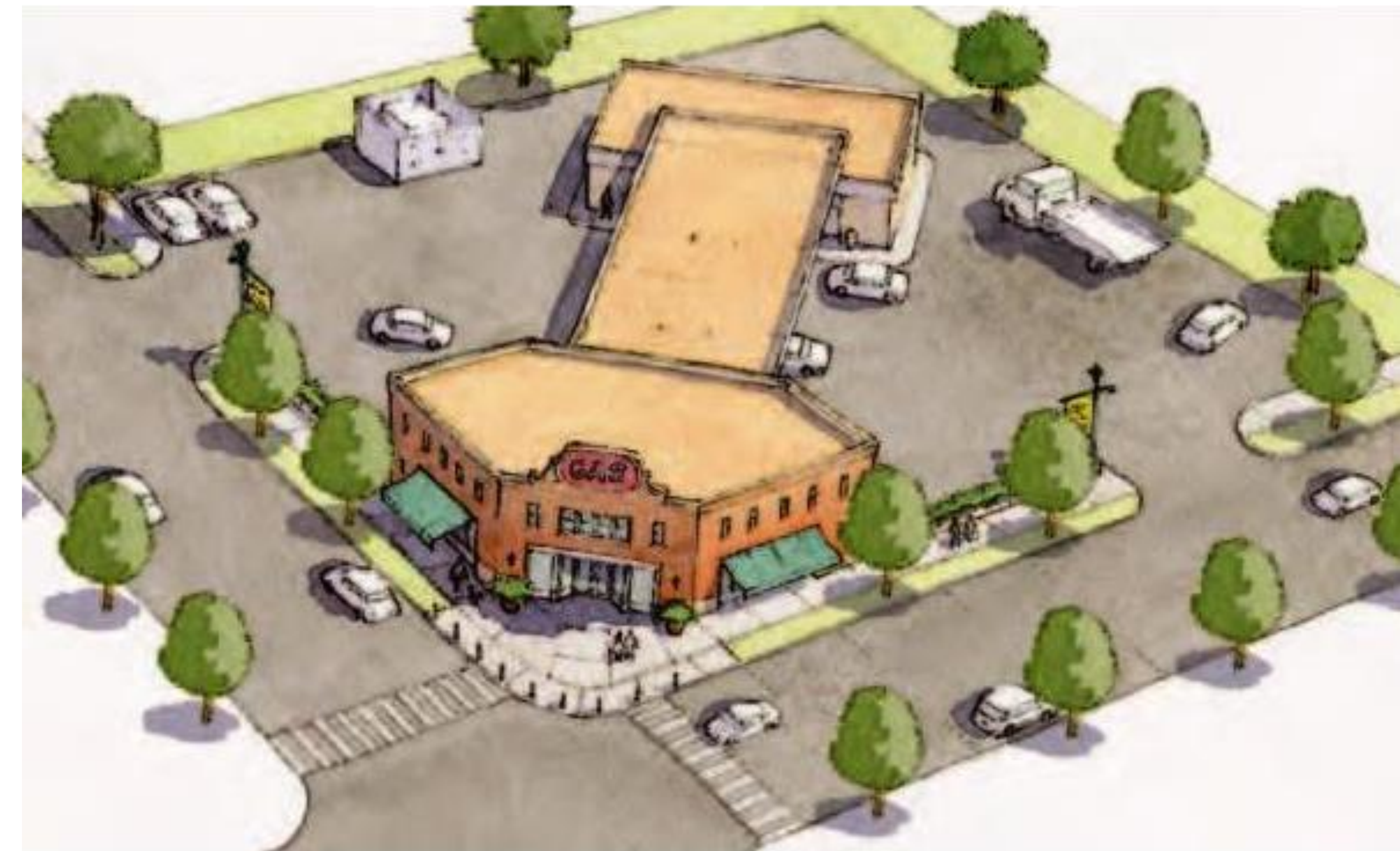
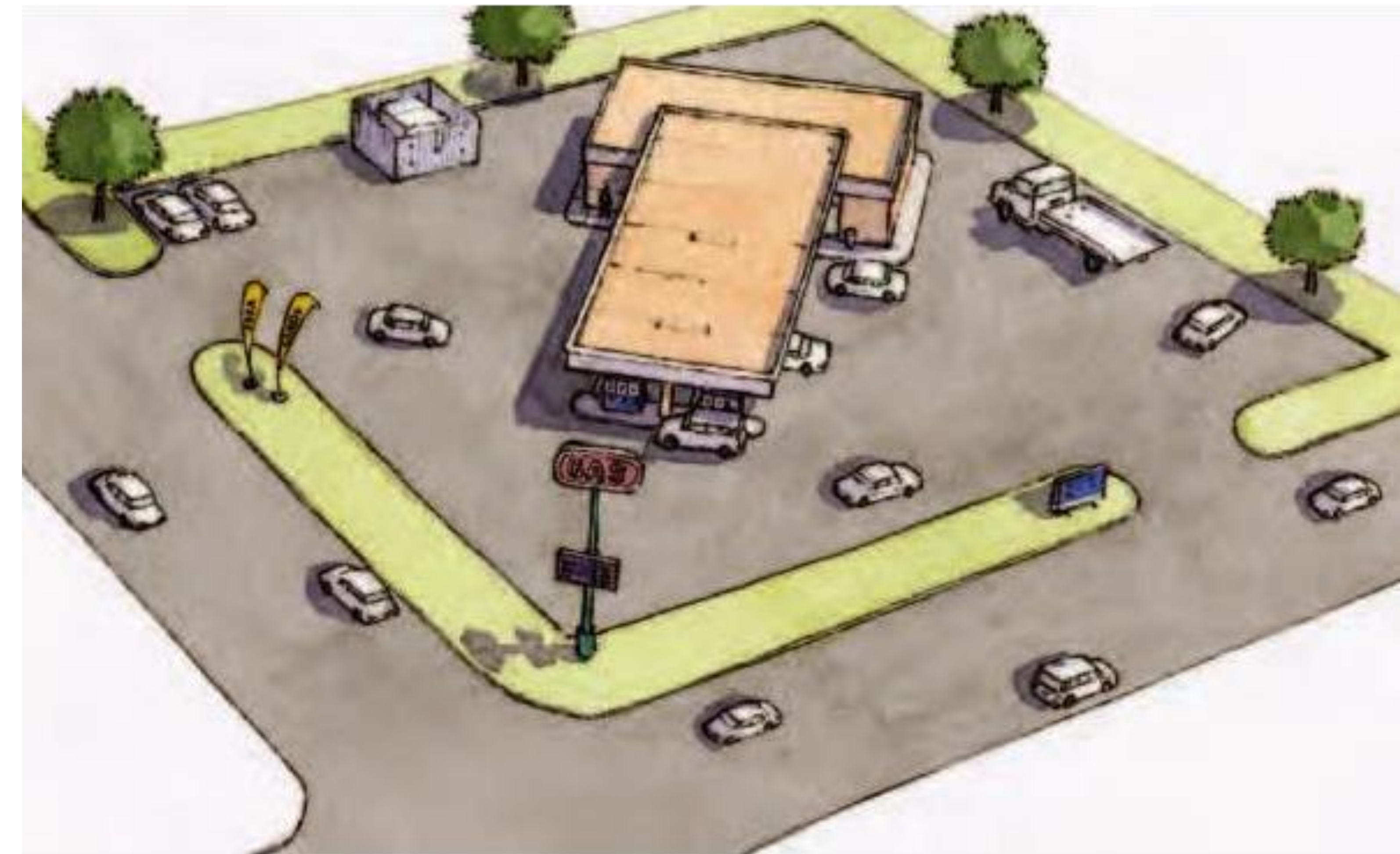
- **Enhanced Design Standards**

