



Municipal Clerk
Atlanta, Georgia

04-O-0864
Z-04-59

**AN ORDINANCE BY ZONING COMMITTEE
AS SUBSTITUTED BY FULL COUNCIL**

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY AMENDING CHAPTER 18K. SPI-11 ASHBY STATION DISTRICT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS SPI-11, R-5, RG-2, RG-2-C, RG-3, RG-3-C, RG-4, C-1, C-1-C, C-2, C-3, I-1, I-2, and I-2-C WITH SAID SPI-11 DISTRICT AND TO AMEND CHAPTER 28A.0010 BY ADDING A NEW SUBSECTION (48) SPI-11 ASHBY STATION DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, recommendations from the Vine City Redevelopment Plan should be implemented by incorporating them into the existing SPI-11 Ashby Station Special Public Interest District regulations, and

WHEREAS, a diversified urban environment where people can live, work, meet and recreate should be created; and

WHEREAS, a compatible mixture of residential, commercial, and cultural and recreational uses should be provided; and

WHEREAS, existing transit infrastructure should be maximized; and

WHEREAS, the visual aesthetics of City streets should be improved; and

WHEREAS, a grid of connected streets for improved vehicular access and reduced vehicular congestion should be provided; and

WHEREAS, sufficient, safe and accessible open space for active and passive enjoyment by residents and workers should be provided; and

WHEREAS, safe and convenient pedestrian and bicycle circulation should be provided; and

WHEREAS, the City Sign Ordinance should be amended to include regulations for the SPI-11 District.



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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by amending Chapter 18K. SPI-11 Ashby Station District Regulations, which shall read as shown on the attached "Attachment A".

Section 2: That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended as shown on "Attachment B".

Section 3: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (48) to read as follows:

(48) SPI-11 Vine City and Ashby Station District: The following signs shall be permitted in the SPI-11 Vine City and Ashby Station District:

- a. Subarea 1: Ashby Station Shopping Subarea: The sign regulations are the same as the C-1 (Community Business) District; See section 16-28A.010(5).
- b. Subarea 2: Martin Luther King, Jr. Drive-Ashby Street Commercial Subarea: The sign regulations are the same as the C-1 (Community Business) District; see section 16-28A.010(5).
- c. Subarea 3: University center office-institutional subarea: The sign regulations are the same as the O-I (Office-Institutional) District; See section 16-28A.010(4).
- d. Subareas 4, 5 and 6: University Residential, Ashview Heights Residential and Washington Park Single-Family Residential subareas: The sign regulations are the same as the R-1 (Single-Family Residential) District; see section 16-28A.010(l).
- e. Subarea 7: Vine City Single-Family Residential subarea: The sign regulations are the same as the R-1 (Single-Family Residential) District; see section 16-28A.010(l).
- f. Subarea 8: Vine City Multi-Family Residential Subarea: The sign regulations are the same as the MR (Multi-Family Residential) District; see section 16-28A.010(42).
- g. Subareas 9, 10, 11 and 12: Simpson Mixed Use, Lowery Mixed Use, Vine City Neighborhood Commercial and Northside Mixed Use subareas: The sign regulations are the same as the MRC (Mixed Residential Commercial) District; see section 16-28A.010(4l).

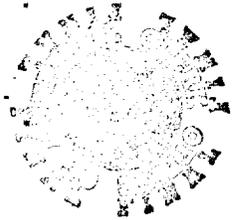
Section 3: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

A true copy,

Deputy Municipal Clerk

ADOPTED by the City Council
APPROVED by the Mayor

SEPT 07, 2004
SEPT 15, 2004



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**CHAPTER 18K.
SPI-11 VINE CITY & ASHBY STATION
SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS**

Section 16-18K.001. Scope of Provisions.

The regulations set forth in this chapter, or set forth elsewhere in this part, when referred to in this chapter, are the regulations in the SPI-11 Vine City and Ashby Station Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18K.003, except that all existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

The regulations set forth in Sections 16-18K.001 through and including Section 16-18K.015 shall apply to all properties located within the SPI-11 Vine City & Ashby Station Special Public Interest District, including all subareas within the District. The remaining regulations set forth in Section 18K.016 shall apply only to the subareas identified therein.

Section 16-18K.002. Statement of Intent.

The intent of the council in establishing the SPI-11 Vine City and Ashby Station Special Public Interest District is as follows:

1. To preserve, protect, and enhance the single-family residential neighborhoods in the area of the Vine City and Ashby MARTA Stations including the Vine City, Washington Park and Ashview Heights neighborhoods.
2. To preserve and protect the areas adjacent to the Vine City and Ashby MARTA Stations, along Ashby Street, Martin Luther King, Jr. Drive, Mayson Turner Road, Simpson Road and Northside Drive for retail commercial, office, and related accessory uses appropriate to an important neighborhood and university commercial center in the western sector of the city.
3. To encourage the development of medium-density housing within mixed-use complexes or as independent buildings within the commercial and multifamily subareas of this district.
4. To encourage medium-density development of all types within the Vine City and Ashby MARTA Station areas which is compatible in scale with surrounding residential neighborhoods.
5. To encourage opportunities for economic development, both residential and commercial, in the Vine City and Ashby Station areas where there is a planned relationship between the transportation system and development.
6. To facilitate safe and convenient pedestrian and bicycle circulation and minimize conflict between pedestrians, bicyclists, and automobiles through the implementation of the pedestrian space requirements of this chapter.
7. To encourage pedestrian flow through the design of buildings with retail uses at the ground level which open on to streets and which encourage active street and pedestrian life.

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8. To encourage use of public transportation, minimize on-site parking requirements, and encourage shared parking in mixed use developments.
9. To assure that minimum parking needs for the commercial district are met so as to prevent commercial parking within neighborhoods adjoining the Vine City and Ashby MARTA Station District.
10. To promote the educational, cultural, economic and general welfare of the city by preserving the district's architectural integrity, streetscape patterns, and cultural heritage.
11. To preserve the district's historic pattern and distribution of building types that are characterized primarily by single-family residences, institutions, and neighborhood commercial buildings, many of which were constructed during the late 19th century and early 20th century.
12. To ensure harmony and compatibility of visual qualities and spatial relationships that exist between buildings, and between buildings and the street, throughout the district.
13. To preserve the residential character of all streets and thoroughfares in the district.
14. To preserve the historic street and lot pattern, and design that are significant elements of the district.
15. To encourage and ensure development that is complementary to and compatible with the existing historic structures in the district.

