



City Council
Atlanta, Georgia

01-0-0650

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-31

AN ORDINANCE TO AMEND THE 1982 CITY OF ATLANTA ZONING ORDINANCE, AS AMENDED, SO AS TO PERMIT THE ZERO-LOT -LINE SUBDIVISION OF DUPLEXES IN THE RG, R-LC AND O-I DISTRICTS.

WHEREAS, the RG (Residential General) District regulations were amended on February 16, 2000 (Z-99-62) so as to reestablish duplexes as permitted uses in the RG District and;

WHEREAS, Zero lot line subdivision is presently permitted for duplexes in the R-5 district and for multi-family dwellings in the RG district and;

WHEREAS, in order to provide a consistent range of housing choices in all districts in which duplexes are permitted, it is desirable to permit the zero lot line subdivision of duplexes in the RG, R-LC and O-I districts in the same manner as is permitted in the R-5 district;

NOW THEREFORE, be it ordained by the Council of the City of Atlanta as follows:

SECTION 1. That Section 16-28.011(6)(b) of the 1982 City of Atlanta Zoning Ordinance, is hereby amended so as to add the words...“or duplex” after the word “multi-family” in said paragraph.

SECTION 2. That Section 16-08.007 Minimum Lot requirements (RG) of the 1982 City of Atlanta Zoning Ordinance is hereby amended by deleting the existing paragraph (2) in its entirety and adopting in lieu thereof the following language:

(2) Single-family and two-family dwellings:

Minimum lot width of 50-feet; minimum net lot area of 5,000 square feet, except zero-lot-line development.

(2a) Single-family zero-lot-line development:

single-lot area: 2,500 square feet with a minimum combined area of 5,000 square feet; lot width: Not less than 10 feet, with a minimum combined width of 50-feet (see Section 16-28.007)

SECTION 3. That Section 16-08.008 Minimum yard requirement (RG) of the 1982 City of Atlanta Zoning Ordinance is hereby amended by deleting the existing paragraph (2) in its entirety and adopting in lieu thereof the following language:

(2) Side or rear yard: As determined under Section 16-28.011(5)(e) a. and b., except for duplex zero lot line development.

(2a) Side or rear yard: Duplex zero lot line development:
No side yard is required along the internal lot line. The internal side or rear lot line may be reduced to zero (0) feet.

SECTION 4. That Section 16-10.007. Development controls (O-I) of the 1982 City of Atlanta Zoning Ordinance is hereby amended by deleting paragraphs (3)(b) and (c) in their entirety and substituting therefore the following language:

(3) (b) Side: 15 feet, except for duplex zero lot line development where no side yard is required along the internal lot line.

(c) Rear 25 feet, except for duplex zero lot line units where the internal side or rear lot line may be reduced to zero (0) feet.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, GMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 01, 2001

OCT 10, 2001

RCS# 3157
10/01/01
3:29 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-0650; Z-01-31 & 01-O-1286; Z-01-52

ADOPT ON SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	NV Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

CORRECTED COPY

MULTIPLE

01-0-0650

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AN ORDINANCE Z-01-31

BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 CITY OF ATLANTA ZONING ORDINANCE AS AMENDED, SO AS TO MODIFY SECTION 16-28.011(6)(b) TO PERMIT THE ZERO-LOT LINE SUBDIVISION OF DUPLEXES IN THE RG, R-LC AND O-I DISTRICTS.

ADOPTED BY
OCT 01 2001

COUNCIL

substitute

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 5/7/01

Referred To: ZRB & Zoning

First Reading

Committee Zoning

Date 5-15-01

Chair Demetrius

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Other:

Members

Refer To

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Other:
on substitute

Members
Demetrius
John
...
...

Refer To

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Other:

Members

Refer To

Committee

Date

Chair

Actions:
Fav, Adv, Held (see rev. side)
Other:

Members

Refer To

COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

CERTIFIED
OCT 1 2001
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
OCT 01 2001

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

[Signature]
OCT 10 2001