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

- **Expansion of Pumps**

Permitted to add 4 pumps (8 fueling spaces) when:

- Building and canopy façade is renovated
- Vehicle and pedestrian access is improved
- Screening is provided
- Signs are brought into compliance



Fuel Stations

- **One-for-One Replacement**

- Remove Distance Requirement
- May relocate to another site when:
 - CUP is granted
 - All design standards are met

- **Fuel Pumps as Accessory Use**

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



Vehicle Showrooms

- Allowed in **OX, Corridors & Nodes**, and **Perimeter Center**
- **Standards**
 - Must display vehicles indoors, no outdoor storage
 - No vehicle repair or maintenance uses allowed
 - Must be no larger than 5,000 SF



Other Accessory Uses

- **EV Chargers**

- Defines Level 1, 2, and 3 charging
- Defines standards for location and screening of equipment

- **Day Care**

- Permitted with Place of Worship
- Must be operated by same operator as place of Worship



Next Steps

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- **Wednesday, September 20:** Planning Commission Work Session
- **Friday, September 22:** Development Code Draft posted online
- **Tuesday, September 26:** Development Code Public Open House
- **Monday, November 13:** Public Hearing with Planning Commission
- **Tuesday, December 5:** Public Hearing with Mayor & City Council

Visit spr.gs/development for more information