Section 16-18K.003. Boundaries of District and Subareas Established.

The boundaries of the Vine City and Ashby Station district are as shown on map attachment "B" which by this reference is incorporated herein and is made a part of this chapter. The Vine City and Ashby Station district is divided into twelve (12) subareas as shown on said map attachment "B" and are designated as follows:

1. Ashby Station Shopping Subarea;
2. Martin Luther King, Jr. Drive-Ashby Street Commercial Subarea;
3. University Center Office-Institutional Subarea;
4. University Residential Subarea;
5. Ashview Heights Residential Subarea;
6. Washington Park Single-Family Residential Subarea;
7. Vine City Single-Family Residential Subarea;
8. Vine City Multi-Family Residential Subarea;
9. Simpson Mixed-Use Subarea;
10. Lowery Mixed-Use Subarea;
11. Vine City Neighborhood Commercial Subarea; and
12. Northside Mixed-Use Subarea.

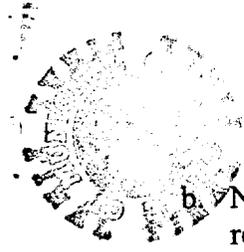
Section 16-18K.004. Permitted Principal Uses and Structures, Permitted Accessory Uses and Structures, and Special Permits.

In all subareas, a building or premise shall be used for the following permitted principal uses, permitted accessory uses and structures, and special permits shall be provided as follows:

1. Permitted principal uses:
 - a. For each subarea, a building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-11: Use Table.

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- b. No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television communication, or is otherwise incompatible with the character of the district and its relation to adjoining districts.
2. Permitted accessory uses and structures: Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically include clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and non-residential uses within the district subject to the restrictions contained in this Chapter 18K.
3. Special use permits: The following uses are permissible only by additional special permits of the type indicated subject to limitations and requirements set forth in this Chapter 18K or elsewhere in this part, and subject to the applicable procedures and requirements set forth in section 16-25.001, et seq.
- a. Special use permits: Special use permits shall be required as indicated with "SUP" in SPI-11: Use Table.
 - b. Special administrative permits: Special administrative permits shall be required as indicated with "SAP" in SPI-11: Use Table.
 - c. Special exceptions: Special exception permits shall be required as indicated with "SEP" in SPI-11: Use Table.

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SPI-11 Use Table

P = Permitted Principal uses and Structures
 PA = Permitted Accessory uses and Structures
 SAP = Special Administrative Permits
 SUP = Special Use Permit
 SEP = Special Exception Permit
 X = Not Permitted
 * = Not to exceed 4,000 square feet

USES	Subarea 1 (Ashby)	Subarea 2 (MLK)	Subarea 3 (Univ Center)	Subarea 4 (Univ Res)	Subarea 5 (Ashview)	Subarea 6 (Washington)	Subarea 7 (Vine City)	Subarea 8 (Vine City MR)	Subarea 9 (Simpson MU)	Subarea 10 (Lowery MU)	Subarea 11 (Vine City NC)	Subarea 12 (Northside MU)
Adult businesses	X	X	X	X	X	X	X	X	X	X	X	X
Bakeries and catering establishments including wholesale operations	P	P	P	X	X	X	X	P*	P	P	P*	P
Banks, savings and loan associations, and similar financial institutions	P	P	P	X	X	X	X	X	P	P	P	P
Barbershops, beauty shops and similar personal service establishments	P	P	P	X	X	X	X	P*	P	P	P*	P
Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications, except alternative design mounting structures as contemplated by section 16-25.002(3)(h)(iv)(i), and subject to Transitional height planes (Chapter 1, section 19-1006).	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Business or commercial schools	P	P	P	X	X	X	X	X	P	P	P*	P
Car washes	X	X	X	X	X	X	X	X	SUP	SUP	SUP	SUP
Child care centers, kindergartens and special schools	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Churches, synagogues, temples and other religious worship facilities of any size	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Civil, service, garden, neighborhood or private clubs	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Clubs and lodges	P	P	P	X	X	X	X	X	P	P	P	P
Commercial greenhouses	SUP	SUP	SUP	X	X	X	X	X	P	P	P	P
Commercial recreation establishments including theaters, convention halls, places of assembly and similar uses	P	P	P*	X	X	X	X	X	P	P	P	P
Community centers, community services facilities, recreational centers	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Devices for the generation of energy, such as solar panels, wind generators and similar devices	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Dormitories, fraternity houses and sorority houses	SUP	SUP	P	X	X	X	X	X	SUP	SUP	SUP	SUP

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USES	Subarea a 1 (Ashby)	Subarea a 2 (MLK)	Subarea 3 (Univ Center)	Subarea 4 (Univ Res)	Subarea 5 (Ashview)	Subarea 6 (Washingt on)	Subarea 7 (Vine City)	Subarea 8 (Vine City MR)	Subarea 9 (Simpson MU)	Subarea 10 (Lowery MU)	Subarea 11 (Vine City NC)	Subarea 12 (Northside MU)
Eating and drinking establishments (i.e. Restaurants, bars, coffee shops, delicatessens and taverns)	P	P	P	X	X	X	X	P*	P	P	P*	P
Grocery stores	P	P	P	X	X	X	X	X	P	P	P	P
Guest houses, servant quarters or lodging facilities for caretakers or watchmen	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Hotels up to 30 rooms	SUP	SUP	SUP	X	X	X	X	X	P	P	P	P
Institutions of higher learning, including colleges and universities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Junkyards, automobile salvage yards or scrap metal processors where such activity is wholly enclosed within a building	X	X	X	X	X	X	X	X	X	X	X	X
Laundry and dry cleaning establishments and collection stations limited to no more than 5,000 square feet	P	P	P	X	X	X	X	P	P	P	P	P
Multi-family dwellings	P	P	P	X	X	X	X	P	P	P	P	P
Museums, galleries, auditoriums, libraries and similar cultural facilities	P	P	P	X	X	X	X	X	P	P	P	P
New and used car sales and rental	X	X	X	X	X	X	X	X	X	X	X	X
Nursing homes and convalescent centers	SUP	SUP	SUP	X	X	X	X	SUP	SUP	SUP	SUP	SUP
Offices, arts and crafts galleries, and studios.	P	P	P	X	X	X	X	P*	P	P	P*	P
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas (over 90 days)	SUP	SUP	SUP	X	X	X	X	SUP	SUP	SUP	SUP	SUP
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas (under 90 days)	SAP	SAP	SAP	X	X	X	X	SAP	SAP	SAP	SAP	SAP
Park-for-hire facilities - independent structures with more than two stories above grade for the temporary storage of vehicles	SUP	SUP	SUP	X	X	X	X	X	SUP	SUP	SUP	SUP
Parking structures and surface lots (accessory)	PA	PA	PA	X	X	X	X	PA	PA	PA	PA	PA
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P
Personal care homes	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Plumbing, tinsmithing, or cabinet shops, general service and repair establishments	P	P	P	X	X	X	X	X	P	P	P	P
Printing shops	P	P	P	X	X	X	X	X	P	P	P	P
Private greenhouses & garages	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Private schools	P	P	P	SUP	SUP	SUP	SUP	SUP	P	P	P	P
Professional or personal service establishments, but not hiring halls	P	P	P	X	X	X	X	X	P	P	P	P

