

STATE OF GEORGIA  
COUNTY OF FULTON

AN ORDINANCE TO AMEND ARTICLE 12B, SANDY SPRINGS OVERLAY DISTRICT, OF  
THE SANDY SPRINGS ZONING ORDINANCE

**WHEREAS**, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Zoning Ordinance to correct, clarify, and update the provisions of the Ordinance; and

**WHEREAS**, there have been issues that have arisen regarding the boundaries of the Sandy Springs Overlay District; and

**WHEREAS**, it has been determined that the ordinance needs to be amended to change the existing boundaries.

**NOW, THEREFORE**, to accomplish the foregoing, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance:

1.

Article 12B, Sandy Springs Overlay District, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of its entirety and the following inserted therefor:

ADOPTED BY MAYOR AND CITY COUNCIL, DECEMBER 27, 2005  
WITH SUBSEQUENT AMENDMENTS

ARTICLE XII-B

Sandy Springs Overlay District

12B.1. PURPOSE AND INTENT. The purpose and intent of this Article is to establish a uniform procedure for review and approval of projects; to protect, enhance, preserve or reuse places, sites, buildings, structures, objects, streets, signs, street furniture, sidewalks, neighborhoods, and landscape features; provide for aesthetic, economic, and functional value of properties, neighborhoods and structures; and address issues of traffic, traffic operations and congestion, transit, bicycle and pedestrian access and safety, aesthetics of the built environment, business viability, neighborhood preservation and public safety in the Sandy Springs Zoning Overlay District (herein referred to as the SS District).

The scope of this Article includes standards for sidewalks; pedestrian and site lighting; street trees; site development; design, materials, location and orientation of buildings and accessory structures; landscaping; and screening materials. These standards are necessary to implement the goals contained in the Sandy Springs Revitalization Plan, Sandy Springs Framework Plan, and Livable Community Initiative Study as conducted by Fulton County. Such goals include, but are not

limited to, implementing an integrated transportation and land use plan; creating a town center; applying design guidelines; improving traffic and the pedestrian environment, aesthetics of the built environment, and business viability; preserving neighborhoods and promoting public safety. The Sandy Springs Overlay District standards apply to all properties. Land and structures shall be used in accordance with standards of the underlying zoning classification. If the provisions of this Article conflict with other articles in this Ordinance or other Sandy Springs ordinances, resolutions or regulations the provisions of this Article shall prevail. When this article is silent regarding a particular standard, the applicable Sandy Springs code shall be followed.

Nothing in this article shall be construed as requiring conformance of existing sites, structures or other improvements within the Sandy Springs Overlay District to this Article upon adoption hereof. See 12.B.2, below, for criteria.

12B.2. REVIEW PROCESS (amended 01/20/09, RZ08-033, Ord. 2009-01-03).

12B.2. A. Applications for improvements to developed sites and/or existing structures shall meet the standards contained in this Article for installation of sidewalks, pedestrian lighting, and street trees, when the proposed interior and/or exterior renovation of a building and/or site re-development improvements have a declared value equal to or greater than 40% of the property's most recent tax appraisal<sup>1</sup>.

1. Estimated costs of, including but not limited to, demolition, construction, installation, and fabrication, including labor and materials, for both interior and exterior improvements, shall be submitted at the time a building and/or land disturbance permit application is filed.

2. The declared value of improvements under multiple permits shall be cumulative and shall include the value of improvements under permits issued for the previous seven (7) years, from the date the most recent application is filed.

12B.2. B. All land disturbance permit applications for new construction shall meet the standards contained in Article 12B.

12B.2. C. All building permit applications for new buildings shall meet the standards contained in Article 12B.

12B.2. D. Applications for sign permits shall conform to Articles 33.

12B.2. E. Where two or more properties, lots or parcels are located within the same block or have frontage on the same side of the street between two intersecting streets, and are under common zoning or ownership and are being developed or re-developed as a single development operation or a series of coordinated development operations, these properties shall be considered as a single property for purposes of this article.

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<sup>1</sup> Property appraisal, including both land and improvements, is the amount upon which taxes are determined, and the source will be the Fulton County Tax Commissioner's Office.

- 12B.2. F. When a portion of any parcel, lot, property, or development falls within the boundary of the overlay district, the entire development shall meet these standards.
- 12B.2. G. All new single family subdivisions shall meet the standards of their respective Overlay District along their exterior public street frontage(s) for pedestrian lighting, sidewalks, and landscaping (including street trees) pursuant to Article 34.5.3.
- 12B.3. SANDY SPRINGS DESIGN REVIEW BOARD. There is hereby created an Advisory Board whose title shall be "Sandy Springs Design Review Board" (hereinafter DRB).
- 12B.3. A. DRB Members, number, appointment and composition
1. The Sandy Springs DRB shall be comprised of seven (7) members.
  2. Members of the Sandy Springs DRB shall be appointed by the City Council and shall serve at the pleasure of the City Council. Members shall serve four-year terms.
  3. In order to achieve staggered terms, initial appointments shall be: two (2) members for one (1) year; two (2) members for two (2) years; two (2) members for three (3) years; and one (1) member for four (4) years. Members shall not receive a salary for participation, although they may be eligible for reimbursement for expenses as approved by the City Council.
  4. The DRB shall be composed as follows: At least four members of the DRB must own or manage real property zoned for commercial, office, institutional or multifamily use within the SS District or own a business within the SS District.
    - a. The remaining three members must be residents of the Sandy Springs Planning Area<sup>2</sup>.
    - b. Three of the business or real property owners or managers must also be residents of the Sandy Springs Planning Area.
    - c. At least one member of the seven must be an architect or landscape architect licensed in the State of Georgia or a member of the American Institute of Certified Planners.
- 12B.3. B. Power to adopt rules, standards and by-laws

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<sup>2</sup> The Sandy Springs Planning Area is defined as the region located within the area bounded by the Chattahoochee River to the north and west, the City of Atlanta to the south and Fulton-DeKalb and Gwinnett County to the east.

1. The DRB may adopt rules, procedures and guidelines for the transaction of its business.
2. The DRB shall provide for the time and place of regular meetings and a method for calling special meetings.
3. The DRB shall select such officers from among its members as it deems appropriate. A quorum for purposes of making official recommendations shall consist of a majority of its total membership.

12B.3. C. DRB Review for compliance with adopted development standards

1. The DRB shall review applications for sign permits, land disturbance permits, building permits, fence permits, re-zoning and use permits and concurrent variances and modifications which propose changes to standards contained in this Article. These applications shall be evaluated on the applicable standards contained in this Article.
2. The DRB may recommend that an applicant apply for variances regarding standards contained in this Article to be considered under the procedures set forth in Article 22 of this Zoning Ordinance.
3. DRB recommendations shall be forwarded to the staff of the Department of Community Development.
4. Staff of the Department of Community Development shall forward the DRB's recommendations to the Board of Appeals (for variance applications) and to the City Council (for applications for re-zoning, concurrent variances, and/or modifications to conditions).
5. The Department of Community Development shall issue, issue with modifications, or withhold a permit based on a projects conformance with the standards set out in this article, as represented by the Certificate of Endorsement (Section 12A.3.5, Sandy Springs Zoning Ordinance).
6. The DRB may review applications for sign permits to make advisory comments to the Director of the Department of Community Development regarding whether the proposed signs comport with the standards set forth in Article XXXIII of the City of Sandy Springs Zoning Ordinance. Such review shall not be binding on the Director of the Department of Community Development. Such review shall not delay or otherwise affect the time requirements set forth in Article XXXIII of the City of Sandy Springs Zoning Ordinance.

