

12F.1 Purpose and intent.

The Sandtown District applies only to properties zoned, developed or used for non-single-family residential land uses. The more restrictive requirement shall prevail whenever provisions in this article conflict with any other articles in this resolution, or other Fulton County ordinances, resolutions or regulations.

The Board of Commissioners of Fulton County, Georgia hereby declares it to be the purpose and intent of this resolution to establish a uniform procedure for use in providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, objects, streets, neighborhoods and landscape features in the Sandtown District having an aesthetic, economic or functional value, in accordance with the provisions herein. Included within the scope is the site, the building (s) and other structure(s), landscape and screening, signs, street hardware and furniture, sidewalks, streets and traffic, and other items.

This resolution is adopted as part of a strategy designed for the purpose, among others, of promoting the health, safety, order, prosperity and general welfare of the citizens of Fulton County through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

This resolution also seeks to: Secure safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental and social quality.

This resolution also seeks, among other things, to foster community pride, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

These regulations are made with reasonable consideration of, among other things, the character of the Sandtown District and its particular suitability for particular uses, construction and design, with a view to preventing functional and visual disunity and instead promoting desirable conditions in the District for living, commerce and community, while protecting property against blight and depreciation.