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USES	Subarea 1 (Ashby)	Subarea 2 (MLK)	Subarea 3 (Univ Center)	Subarea 4 (Univ Res)	Subarea 5 (Ashview)	Subarea 6 (Washington)	Subarea 7 (Vine City)	Subarea 8 (Vine City MR)	Subarea 9 (Simpson MU)	Subarea 10 (Lowery MU)	Subarea 11 (Vine City NC)	Subarea 12 (Northside MU)
Public schools	X	X	X	P	P	P	P	P	P	P	P	P
Retail establishments (not including auto sales or rental)	P	P	P	X	X	X	X	P*	P	P	P*	P
Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar devices	P	P	P	X	X	X	X	P*	P	P	P*	P
Service stations (automobiles)	X	P	X	X	X	X	X	X	P	X	X	P
Single-family dwellings	P	P	P	P	P	P	P	P	P	P	P	P
Swimming pools, tennis courts	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Tailoring, custom dressmaking, millinery and similar establishments	P	P	P	X	X	X	X	P*	P	P	P*	P
Telecommunication switchboards, power generators and other telecommunications relay equipment and rooms or floors housing them	X	X	X	X	X	X	X	X	X	X	X	X
Two-family dwellings	P	P	P	P	P	X	X	P	P	P	P	P

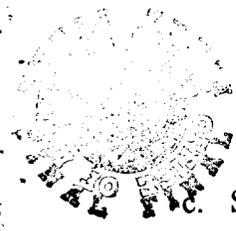
Section 16-18K.005. Redevelopment Requirements.

Subject to the provisions in Part 16, Chapter 24, Nonconformities.

Section 16-18K.006. Transitional Uses and Yards.

1. Adjoining Lot with Same Frontage: Where a lot in any subarea of this district abuts a lot in subareas 4, 5, 6, 7 and 8 at the side along the same street frontage, and without an intervening street, such lot within this district, or the first one hundred (100) feet on such lot if it is wider than one hundred (100) feet, shall not be used for any drive-through service window or drive-in facility, car wash, service station, mortuary or funeral home, sales lot for automobiles, repair garage, or paint and body shop even where otherwise specifically authorized.
2. Transitional height planes: Where any subarea of this district adjoins subareas 4, 5, 6, 7 and 8 without an intervening street, height within this district shall be limited by the Transitional Height Plane requirements as defined in Section 16-29.001.
3. Transitional yards:
 - a. Where any subarea of this district adjoins subareas 4, 5, 6, 7 and 8 without an intervening street or without meeting the conditions in Section 16-18K.006(3)(b) of this chapter, a minimum of twenty (20) feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives up to ten (10) feet in width. Such yards shall be planted as approved by the City Arborist and maintained as a landscaped strip.
 - b. Where any subarea of this district adjoins subareas 4, 5, 6, 7 and 8 and contains a building, structure, or use located in both zoning districts, a transitional yard is not required, provided that the portion of the building, structure, or use within twenty (20) feet of such designations shall only contain principal or accessory uses and structures permitted in such district.

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- c. Screening: In addition to the above transitional yard requirements, permanent opaque walls six (6) feet in height shall be provided and shall be maintained in slightly condition.
4. Zero-lot-line development. Zero-lot-line subdivision is permitted for residential uses provided a minimum of one thousand (1,000) square feet in lot area is provided.

Section 16-18K.007. Development Controls.

1. Bulk limitations: See SPI-11: Development Controls, Site Limitations, Sidewalks, Supplemental Zones and Front Yards Table for density and open space requirements. For purposes of this Chapter, and notwithstanding the provisions of Section 16-29.001(24), mixed-use development is defined as any development which contains as principal uses both residential and non-residential uses on the same development site, and in which both of such uses are at least twenty (20%) percent of the total floor area, excluding accessory uses.
2. Residential uses may utilize Net Lot Area or Gross Lot Area when calculating maximum permitted residential floor area, provided that Useable Open Space Requirements (UOSR) are calculated based on the same lot area. In Subareas 4, 5, 6 and 7 residential floor area shall be calculated utilizing the net lot area.
3. Non-residential floor area shall be calculated utilizing the net lot area.
4. Minimum open space requirements: When either the residential or non-residential component of the development is a minor use of less than twenty (20%) percent of the total floor area, minimum open space requirements do not apply to such minor use.
 - a. For residential uses, including all residential components of mixed use developments: Open space requirements as indicated on Table I, "Land Use Intensity Ratios" shall be required for Useable Open Space (UOSR) only.
 - b. For nonresidential uses, including all non-residential components of mixed-use developments: Public Space requirements shall be as indicated in SPI-11: Development Controls, Site Limitations, Sidewalks, Supplemental Zones and Front Yards Table. (See Section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk and supplemental zone widths which are constructed on private property may be counted towards this requirement. Such public space may include planted areas, fountains, plazas, hardscape elements related to sidewalks and plazas, and similar features which are located on private property.)
 - c. For mixed-uses: The sum of minimum open space requirements specified in subsections a. and b. above for non-residential and residential shall be met, except that public space requirements may also be counted towards UOSR.
 - d. Residential balconies: Balconies for residential units, which are enclosed on no more than three (3) sides, may be counted towards UOSR for a maximum depth of six (6) feet.
 - e. New streets incentive: New public streets, or private streets which function as public streets may be counted towards UOSR and public space requirements provided said street:
 - i. Connects two (2) other public streets or private streets which meet the requirements of items ii, iii, iv and v below; and
 - ii. Meets the requirements of Section 16-18K.009;
 - iii. Has a maximum of two (2) travel lanes.
 - iv. Has components with the following maximum widths, where utilized:
 - a. Travel lanes: 12 feet
 - b. Bike lanes: 5 feet