12B.3. D. Conflict of interest

The DRB shall be governed by all conflict of interest laws and provisions of the Sandy Springs Code of Ethics.

12B.3.

E. DRB Meetings

1. DRB Meetings shall comply with the public notification requirements of the Georgia Open Meetings Act.
2. A public record shall be kept by the staff of the Department of Community Development of the DRB's resolutions, proceedings, findings and recommendations, and such record shall be maintained in such a place and manner as to allow public access.

12B.4.

STREETSCAPE STANDARDS.

12B.4.

A. Street Trees shall be (amended 10/21/08, RZ08-028, Ord. 2008-10-55):

1. Placed adjacent to the sidewalk away from the street.
2. A minimum three inch (3") caliper.
3. Planted at approximately forty feet (40') on center.
4. Selected from the species listed in Attachment.
5. Of a single species on any single property, although other required trees on property need not be of a single species.
6. Shall contribute towards the requirements of the Tree Preservation Ordinance.

12B.4.

B. Sidewalks

1. Sidewalk widths may be tapered between streetscape types.
2. Sidewalk paths shall be continued across the entire length of all concrete aprons and shall be textured to match the appearance of sidewalk materials, in color, texture and design.
3. Where rights-of-way are insufficient to accommodate the required sidewalk and planted strip, the streetscape may be located outside the right-of-way, if appropriate easements are granted to Sandy Springs.

12B.4.

C. Pedestrian Lighting (amended 10/21/08, RZ08-028, Ord. 2008-10-55):

1. Pedestrian lighting shall be installed when new or upgraded sidewalks are constructed.
2. Pedestrian lighting shall be spaced 90 to 100 feet apart and shall be equal distance from required street trees, in accordance with the Georgia Power Area-wide Pedestrian Lighting Plan.

3. If designed with the fixture extending at an angle from the pole, the light fixture shall overhang the sidewalk.
4. Pole shall be a maximum height of fifteen (15) feet.
5. On intra-parcel sidewalks, fixtures shall be installed to maintain a minimum lighting level on the pathway of six foot-candles and may be of any style appropriate to the architecture of the project.
6. Pedestrian lighting shall be located behind the required sidewalk.

Streetscape Standards for Each District		
Elements	Main Street District	Suburban District <sup>3</sup>
Strip between street and sidewalk - Material and Width	Two-foot wide Brick paver	2 Foot wide Planted Strip (groundcovers, grass)
Sidewalks	Required in all districts	
Width of Sidewalk	Nine feet	Six Feet
Pedestrian Lights - Distance Apart	90 – 100	
Pedestrian Lights –Pole Height	15 feet maximum	
Street Trees - Distance Apart	40 feet on center	
Street Trees – caliper	3 inch minimum	
Landscape Strip	Ten Feet Wide	

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.

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<sup>3</sup> The Fulton County Impact Fee Ordinance permits a 10.5 foot right-of-way dedication. However, Sandy Springs is interested in pursuing a six foot planting strip and a six foot sidewalk in the Suburban District. This standard is 1.5 feet greater than the law currently permits. The County cannot require the 12 foot right-of-way but developers can donate easements for the additional 1.5 feet. Sandy Springs will investigate changing the law along the fast paced Roswell Road north of Abernathy Road to the Chattahoochee River.

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.
5. Applications for fence and wall permits shall be reviewed by the DRB.

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 provide one (1) electrical vehicle charging station for every one hundred (100) parking spaces. If less than 100 parking spaces, one (1) electrical vehicle charging station shall be provided.
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.5. H. Windows (added 09/18/07, RZ07-028, Ord. 2007-08-56)

Reflective and/or opaque glass is prohibited on ground floors of all buildings.

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. Automotive Repair Garage
- c. Automobile & Light Truck Sales/Leasing
- d. Automotive Specialty Shops
- e. Batting Cage, Outdoor
- f. Car Washes, Detail Shops and/or Service Stations, unless located inside a parking garage and not visible from the exterior of the parking garage.
- g. Drive-in Theater
- h. Funeral Homes
- i. Garage, Automobile Repair
- j. Landscaping Business, Garden Center
- k. Lawn Service Business
- l. Laundry and/or Dry Cleaning Plant Distribution Center
- m. Plant Nurseries
- n. Plumbing Shop
- o. Repair Shops
- p. Research Laboratories
- q. Tinsmithing Shop

12B.8. MAIN STREET DISTRICT STANDARDS.

12B.8. A. Parking

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.1.	Retail commercial	1.5 spaces/1,000 gsf	4.5 spaces/1,000 gsf
A.2.	Office	1.0 space/1,000 gsf	3.0 spaces/1,000 gsf

12B.8.A. Parking Spaces			
	Land Uses	Minimum Number	Maximum Number
A.3.	Restaurant	1.5 spaces/1,000 square feet.	6 spaces/1,000 square feet.
A.4.	Multi-Family Residential	One (1) space per dwelling unit	2.0 spaces per dwelling unit
The minimum standards are available to properties which comply with the streetscape standards and have pedestrian access to the street.			

5. All parking, except residential, shall be shared.
6. Parking spaces are permitted off-site per Article 18.
7. Parking areas are not permitted between the sidewalk and the front of the building.

12B.8. B. Sight Distance

No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.

12B.8. C. Yards Adjacent to a Public Street (as measured from the back of curb)

1. Buildings up to four floors:
  - a. Minimum Yard: 12 feet;
  - b. Maximum Yard: twenty-one feet (21'-0)
2. Buildings with five (5) or more floors:
  - a. Minimum yard: Twenty (20'-0") feet.
  - b. Maximum yard: Forty (40) foot setback above the fourth floor.
3. The required sidewalk area, including the sidewalk width located in the public right-of-way, may be calculated as part of the required landscape strip.
4. Minimum side yards:
 

Five feet or zero (if there are no windows along the side wall).

12B.8. D. Street Furniture and Amenity Zone

1. Clear Zone: Outside the two foot paver band, there shall be a clear zone of six feet where there shall be no permanent structures, including but not limited to, utility poles, mail boxes, newspaper vending boxes, sign structures, and benches.
2. Furniture Zone: The remaining portion of the sidewalk, outside the clear zone, may be used for the following purposes, including, but not limited to street trees, waste receptacles, bicycle racks, benches and other seating elements which do not obstruct pedestrian access or motorist visibility.
3. Building setbacks in yards adjacent to public streets may be increased to a maximum of thirty-five feet (35 feet) to accommodate outdoor space needed for plazas, dining, art, fountains, bicycle parking, gathering and seating places, gazebos or similar uses. Such improvements shall be documented on the final site plan and a certificate of endorsement issued by the Sandy Springs Design Review Board.
4. Orientation to Street:
  - a. Newly constructed buildings: At least one public (e.g. open to the public during normal business hours) pedestrian oriented entrance shall be located on the street side of the building. There shall be pedestrian access directly from the sidewalk to the principal building entrance.
5. Drive through windows shall be located in the rear yard.
6. Gasoline fuel dispenser structures shall be located along a side yard and shall not be located between the building and the street.

