

The City of Brookhaven has various regulations related to the installation, repair, and replacement of sidewalks. In order to help the development community understand how these regulations apply, the City has created this guide.

## Development Standards

Sidewalks are required on all new development projects, including single family infill, as shown on the City’s adopted sidewalks map pursuant to Chapter 14, *Land Development and Subdivisions*, the Bicycle, Pedestrian, & Trail Plan, and/or the Ashford Dunwoody Road Corridor Study.

For properties where sidewalks are not shown on the adopted map, payment into the sidewalk fund is required at a rate of **\$50.00/linear foot**.

Additionally, sidewalk installation is subject to the following exceptions:

- If a permit was applied for **prior to July 1<sup>st</sup>, 2017**, sidewalks are only required if shown on approved plans.
- If a permit was applied for **after July 1<sup>st</sup>, 2017**, sidewalks must be installed, **even if not shown on approved permit plans**.

## Alternative Installation Options

Per Code Sec. 14-677 (N); The community development director or designee may approve a variable location, width, and construction material for sidewalks and planted strips subject to the following considerations:

1. Existing site conditions that would require significant encroachment onto existing single-family lots.
2. Future road expansions proposed in the city capital improvement program.
3. Impact to existing trees including:
  - a. Critical root zone encroachments by existing improvements or proposed sidewalk installation that exceed the percentage permitted by the tree ordinance.
  - b. The current health of the trees within the path of a required sidewalk.
  - c. Ability to pore the required sidewalk on grade to lessen impact to critical root zones if other standards (e.g. ADA) can be met.
4. Ability for alternative compliance measures to meet ADA requirements, such as width and slope of required sidewalks.
5. Should it be determined by the community development director or designee that alternative compliance measures are insufficient to provide adequate tree protection, payment into the sidewalk fund may be accepted pursuant to the rate adopted by the city council.