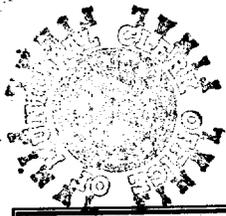
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- c. Parallel parking: 8 feet
- d. 45 degree angled parking lane: 19 feet
- e. 60 degree angled parking lane: 20 feet
- v. Does not include gates across said street.
- f. On-street parking incentive: New on-street parking may be counted towards UOSR or public space requirements provided the following criteria are met:
 - i. No on-street parking currently exists in the public right-of-way adjacent to the project area for which credit is sought; and
 - ii. The new on-street parking is located where there is no existing street lane; and
 - iii. The on-street parking occupies an entire block face or a minimum distance of two hundred (200) feet; and
 - iv. Sidewalk extensions are provided at street intersections; and
 - v. All other sidewalk requirements of this Chapter are met.

Section 16-18K.008. Site Limitations.

1. Developments with more than six hundred (600) feet of frontage along a single street shall be divided by public or private streets into blocks having a maximum length of six hundred (600) feet, as measured from the back the of the sidewalk clear zone or required supplemental zone. Such streets shall function as public streets and shall connect two (2) other public streets or private streets.
2. Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.
3. Relocation of minimum open space requirements: At the option of the property owner, up to fifty (50%) percent of a development’s required UOSR or public space may be relocated to an offsite parcel within one-half (0.5) mile of the donating parcel provided the following criteria are met:
 - a. The receiving parcel is in accordance with the City of Atlanta Comprehensive Development Plan as being a designated recipient parcel;
 - b. The receiving parcel contains the required amount of open space and said open space in the receiving parcel is located adjacent to and visible from a public street and accessible to the public during normal city park hours;
 - c. All of the open space in the receiving parcel meets the definition of UOSR in Section 16-28.010(5)(a) except that no portion of any public right-of-way shall be included; and
 - d. The open space in the receiving parcel:
 - i. Shall provide active or passive recreational amenities;
 - ii. Shall be no greater than twenty-four (24) inches above or below the adjacent public sidewalk for a minimum distance of fifteen (15) feet from the beginning of the adjacent sidewalk;
 - iii. Shall be visible and accessible from any point along ninety (90%) percent of any adjacent sidewalk; and
 - iv. Shall permit and encourage pedestrians to walk on a minimum of eighty (80%) percent of the surface of the parcel excluding fountains, pedestrian furniture, public art and similar elements.



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SPI-11: Development Controls, Site Limitations, Sidewalks, Supplemental Zones and Front Yards Table												
	Subarea 1 (Ashby)	Subarea 2 (MLK)	Subarea 3 (Univ Center)	Subarea 4 (Univ Res)	Subarea 5 (Ashview)	Subarea 6 (Washington)	Subarea 7 (Vine City)	Subarea 8 (Vine City MR)	Subarea 9 (Simpson MU)	Subarea 10 (Lowery MU)	Subarea 11 (Vine City NC)	Subarea 12 (Northside MU)
Non-residential FAR	1.00	1.00	3.00	None	None	None	None	Max 5% of Residential FAR	1.00	0.50	1.50	1.00
Residential FAR	1.00	2.00	3.20	0.50	0.50	0.50	None	1.49	1.696	0.696	1.49	2.696
Maximum Combined FAR	2.00	3.00	6.20	N/A	N/A	N/A	N/A	N/A	2.696	1.196	2.99	2.696
Maximum Building Coverage (as a percent of Net Lot Area)	80%	None	None	50%	50%	50%	70% when total floor area built is greater than 1,000 sq ft	None	85%	70%	85%	85%
Non-Residential Public Space Requirement (as a % of Net Lot Area)	15%	None or 5%**	None or 5%**	None	None	None	None	None	10% or 20%*	None or 5%**	None or 5%**	10% or 20%*
Residential Useable Open Space Requirement (as a percent of Net Lot Area)	See LUI chart	See LUI chart	See LUI chart	None	None	None	None	See LUI chart	See LUI chart	See LUI chart	See LUI chart	See LUI chart
Minimum Facade Height along Streets (in feet)	18'	18'	18'	None	None	None	None	None	18'	18'	18'	18'
Maximum Building Height along Streets (in feet)	60'	40'	52'	35'	35'	35'	35'	40'	35'	35'	35'	100' or 7 stories, whichever is greater
Minimum Lot Size (in square feet)	None	None	None	4,000	7,500	4,500	1,600	2,000	None	None	None	None
Minimum Street Frontage (in feet)	None	None	None	40'	50'	45'	30'	20'	None	None	None	None
Minimum Street Furniture Zone (width in feet)	5'	5'	5'	3' or match existing block	5'	5'	5' or match existing block	5' or match existing block	5'			
Minimum Sidewalk Clear Zone (width in feet)	10'	10'	10'	5' or match existing block	5' local street, or 10' collector/arterial street	5' local street, or 10' collector/arterial street	5' local street, or 10' collector/arterial street	5' or match existing block	5' local street, or 10' collector/arterial street			
Minimum Supplemental Zone (width in feet)	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential	Not required	Not required	Not required	Not required	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential	Not required	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential

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	Subarea 1 (Ashby)	Subarea 2 (MLK)	Subarea 3 (Univ Center)	Subarea 4 (Univ Res)	Subarea 5 (Ashview)	Subarea 6 (Washington)	Subarea 7 (Vine City)	Subarea 8 (Vine City MR)	Subarea 9 (Simpson MU)	Subarea 10 (Lowery MU)	Subarea 11 (Vine City NC)	Subarea 12 (Northside MU)
Minimum Front Yard (in feet)	Not required	Not required	40'	# match existing block face	# match existing block face	# match existing block face	# match existing block face	Not required	Not required	# match existing block face	Not required	Not required
Minimum Side Yard (in feet) - not adjacent to street	None [^] or 10'	None [^] or 10'	15'	5'	5'	5'	4' or match existing block	None [^] or 10'	None [^] or 10'	None [^] or 10'	None [^] or 10'	None [^] or 10'
Minimum Side Yard (in feet) - adjacent to street	See supplemental zone	See supplemental zone	See supplemental zone	Half-depth front yard per section 16-28.007	Half-depth front yard per section 16-28.007	Half-depth front yard per section 16- 28.007	Half-depth front yard per section 16-28.007	see supplemental zone	see supplemental zone	See supplemental zone	See supplemental zone	see supplemental zone
Minimum Rear Yard (in feet) - not adjacent to street	None [^] or 20'	None [^] or 20'	25'	15' minimum	15' minimum	15' minimum	7' or match existing block	None [^] or 20'	None [^] or 20'	20'	None [^] or 20'	None [^] or 20'
Minimum Rear Yard (in feet) - adjacent to street	See supplemental zone	See supplemental zone	See supplemental zone	Rear yards per section 16- 28.007(e)	Rear yards per section 16- 28.007(e)	Rear yards per section 16- 28.007(e)	Rear yards per section 16- 28.007(e)	see supplemental zone	See supplemental zone	see supplemental zone	See supplemental zone	See supplemental zone

*Developments less than or equal to one-half (0.5) acre - a minimum of 10% of the net lot shall be public space. Developments greater than one (1) acre - a minimum of 20% of the net lot shall be public space.