12B.8. E. Building Heights

1. Buildings may have a maximum height of six (6) floors or 90 feet.
2. The minimum height of buildings with less than 5,000 square feet is two floors or 25 feet, whichever is less.

12B.8. F. Building Design Guidelines

New, remodeled and rehabilitated buildings, parking decks, and other structures shall employ street level design elements that relate to a pedestrian scale through the following means:

1. Building floors shall be delineated from the sidewalk level to the third floor through windows, belt courses, cornice lines or similar architectural details.
2. Building entrances shall be articulated and create additional visual interest and/or opportunities for human activity and interaction by using one or more of the following methods:

- a. Building materials, architectural details and patterns shall be varied per tenant or every 75 feet, whichever is greater.
- b. Roof line and building offsets shall be varied by a minimum of two feet for every three tenant spaces or 75 feet of building face, whichever is greater.
- c. Awnings, canopies, or other type of covered-projected entry<sup>4</sup>, or
- d. Places for human activity, including, but not limited to plazas, courtyards, porches, decks, outdoor seating, landscaping, gazebos, pavilions or fountains.
- e. The maximum length of a building parallel to a public street shall not exceed 200 feet.

### 3. Windows

- a. A minimum of 60% of ground level facades shall be transparent glazing
- b. Reflective and/or opaque glass is not permitted on ground level floors.
- c. For building faces oriented toward a street, windows shall be placed at distances no greater than ten (10) feet apart.

#### 12B.8. G. Color

Primary or fluorescent colors shall not be employed except on sign faces, awnings, canopies or as accent colors (not to exceed 10% of building faces exclusive of window areas).

#### 12B.8. H. Parking Structures and Decks

When adjacent to a public street, above street level parking structures and decks shall create visual interest through the articulation of openings, cornice lines, and belt courses or similar architectural details.

#### 12B.8. I. Building Materials

##### Architectural Treatment Prohibited

- i. Prohibited exterior building materials include exterior building materials which are not textured; non-architectural metal panel systems, as-cast smooth concrete masonry or plain reinforced

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<sup>4</sup> If used, such treatment shall extend a minimum of five feet from the face of the building. Colonnades shall have a minimum width of six feet between the inside of the columns to the building.

concrete slabs, aluminum, plywood, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).

2. Prohibited exterior building components, if visible from any public street, include: steel gates, burglar bars, chain link fence, steel roll down curtains. If not visible from any public street, such treatments are allowed. Interior security measures shall not be regulated.

#### Allowed Architectural Material

3. Exterior walls for all new buildings shall consist of a minimum of seventy percent (70%) of one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured traditional cement stucco (real stucco); architectural concrete masonry with fluted, split-face, or broken-face finish; portland cement plaster and lath systems; architectural (either pre-cast or tilt-up) concrete either fluted or with exposed aggregate finish; or fiber cement-board.
  - a. No other building material is allowed within the first seven vertical feet from grade level on any building.
  - b. Sloped roofs shall be standing seam metal, slate, concrete roof tiles, or composition shingles.
  - c. A decorative parapet or cornice shall be constructed along all flat roof lines.
  - d. Roof-mounted equipment shall be screened from view by a decorative parapet or cornice (point of view shall be across any public street, from the edge of right-of-way furthest from the building).
  - e. Exterior building walls, decorative elements, and parapet or cornice, are exempt from the building material requirements if they meet the following conditions:
    1. If the exterior wall is not visible from any public right-of-way; and
    2. If the exterior wall does not include a public entrance.

#### 12B.8. J. Architectural Features Required

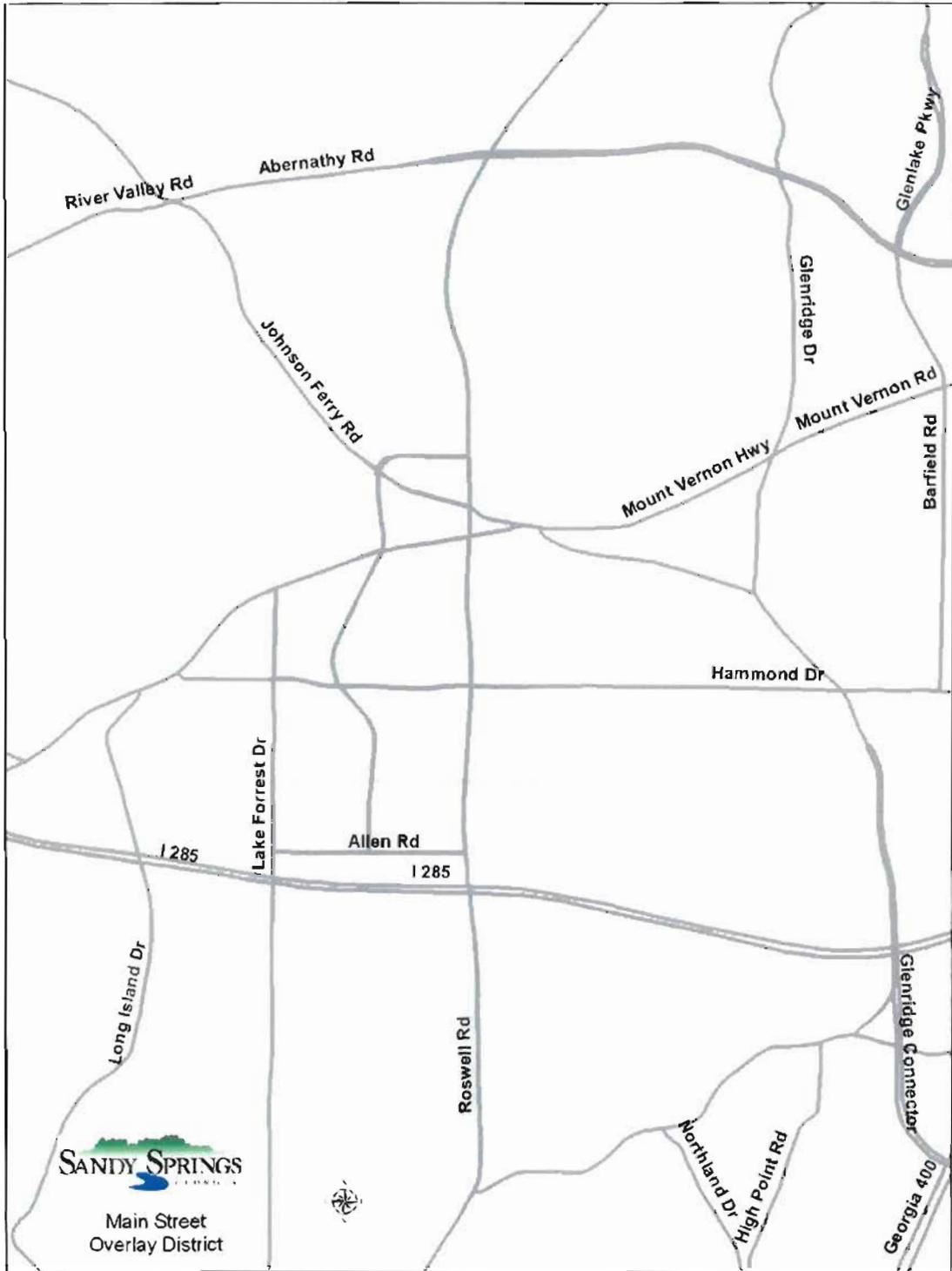
The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building. Individual tenant space entries shall also be articulated and express greater architectural detail than the building wall.

#### 12B.8. K. Encouraged architectural elements

Encouraged architectural elements include: columns, arcades and covered entry-walkway, arches, facade offsets, windows, balconies, undulating walls, clock towers, cupolas and courtyards.

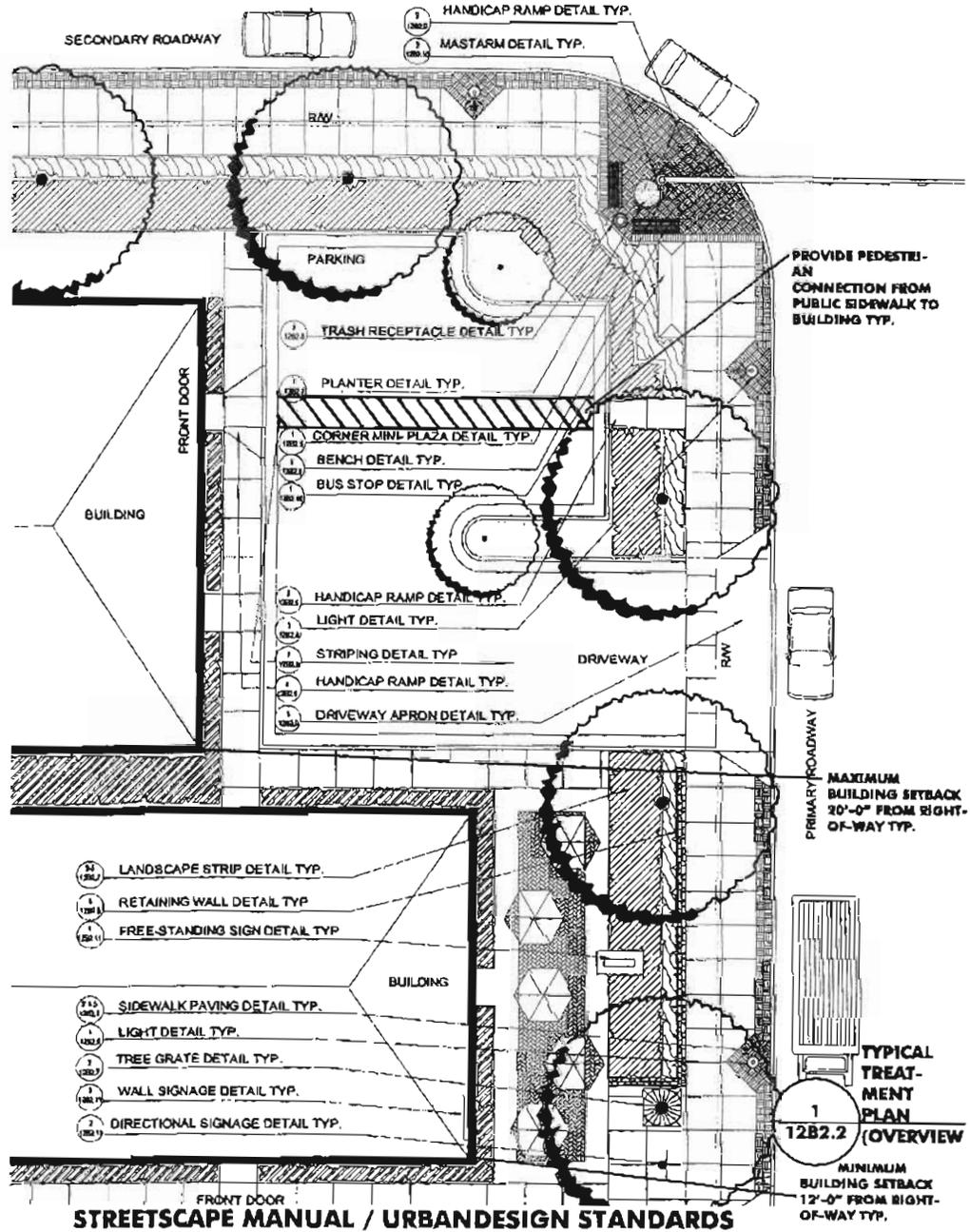
12B.8. L. Building Harmony

Out-parcel buildings or spin sites, which are identified on a site plan approved pursuant to a single zoning case, shall have architectural features consistent with the principal buildings.