**Development less than one acre - no open space requirements. Developments greater than one (1) acre - a minimum of 5% of the net lot area shall be public space.

[^] Side or rear yard setback not adjacent to a street. Nonresidential uses: none. Residential uses: 20 feet, or the yard setback may be reduced to zero when no residential windows are adjacent to such yard.

Front yard setback: the building setback shall be consistent with the historic character as it existed in 1945 for the block face with such like contributing buildings. As such the building setback shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.

Section 16-18K.009. Sidewalks.

Public sidewalks shall be located along all streets and shall have minimum widths as specified herein. Sidewalks shall consist of two zones: a street furniture and tree planting zone and a clear zone. Said zones shall have a minimum width as specified in “SPI-11: Development Controls, Site Limitations, Sidewalks, Supplemental Zones and Front Yards Table”. The following regulations shall apply to all sidewalks:

1. Street furniture and tree planting zone requirements: Said zone shall be located immediately adjacent to the curb and shall be continuous. Said zone shall meet the tree planting requirements of Section 16-18K.009(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility and as approved by the Director of the Bureau of Planning.

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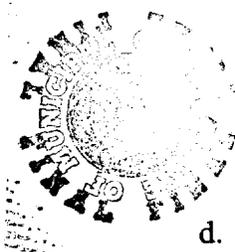
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- 
2. Clear zone requirements: Said zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be hardscape, and shall be unobstructed for a minimum height of eight (8) feet.
3. Street tree planting requirements:
- a. Street trees are required and shall be planted in the ground a maximum of fifty feet (50) on center within the street furniture and tree planting zone and spaced equal distance between street lights.
 - b. In subareas 4, 5, 6 and 7, required street trees may be placed within the front yard instead of being placed within the street furniture and tree planting zone when said zone is three (3) feet in width or less.
 - c. All newly planted trees shall be a minimum of three (3) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of twelve (12) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of seven (7) feet.
 - d. Trees shall have a minimum planting area of thirty-two (32) square feet. All plantings, planting replacement and planting removal shall be approved by the City Arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or liriopie spicata or shall be paved as approved by the Director of Planning.
4. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half (2½) feet and eight (8) feet above grade. See Section 16-28.008(9), Visibility at Intersections.
5. Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.

Section 16-18K.010. Supplemental Zone.

For purposes of these regulations, the area between any building, parking garage, or parking lot and the required sidewalk, when no intervening building exists, shall be defined as the supplemental zone. Supplemental zones shall meet the following requirements. Except as otherwise specified below, the square footage contained within a supplemental zone which meets all the following supplemental zone requirements may be counted towards UOSR or public space requirements. See also "SPI-11: Development Controls, Site Limitations, Sidewalks, Supplemental Zones and Front Yards Table" for detailed supplemental zone regulations for each subarea.

1. Supplemental zone general requirements:
 - a. When sidewalk level residential units are provided, supplemental zone shall be landscaped with the exception of terraces, porches, stoops and walkways, which may occupy a maximum of two-thirds (2/3) of the supplemental zone area;
 - b. Terraces, porches and stoops shall have a maximum finished floor height of twenty-four (24) inches above finished-grade, unless existing topographical considerations render this requirement unreasonable, subject to the provisions in Section 16-25.002(3);
 - c. The supplemental zone shall be no more than twenty-four (24) inches above the adjacent public sidewalk for a minimum linear distance of fifteen (15) feet from the nearest edge of the adjacent public sidewalk, unless existing topographical considerations render this requirement unreasonable; and



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- d. Any authorized walls surrounding landscaped and grassed areas shall not exceed a maximum height of twenty-four (24) inches, except retaining walls, which shall not exceed a maximum height of thirty-six (36) inches unless existing topography requires a retaining wall of greater height.
- e. Fencing permitted only when:
 - i. The supplemental zone is located between sidewalk level residential units and the adjacent street; or
 - ii. Said fencing is used to separate authorized outdoor dining from the required sidewalk.
2. Supplemental zone widths: Along front and side facades shall be a minimum width of five (5) feet when located along streets which function as arterial streets and collector streets.
3. Supplemental zones containing a depth of fifteen (15) feet or less shall meet the following additional requirements:
 - a. No balcony shall encroach more than ten (10) feet into the supplemental zone area.
 - b. Shall not be counted towards UOSR or public space requirements unless visible and accessible to the general public from the adjacent public sidewalk, with the exception of areas adjacent to sidewalk level residential units.
4. Supplemental zones containing a depth greater than fifteen (15) feet shall be counted towards UOSR or public space requirements only when the following additional requirements are met:
 - a. Shall permit and encourage pedestrians to walk on a minimum of eighty (80%) percent of the surface of the supplemental zone excluding fountains, pedestrian furniture, public art and similar elements.
 - b. When adjacent non-residential ground floor uses are provided, shall be visible and accessible from any point along ninety (90%) percent of any adjacent sidewalk.
 - c. When adjacent non-residential ground floor uses are provided, all sides of buildings fronting said zone meet the requirements of Section 16-18K.009(6).
 - d. When adjacent residential ground floor uses are provided, shall provide a pedestrian walkway from said space to the adjacent public sidewalk. Said pedestrian walkway shall be perpendicular to the street and shall connect directly to the public sidewalk and shall be uncovered and open to the sky along its entire length.

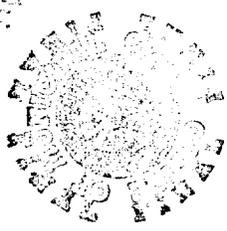
Section 16-18K.011. Relationship of Building to Street.