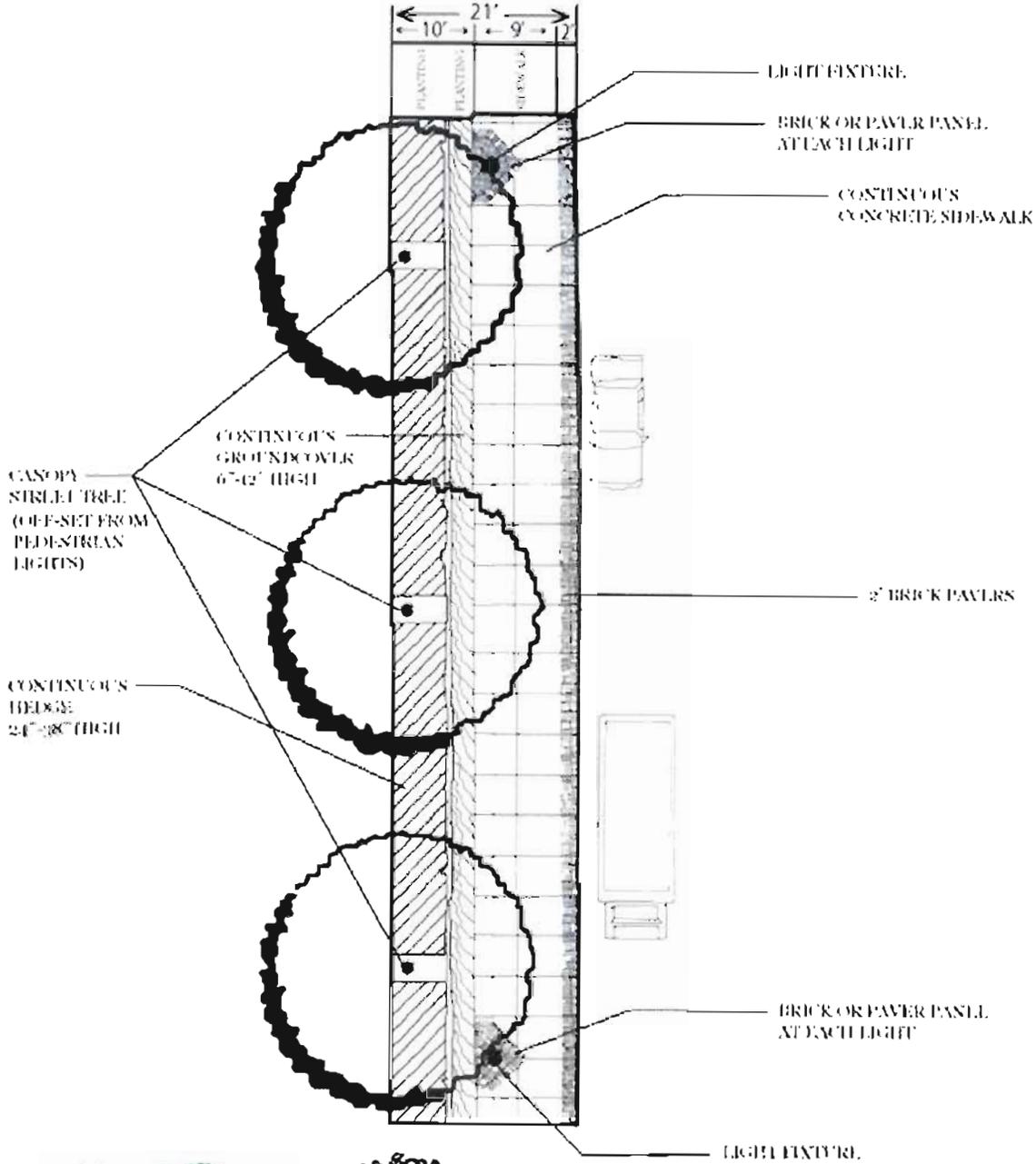




**Main Street Zone (Section 12B2.2)**



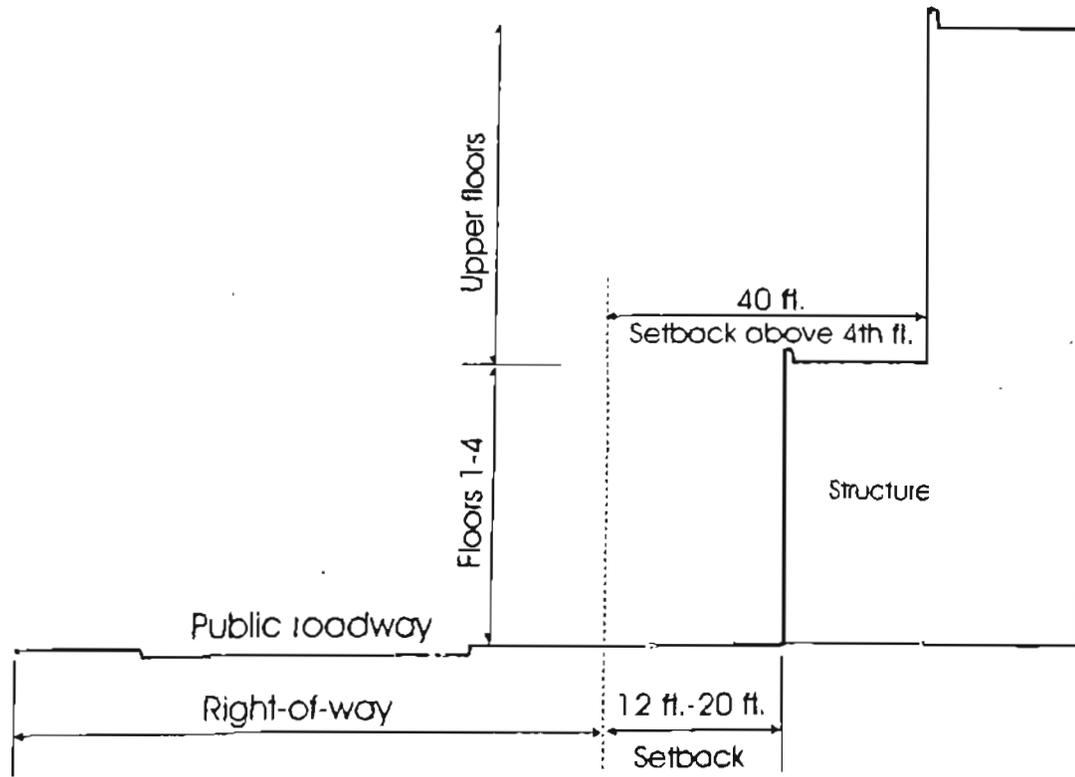
**STREETSCAPE MANUAL / URBANDESIGN STANDARDS**