1. For purposes of this chapter, sidewalk-level shall be defined as any floor of a building with a finished-floor elevation less than or equal to five (5) feet above the adjacent sidewalk or less than or equal to five (5) feet below the adjacent sidewalk.
2. Delineation of building floors at third story above sidewalk level and lower shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
3. The primary pedestrian entrance for pedestrians to access all sidewalk level uses and business establishments with public or private street frontage:
 - a. Shall face and be visible from the public street when located adjacent to such street. When located adjacent to a street that functions as an arterial street or a collector street, said entrance shall face and be visible from such street.
 - b. Shall be directly accessible and visible from the sidewalk adjacent to such street.
 - c. Shall remain unlocked during business hours for non-residential uses.

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4. A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.
5. Along streets that function as arterial streets and collector streets, sidewalk level uses with street frontage shall only be retail, office, institutional, or residential. Said uses shall be provided for a minimum depth of twenty (20) feet from any building façade along the public sidewalk.
6. Fenestration:
 - a. Street-fronting non-residential uses, with the exception of churches and fire stations, along streets that function as arterial streets and collector streets shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed twenty (20) feet.
 - ii. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.
 - iii. Fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of all street frontages:
 - a) Beginning at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk or,
 - b) Beginning at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c) Beginning at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.
 - b. Fenestration shall be provided for a minimum of twenty-five (25%) percent of the length of the street frontage for residential uses on all streets and for non-residential uses, with the exception of churches and fire stations, on all streets other than streets that function as arterial streets and collector streets.
7. Buildings with residential uses at the sidewalk level shall meet the following regulations:
 - a. All primary pedestrian entrances not adjacent to a public sidewalk shall be linked to the public sidewalk with a pedestrian walkway a minimum of five (5) feet wide.
 - b. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk. All pedestrian walkways providing such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one (1) adjacent unit.
 - c. Such buildings shall have windows at sidewalk-level on each street frontage façade which are substantially similar in size to the sidewalk level front facade windows.
8. Fences and walls shall meet the following regulations:
 - a. For residential uses adjacent to the sidewalk, fences shall not exceed forty-two (42) inches in height when located between the primary building and the street or between any supplemental zone and the adjacent street. For non-residential uses adjacent to the sidewalk, fences are prohibited when located between the building and the sidewalk except where specifically authorized elsewhere in this Chapter for outdoor dining.
 - b. Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of two (2) feet and the combined height of a fence where otherwise authorized and



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- retaining wall shall not exceed a height of five (5) feet, unless existing topography prohibits retaining walls of a lesser height. Retaining walls shall be finished poured concrete or shall be faced with stone, brick or smooth stucco. See Section 16-29.001(25)(b).
- c. No walls, except retaining walls, shall be located between the street and any building, with the exception of screening for authorized off-street loading areas.
 - d. Fences and walls located between the primary building and the lot line and not exceeding six (6) feet in height may be erected, but shall not be permitted between the primary building and the street.
9. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
10. Gasoline fuel dispenser structures and associated vehicular services such as air pumps and car washes shall not be located between a building and the street.

Section 16-18K.012. Loading Areas, Loading Dock Entrances and Building Mechanical and Accessory Features.

- 1. Loading areas: Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls six (6) feet in height.
- 2. Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way.
- 3. Building mechanical and accessory features:
 - a. Shall be located to the side or rear of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
 - b. When located on rooftops shall be incorporated in the design of the building and screened with building materials similar to the building.
 - c. Shall not be permitted between the building and any public street.

Section 16-18K.013. Off-Street Loading Requirements.

See Table of Loading Requirements, Section 16-28.015 Off-street Loading Requirements.

Section 16-18K.014. Curb Cuts and Parking Structures.

- 1. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
- 2. Driveways shall have a band of textured concrete adjacent to the street which is in-line with and equal in width to the street furniture zone and shall have a textured band of concrete adjacent to the sidewalk which is in-line with the supplemental zone and a minimum width of five (5) feet from the sidewalk.
- 3. Driveways curb cuts shall be in conformance with all required Governmental Regulations regarding wheelchair and handicapped accessibility for mobility and access.

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4. Driveway curb cut widths shall be a maximum of twenty-four (24) feet for two-way entrances and twelve (12) feet for one-way entrances, unless otherwise permitted by the Commissioner of Public Works. For the purposes of this section, two (2) curb cuts serving two one-way driveways shall only be counted as one curb cut provided that each curb cut does not exceed one lane in width.
5. Driveway curb cuts shall not be permitted on any street that functions as an arterial street or collector street when access may be provided from a side or rear street located immediately adjacent to a contiguous property, with the exception of hotel patron drop-off drives.
6. Driveways, except for a driveway to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.
7. No more than one (1) curb cut shall be permitted for each development, provided that properties with more than one (1) street frontage may have one (1) curb cut located on each street frontage. However, developments on properties with a single street frontage greater than three hundred (300) feet shall be permitted two (2) curb cuts along one street frontage, subject to provisions in Section 16-25.002(3).
8. Entrances to garages and carports that serve a single residential unit, and are not located behind the principal structure, shall face the rear yard, or a side yard which has no street frontage.
9. All contiguous ground-floor residential units shall share one common drive, located in rear yards or side yards without street frontage, to serve garages, carports and parking areas.
10. Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
11. Notwithstanding the provisions of Section 16-28.006(10), a common or joint driveway may be authorized by the Director of the Bureau of Planning when adjacent lots have direct vehicular access to a street, and a driveway from a private street which functions as a public street may be authorized by the director of the Bureau of Planning, based on traffic considerations, when a perpetual easement agreement is agreed upon by all affected property owners and a copy of such agreement is provided to the Bureau of Planning.
12. All developments, including parking decks, shall have sidewalks a minimum width of four (4) feet connecting ground level parking to the public sidewalks and to all building entrances. See Section 16-18K.015, Minimum Landscaping for Parking Lots and Barrier Requirements.

Section 16-18K.015. Minimum Landscaping for Surface Parking Lots, Barrier Requirements.

The requirements of City of Atlanta Code of Ordinances, Chapter 158 Vegetation, Article II Tree Protection, Section 30 Parking Lot Requirements shall apply to this district except as modified as follows:

1. Said parking lot requirements shall apply to all lots regardless of size.
2. All parking bays shall be terminated with a landscaped strip a minimum width of five (5) feet and equal to the length of the parking bay.
3. All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum height of thirty (30) inches.

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4. All landscaped buffer areas and strips along sidewalks, drives, private streets and public rights of way shall have a minimum of one (1) tree with a minimum caliper of three and one half (3.5) inches.

Section 16-18K.016. Off-Street Parking Requirements.

In addition to the provisions of Section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all uses approved by special permits. (See also Sections 16-28.013 and 16-28.014):

1. Parking between a building and a street:
 - a. Off-street surface parking shall not be located between a building and the street without an intervening building, with the exception of;
 - b. Religious institutions with more than one (1) street frontage shall not be permitted to have parking located between a building and a street without an intervening building only on the street that fronts the defined front yard. For religious institutions with more than one street frontage, side yards and rear yards with street frontages shall be permitted to have parking located between a building and a street without an intervening building.
2. Parking facilities shall be accessory to a permitted principal use only, provided that parking spaces serving another principal permitted use may use such facility for shared parking during non-normal business hours by compliance with Section 16-18K.016(6) below.
3. Specific subarea regulations.
 - a. Subarea 11 Neighborhood Commercial Districts: No parking requirements.
4. For residential uses.
 - a. For single-family detached dwellings: No parking requirements.
 - b. For all other residential uses: See Table I, “Land Use Intensity Ratios”, for minimum parking requirements under appropriate FAR for the development.
5. For non-residential uses minimum requirements unless otherwise stated:
 - a. Dormitories: No parking requirements.
 - b. Eating and drinking establishments, including accessory outdoor dining covered with a permanent structure: One (1) parking space for each three hundred (300) square feet of floor area.
 - c. Accessory outdoor dining: Limited to twenty-five (25%) percent of the total gross floor area of the building or business with no parking requirement; over twenty-five (25%) percent must provide one space per four hundred (400) square feet of the total accessory outdoor dining area including the twenty-five (25%) percent non-exempt floor area.
 - d. Specific regulations for retail and eating and drinking establishments within five hundred (500) feet of a MARTA rail station entrance, as measured along public streets and pedestrian walkways: Establishments with a floor area of five hundred (500) square feet or less shall have no parking requirements.
 - e. Fraternities, sororities: One (1) space for two (2) beds plus one (1) space for each two hundred (200) square feet of floor area designated or occupied other than for sleeping purposes.
 - f. Hotels and motels: One (1) space per rental unit plus one-half space per employee; one (1) space per one hundred (100) square feet of restaurant/lounge gross leasable area; one (1) space per three hundred (300) square feet of other convention facilities (GLA).
 - g. Nursing homes, convalescent homes, and similar care facilities: One (1) space for four (4) beds.



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- h. Office uses: No minimum. A maximum of two and one-half (2.50) spaces for each one thousand (1,000) square feet of floor area. Parking during off-peak hours (after 6:00 pm) may be shared for other uses.
 - i. Schools, colleges, churches, recreation or community centers and other places of assembly: One (1) space for each four (4) fixed seats (with 18 inches if bench length counted as one (1) seat or one (1) space for each thirty-five (35) square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
 - i. Public or private elementary or middle school: Two (2) spaces for each classroom.
 - ii. High school: Four (4) spaces for each classroom.
 - iii. Colleges and universities: Eight (8) spaces for each classroom.
 - j. For all other non-residential uses: One (1) parking space for each six hundred (600) square feet of floor area shall be provided on the site.
6. Reduction of parking requirements may be permitted by the Director of the Bureau of Planning subject to a shared or reduced parking arrangement under the following criteria:
- a. The arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access;
 - b. All shared parking spaces shall be clearly marked; and
 - c. An applicant shall submit the following:
 - i. A to-scale map indicating location of proposed parking spaces;
 - ii. Hours of business operation of nonresidential parking users;
 - iii. Written consent of property owners agreeing to the shared parking arrangement;
 - iv. Copies of parking leases. Renewed leases shall be filed with the Bureau of Planning. Lapse of a required lease agreement shall terminate the Special Administrative permit for shared parking.

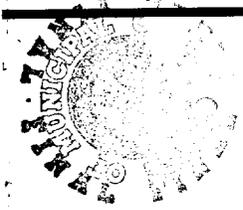
Section 16-18K.017. Minimum Bicycle Parking Requirements.

All non-residential developments which provide automobile parking facilities shall provide bicycle/moped parking facilities at a ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces. Multi-family developments shall provide said facilities at a ratio of at least one (1) bicycle/moped parking space for every five (5) multi-family units. No development, except a one or two-family development, shall have fewer than three (3) bicycle/moped parking spaces nor be required to exceed a maximum of fifty (50) spaces. Bicycle/moped spaces shall be located within the street furniture zone a maximum distance of one hundred (100) feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The additional requirements of Section 16-28.014(6) shall also apply.

Section 16-18K.018. Additional Subarea Regulations.

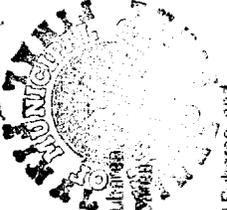
The following additional regulations shall apply to each subarea as follows:

- 1. Subarea 1: Ashby Station Shopping Subarea:
 - a. Lots within this subarea which have frontage on the south side of Carter Street and the west side of James P. Brawley Drive shall be developed with buildings facing said streets.