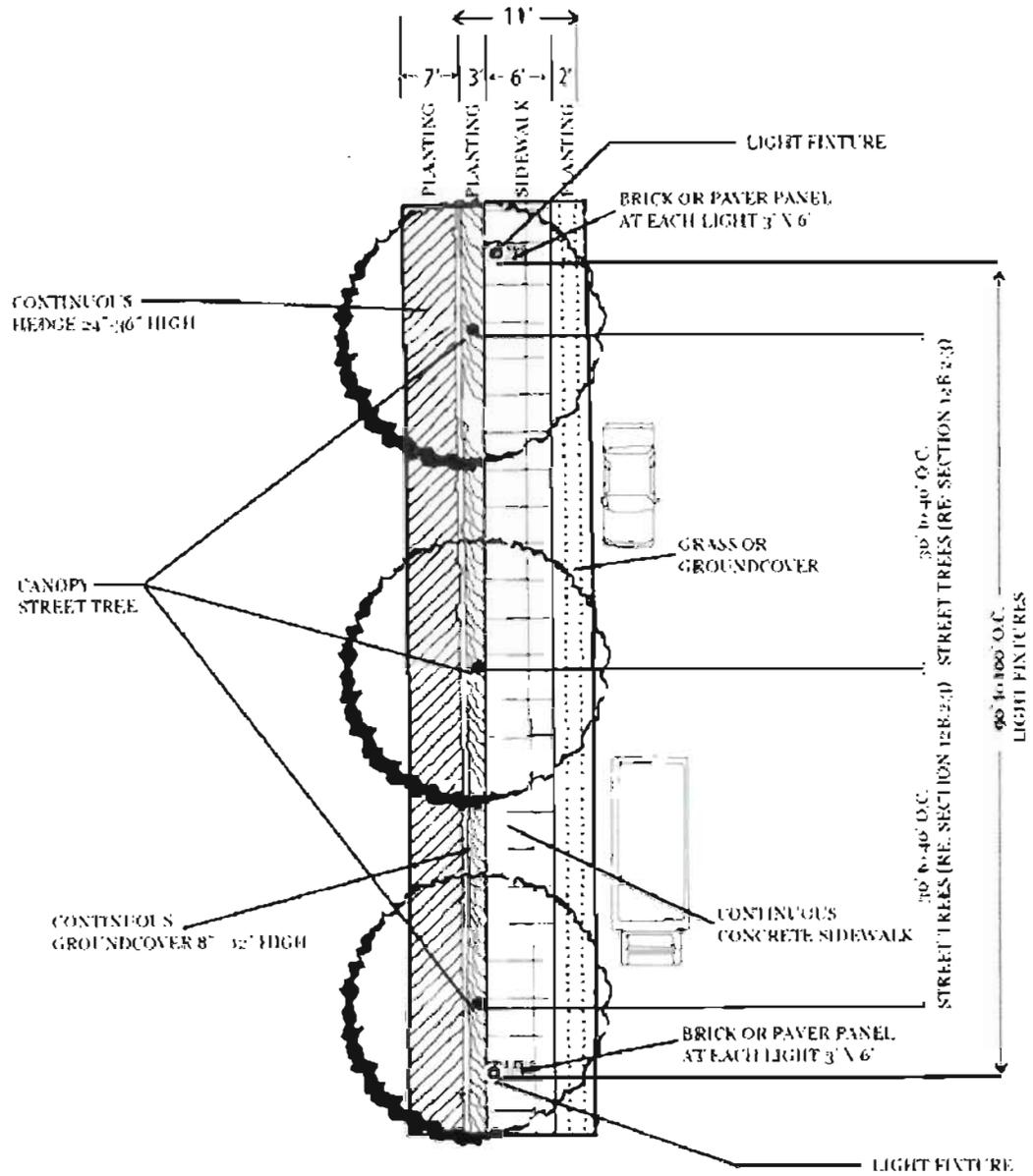


\* NOTE  
FIBER OPTIC TRENCH TO BE  
REQUIRED PER PUBLIC WORKS



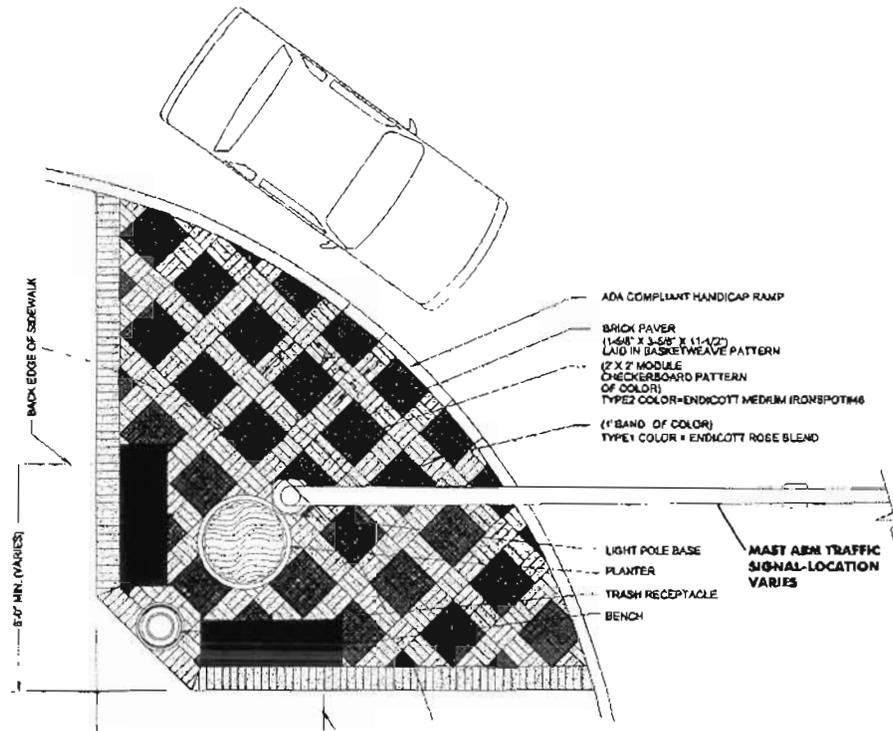
MAIN STREET ZONE  
STREETSCAPE DEVELOPMENT  
TYPICAL SECTION





SUBURBAN CORRIDOR ZONE  
STREETSCAPE DEVELOPMENT  
TYPICAL TREATMENT  
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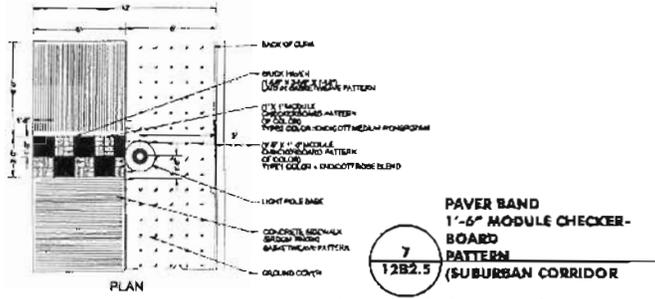
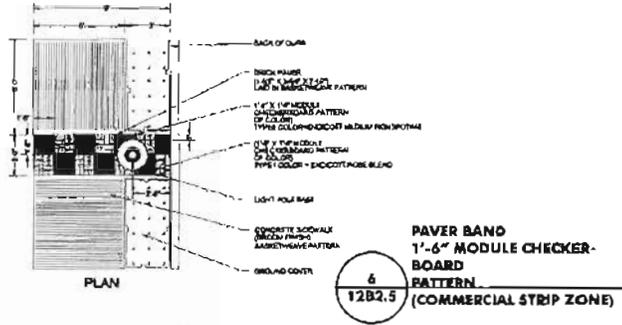
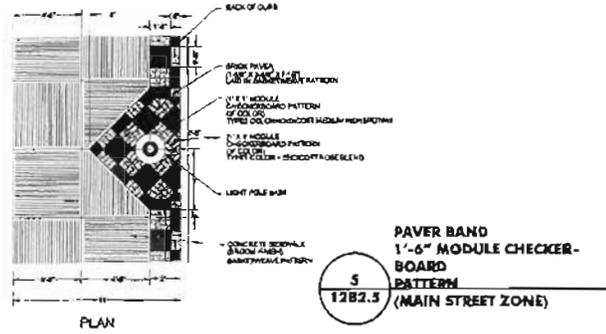
**Paving Details (Section 12B2.5)**



1  
12B2.5  
MINI-PLAZA  
PAVER PLAN  
N.T.S.

**STREETScape MANUAL / URBAN DESIGN STANDARDS**

**Paving Details (Section 12B2.5)**



**Paving Details (Section 12B2.5)**

**UNIT PAVERS**

**A. BRICK PAVERS: PEDESTRIAN / VEHICULAR PAVING BRICK CONSISTING OF SOLID UNCORED, UNFROGGED BRICK OF THE FOLLOWING DIMENSIONS: 1-5/8" x 3-5/8" x 11-5/8", COMPLYING WITH THE REQUIREMENTS OF ASTM C 902 FOR THE FOLLOWING END-USE ENVIRONMENT WEATHER AND TRAFFIC, AND APPLICATION METHOD:**

- 1. WEATHER CLASS SX.
- 2. TRAFFIC TYPE I
- 3. APPLICATION PS.