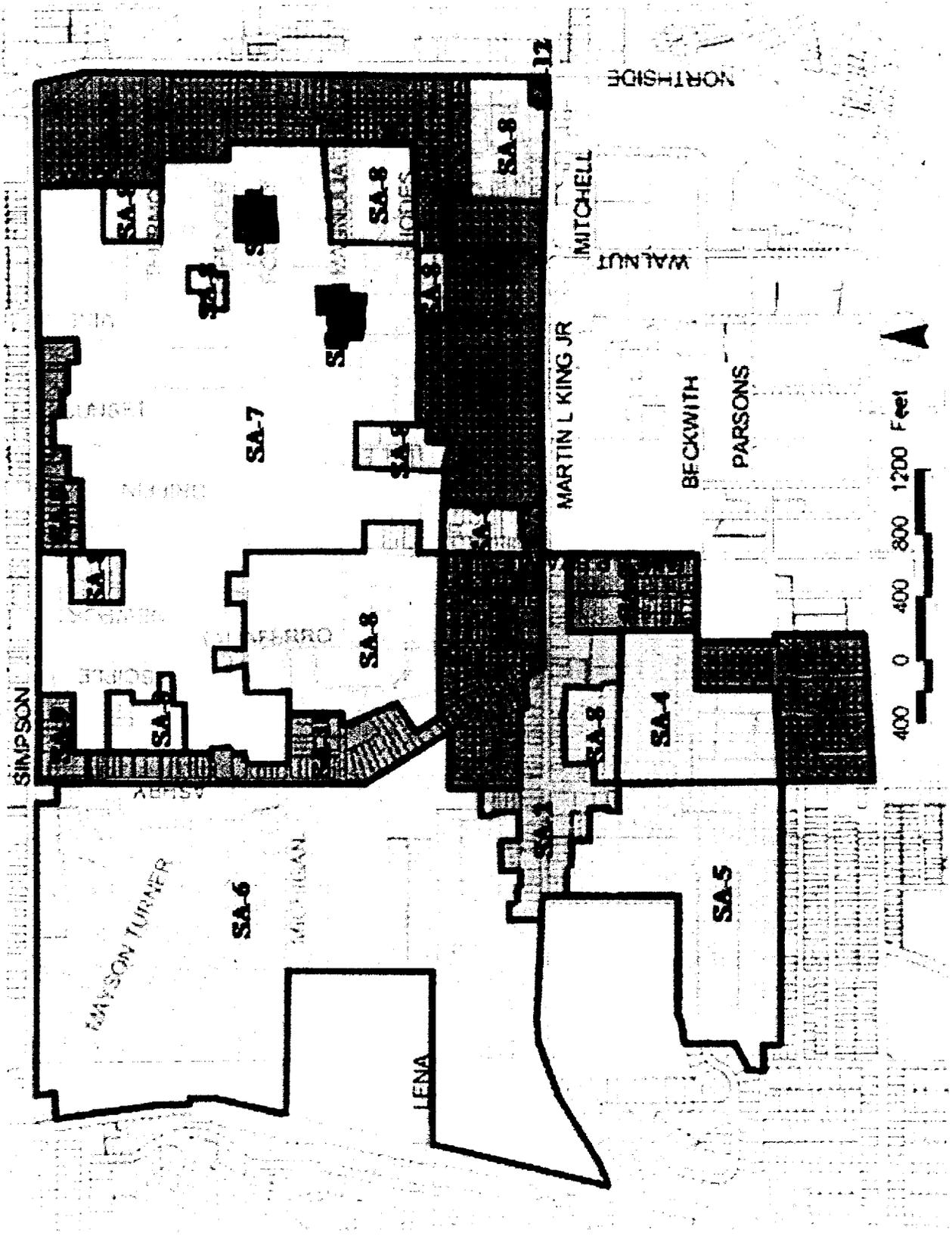
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- b. Carter Street Sidewalks.
 - i. On the south side of Carter Street within Ashby Street Shopping Subarea: said sidewalks shall be a minimum width of nineteen (19) feet wide including a continuous minimum five (5) feet wide street tree planting strip along the curb, a minimum twelve (12) feet wide multi-use trail and a minimum two (2) feet wide planted shoulder planted with ground cover, or similar off-street facility as approved by the City of Atlanta Department of Planning.
 - ii. Alternatively, and subject to the approval of the City of Atlanta Department of Public Works, where it is possible to provide a designated five (5) feet wide bike lane within the roadway on each side of the street in addition to the width of all traffic lanes and any on street parking spaces: eleven (11) feet wide including a continuous five (5) feet wide street tree planting strip along the curb and a six (6) feet wide pedestrian clear zone.
 - iii. The street tree planting strip shall either be planted with required trees and continuous groundcover such as lirioppe spicatta or mondo grass, or shall be paved with pavers contrasting the sidewalks and with trees planted in five (5) feet by eight (8) feet tree wells with lirioppe spicatta or mondo grass groundcover. Street furniture may be placed on paved areas within the street tree planting strip.
2. Residential Subareas 4, 5 and 6 (University Residential, Ashview Heights Residential and Washington Park Single-Family Residential): Minimum lot requirements: If a lot has less area or width than herein required and was a lot of record on the effective date of this part, that lot shall be used only for a single-family dwelling.



VINE CITY SPI 11

- SA1 Ashby Station Shopping Subarea:
- SA2 Martin Luther King, Jr. Drive-Ashby Street Commercial Subarea:
- SA3 University Center Office-Institutional Subarea:
- SA4 University Residential Subarea:
- SA5 Ashview Heights Residential Subarea:
- SA6 Washington Park Single-Family Residential Subarea:
- SA7 Vine City Single-Family Residential Subarea:
- SA8 Vine City Multi-Family Residential Subarea:
- SA9 Simpson Mixed-Use Subarea:
- SA10 Lowery Mixed-Use Subarea:
- SA11 Vine City Neighborhood Commercial Subarea:
- SA12 Northside Mixed-Use Subarea:



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9/07/04
3:40 PM

Atlanta City Council

Regular Session

04-O-0864

SPI-11 ASHBY STATION DISTRICT
REGULATIONS.
ADOPT/SUBST.

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 2

B Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	Y Martin	Y Norwood
Y Young	Y Shook	NV Maddox	Y Willis
B Winslow	Y Muller	Y Sheperd	NV Borders

04-O-0864

04-0-0864
(Do Not Write Above This Line)

2-04-57

AN ORDINANCE

BY: COUNCILMAN IVORY LEE YOUNG, JR.

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY AMENDING CHAPTER 18K, SP-11 ASHBY STATION DISTRICT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS R-5, RG-2, RG-2-C, RG-3, RG-3-C, RG-4, C-1, C-1-C, C-2, C-3, I-1, I-2, AND I-2-C WITH SIAD SP-1 DISTRICT AND TO AMEND CHAPTER 28A.001 BY ADDING A NEW SUBSECTION (##) SP-1 ASHBY STATION DISTRICT; AND FOR OTHER PURPOSES.

ADOPTED BY

SEP 07 2004

COUNCIL

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

Date Referred 5/3/04

Referred To: Zoning

Date Referred

Referred To:

Date Referred

Referred To:

Committee _____
Date _____
Chair _____
Referred To _____

First Reading

Committee

Date / 2004

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

As presented
Matthew Buckley
Michael Myers
Kevin Dwyer
Walter S. Hight

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION

2nd 1st & 2nd 3rd

Readings

Consent V Vote RC Vote

CERTIFIED

RECEIVED
SEP 07 2004
CITY CLERK
IVORY LEE YOUNG, JR.

MAYOR'S ACTION

APPROVED
MAYOR
SEP 15 2004
Murphy