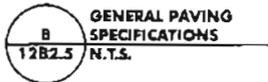
**B. COLOR: TYPE 1- ENDICOTT ROSE BLEND MODULAR VELOUR TK PAVER  
TYPE 2- ENDICOTT MEDIUM IRONSPOT #46 MODULAR VELOUR TK PAVER**

**PORTLAND CEMENT MORTAR SETTING AND BED MATERIALS:**

- A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II
- B. HYDRATED LIME: ASTM C 207, TYPE S
- C. AGGREGATE: MINUS 0.10

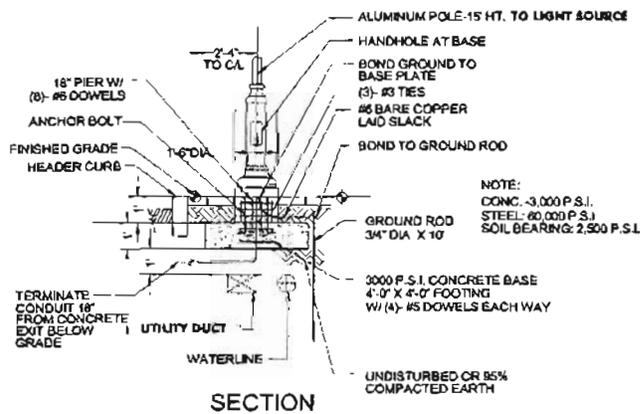
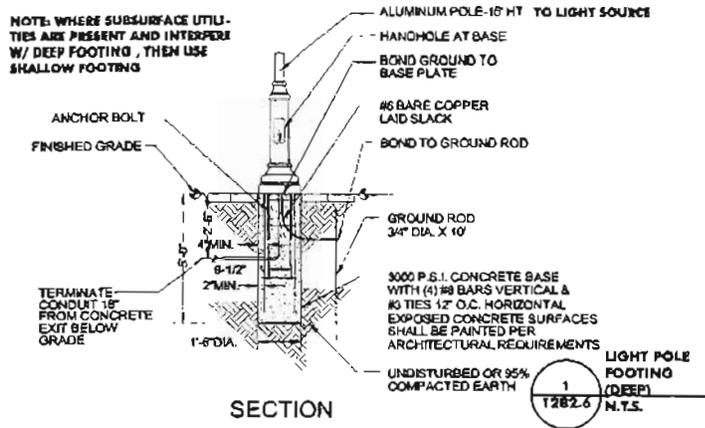
**GROUT MATERIALS:**

- LATEX PORTLAND CEMENT GROUT: ANSI A118.8, COMPOSITION AS FOLLOWS:
  - 1. PREPACKAGED DRY MORTAR MIX COMPOSED OF PORTLAND CEMENT, GRADED AGGREGATE, COLORED PIGMENT SAND ETHYLENE VINYL ACETATE IN THE FORM OF A RE-EMULSIFIABLE POWDER TO WHICH ONLY WATER IS ADDED AT THE JOB SITE.
  - 2. WATER: CLEAN, FREE OF MATERIALS DETRIMENTAL TO STRENGTH OF OR BOND OF GROUT.
  - 3. COLOR: BLUE CIRCLE CRIMSON RED #488.

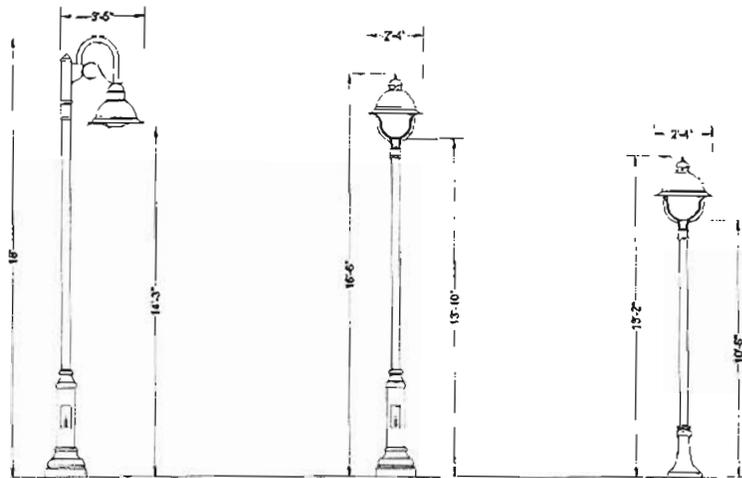


**Lighting and Electrical Details (Section 12B2.6)**

NOTE: WHERE SUBSURFACE UTILITIES ARE PRESENT AND INTERFERE W/ DEEP FOOTING, THEN USE SHALLOW FOOTING



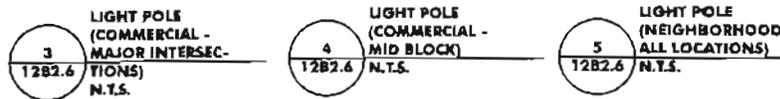
**Lighting and Electrical Details (Section 12B2.6)**



**SIDE VIEW  
COMMERCIAL  
(MAJOR INTERSECTIONS)**

**SIDE VIEW  
COMMERCIAL  
(MID-BLOCK)**

**SIDE VIEW  
NEIGHBORHOOD  
(ALL LOCATIONS)**



**LIGHT STANDARDS:**  
 MID-BLOCK AND MINOR INTERSECTIONS INTERSECTIONS ON ARTERIAL ROADS NEIGHBORHOOD / RESIDENTIAL STREETS  
 LUMEC INC. (770)368-9930  
 175 MH-DMS80-SHA-APR4W-14-LBC1  
 175 MH-DMS50-SG1-120-LM 1A-R61A-SC-15  
 175 MH-DMS80-SHA-APR4W-12-LBC1 (LUMEC GN8-TX)  
 NOTE: THESE FIXTURES ARE PROVIDED AND INSTALLED THROUGH SANDY SPRINGS REVITALIZATION, INC. UNDER A BLANKET AGREEMENT WITH THE GEORGIA POWER CO. OUTDOOR LIGHTING PROGRAM.

**PROVIDE (ONE) WEATHERPROOF DUPLEX OUTLET W/ DEDICATED 20 AMP CIRCUIT AT THE BASE OF EACH STREET TREE FOR HOLIDAY TREE LIGHTING AND OTHER PUBLIC USES. PROVIDE SEPERATE DISCONNECT ACCESSIBLE ONLY TO THE ELECTRICAL UTILITY FOR ACTIVATION OF TREE LIGHTING CIRCUITS.**

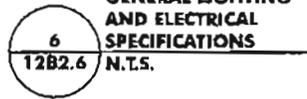
**STREETSCAPE MANUAL / URBAN DESIGN STANDARDS**

### Lighting and Electrical Details (Section 12B2.6)

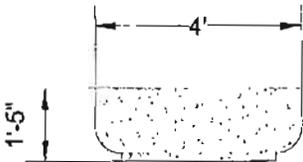
LIGHT STANDARDS:	LUMEC INC. (770)368-8930
MID-BLOCK AND MINOR INTERSECTIONS	175 MH-DMS80-SHA-APR4W-14-LBC1
INTERSECTIONS ON ARTERIAL ROADS	175 MH-DMS50-SG1-120-LM 1A-R61A-SC-15
NEIGHBORHOOD / RESIDENTIAL STREETS	175 MH-DMS80-SHA-APR4W-12-LBC1 (LUMEC GNS-TX)

NOTE: THESE FIXTURES ARE PROVIDED AND INSTALLED THROUGH SANDY SPRINGS REVITALIZATION, INC. UNDER A BLANKET AGREEMENT WITH THE GEORGIA POWER CO. OUTDOOR LIGHTING PROGRAM.

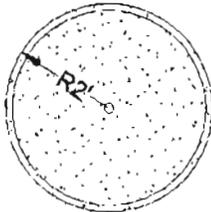
PROVIDE (ONE) 1-WEATHERPROOF DUPLEX OUTLET W/ DEDICATED 20 AMP CIRCUIT AT THE BASE OF EACH STREET TREE FOR HOLIDAY TREE LIGHTING AND OTHER PUBLIC USES. PROVIDE SEPERATE DISCONNECT ACCESSIBLE ONLY TO THE ELECTRICAL UTILITY FOR ACTIVATION OF TREE LIGHTING CIRCUITS.



**Landscape Details (Section 12B2.7)**



**SIDE VIEW**



**PLAN VIEW**



**PLANTER** DURA ART STONE INC. (800)821-1120  
 S-4-D-17-S18-LSB-(3)@1" CENTERED SAUCERS  
 ROUND, REINFORCED CAST STONE PLANTERS WITH MATCHING SAUCERS  
 AND INTEGRAL NON-FADING COLOR

**STREETSCAPE MANUAL / URBAN DESIGN STANDARDS**

**Landscape Details (Section 12B2.7)** (amended 04/21/09, TA09-008, Ord. 2009-04-21)

**Acceptable Street Trees**

Botanical Name	Common Name	Specifications
Betula nigra 'BMNTF'	Dura-Heat® River Birch	Very good heat tolerance.

<i>Pistache chinensis</i>	Chinese Pistache	Versatile tree for tough urban conditions.
<i>Quercus lyrata</i> 'QLFTB'	Highbeam® Overcup Oak	Upswept branches.
<i>Quercus nuttallii</i> 'QNFTA'	Highpoint® Nuttall Oak	Proclivity for harsh environments.
<i>Quercus shumardii</i> 'QSFTC'	Panache® Shumard Oak	
<i>Quercus phellos</i> 'QPSTA'	Hightower® Willow Oak	
<i>Taxodium distichum</i> 'Sofine'	Autumn Gold Baldcypress	Good urban tolerance.
<i>Ulmus americana</i> 'Varieties'	Princeton', 'Jefferson', Valley Forge' American Elm	Disease resistant varieties of American Elm
<i>Ulmus parvifolia</i> 'UPMTF'	Bosque® Lacebark Elm	Very good urban tolerance.
<i>Zelkova serrata</i> 'ZSFKF'	Myrimar® Zelkova	Heat tolerant selection of Zelkova.
<i>Ginkgo biloba</i>	Ginko (Male)	Urban Tolerant
<i>Platanus × acerifolia</i>	London Planetree	Urban Tolerant

### Trees for Under Power Lines

Botanical Name	Common Name	Specifications
<i>Acer buergerianum</i> 'ABMTF'	Aeryn® Trident Maple	Good urban tolerance.
<i>Acer ginnala</i>	Amur Maple	
<i>Carpinus betulus</i> 'Cornerstone'	Cornerstone European Hornbeam	
<i>Cercis chinensis</i> 'Avondale'	Avondale Chinese Redbud	
<i>Chionanthus virginicus</i> 'CVSTF' P.P.A.F.	Prodigy® Fringe Tree	Upright form.
<i>Ilex opaca</i> 'East Palatka'	East Palatka Holly	
<i>Lagerstromieia indica</i>	Crape Myrtle	
<i>Ilex cornuta</i> 'Burfordii'	Tree Form Burford Holly	
<i>Ilex vomitoria</i>	Tree Form Yaupon Holly	

#### Notes:

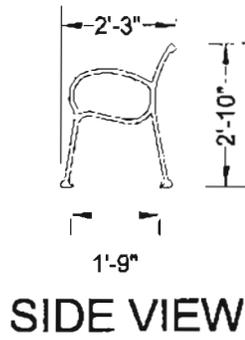
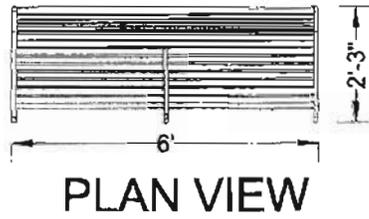
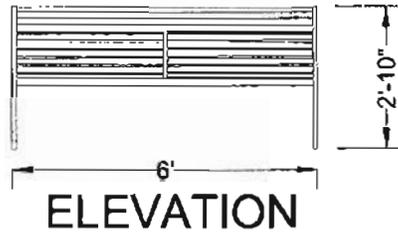
1. Other varieties may be approved by the DRB with advice of the City Arborist
2. Trees listed in Table are not disallowed in all landscape applications, only as Street Trees
3. List not applicable for trees under powerlines which have a height greater than 30'

### Acceptable Hedge Screen Shrubs

Botanical Name	Common Name	Specifications
<i>Ilex cornuta</i> 'Bufordi Nana'	Dwarf Buford Holly	
<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	
<i>Ilex crenata</i> 'Helleri'	Heller Japanese Holly	

Nandina domestica 'Compacta'	Dwarf Nandina
Abelia Hybrida 'Edward Goucher'	Edward Goucher Abelia
Buxus microphylla	Korean Boxwood
Juniperus chinensis 'Pfitzeriana Compacta'	Dwarf Pfitzer Juniper
Prunus laurocerasus 'Schipkaensis'	Schip Laurel
Rapheolepsis indica	Indian Hawthorn
Platycladus orientalis 'Aurea Nana'	Breckman's Golden Arbor Vitae

**Street Furniture Details - Bench Elevation (Section 12B2.8)**



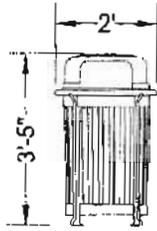
BENCH:

LANDSCAPE FORMS INC. (404)231-0185  
 SC300S-BS-96 W/ CENTER ARM  
 HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR



**STREETScape MANUAL / URBAN DESIGN STANDARDS**

**Street Furniture Details (Section 12B2.8)**



**SIDE VIEW**



**PLAN VIEW**



TRASH RECEPTACLE:

HORIZONTAL INSERT, SURFACE MOUNT, RAL 6012 CUSTOM COLOR

LANDSCAPE FORMS INC. (404)231-0185

SC3005-BS-96 W/ CENTER ARM

STRAP DETAIL, SURFACE MOUNT, RAL 6012 CUSTOM COLOR



2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

*Severability.* Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

*Repeal of Conflicting Provisions.* It is the intention of the Mayor and City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

5.

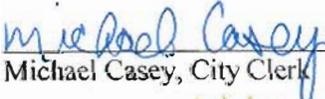
This Ordinance is effective April 20, 2010; and

**ORDAINED** this the 20<sup>th</sup> day of April 20, 2010.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Michael Casey, City Clerk

(Seal)

