08-O-0196

Z-08-10

AN ORDINANCE
BY: COUNCILMEMBERS HOWARD SHOOK, CLAIR MULLER, NATALYN ARCHIBONG, IVORY YOUNG JR., CARLA SMITH, AND MARY NORWOOD AS SUBSTITUTED BY ZONING COMMITTEE

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING CODE TO ADD REGULATIONS GOVERNING THE APPEARANCE OF PARKING STRUCTURES; TO AMEND VARIOUS OTHER SECTIONS TO CLARIFY AND REPEAL CONFLICTING REGULATIONS; AND FOR OTHER PURPOSES.

WHEREAS, City Code Sec. 16-29.001 (33) defines a parking structure as a "structure of one story or more used for the temporary storage of vehicles whether located above or below grade;" and

WHEREAS, this minimal definition does not require that parking structures have any screening and lighting provisions addressing the effect on the adjacent public environment; and

WHEREAS, the urban environment will be greatly enhanced by regulations which provide for parking structures to have an appearance similar to the architectural character of a typical building rather than a parking deck; and

WHEREAS, in certain areas of the City, higher density uses adjoin residential neighborhoods and measures which require parking structures to be minimally obtrusive to the adjacent residential parcels protect the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA AS FOLLOWS:

Section 1: That the City of Atlanta Zoning Code be amended to add a new Section 16-28.028 which will read as follows:

Section 16-28.028. Parking Structures

(1) All parking structures, or any story thereof, located in whole or in part above finished grade and used either as a principal use or as accessory parking for another use shall meet the following standards unless granted a variance by the Board of Zoning Adjustment, with an exception that the Atlanta Urban Design Commission shall have the authority to vary this section for properties subject to the requirements found in Part 16, Chapter 20. However, parking structures which were constructed or which will be constructed pursuant to a valid building permit properly applied for prior to the effective date of the adoption of this section shall be exempt from this Section. Whenever the

following regulations conflict with existing zoning regulations the stricter regulation shall apply:

a. Parapet Walls: On all levels where parking is provided adjacent to an exterior wall, all facades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.

b. Public facades: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of way, public sidewalk, sidewalk-level outdoor dining area, private street, or BeltLine corridor, such facades shall comply with the following:

i. Any such facades from finished grade to the fourth level of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of thirty (30) feet and pedestrian access openings at a maximum width of eight (8) feet.

ii. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

c. Non-Public Facades: When a façade is adjacent to or facing any R-1 through R-5, RLC, RG-1, RG-2, MR-1, MR-2, or PD-H districts or existing residential use and is not subject to section 1(b) above, all such facades shall comply with the following:

i. Height: The structure shall not exceed 35 feet in height from finished grade to the top of the subject exterior wall structure for a minimum distance of 60 feet from each façade adjacent to such above described district or use with the exception of vertical circulation elements such as elevator shafts or stairwells. The underlying zoning requirements regarding maximum height and transitional height plane shall apply.

ii. Façade Walls: When built at a zero set back on the property line adjacent to the districts or use as allowed by the underlying zoning requirements regarding minimum yards, said façade(s) shall be

entirely enclosed with walls which shall also wrap from any such façade corner at the property line a minimum distance of 20 feet away from such an above described adjacent residential district or use.

iii. Landscaping: When not built at a zero set back on the property line adjacent to the districts or use, a continuous minimum ten feet wide landscaped strip between the structure and said property line shall be provided, except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at maximum width of eight (8) feet. Said landscape strip shall be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with evergreen trees spaced a maximum distance of 20 feet on center. Said trees shall be a minimum of two and one-half inches in caliper as measured 36 inches above ground, shall be a minimum of 12 feet in height, and shall have a 40 feet minimum mature height. Notwithstanding the foregoing, all plantings, planting replacement and planting removal shall be approved by the City Arborist with any administrative variations from the tree planting requirements granted in accordance with Chapter 158 Vegetation, Article II Tree Protection regulations.

d. Lighting shall be designed to reduce light spillage outside the parking structure according to the following criteria:

i. Any internal illumination in which light fixtures can be directly visible from the exterior of a parking structure shall either be directed internally upward or shall contain shielded internal light fixtures to prevent such visibility.

ii. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.

Section 2: That Sec. 16-18A.014(4) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

4. Parking Structures:

a. Shall have the appearance of a horizontal storied building on all levels and shall conceal automobiles from visibility from any public park, plaza, public right-of-way, private street, required sidewalk, or adjacent residential dwellings or lodgings; and

b. Shall have facades, not including windows or other openings, adjacent to the required sidewalk or provided supplemental zone which are faced in brick, glass, stone, cast stone, poured-in-place rubbed concrete, hard coat stucco or pre-cast concrete having the appearance of brick or stone; and

c. Shall have any openings screened with mesh or decorative panels, tinted or sandblasted spandrel glass, or similar screening elements so as to prevent views into the parking structure; and

d. Shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck. Rooftop lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.

e. Shall meet the active-use and fenestration requirements as applicable in section 16-18A.011 and 16-18A.012.

be amended with language amending the parking structure requirements such that Sec. 16-18A.014(4) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

4. Parking Structures: In addition to Section 16-28.028 the following regulations shall apply:

a. Shall have the appearance of a horizontal storied building on all levels and shall conceal automobiles from visibility from any ~~public park, plaza, public right-of-way, private street, required sidewalk, or~~ adjacent residential dwellings or lodgings; and

b. Shall have facades, not including windows or other openings, adjacent to the required sidewalk or provided supplemental zone which are faced in brick, glass, stone, cast stone, poured-in-place rubbed concrete, hard coat stucco or pre-cast concrete having the appearance of brick or stone; and

c. ~~Shall have any openings screened with mesh or decorative panels, tinted or sandblasted spandrel glass, or similar screening elements so as to prevent views into the parking structure; and~~

d. ~~Shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck. Rooftop lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.~~

e. Shall meet the active-use and fenestration requirements as applicable in section 16-18A.011 and 16-18A.012.

Section 3: That Sec. 16-18I.007(3) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

3. Parking structures (either principal or accessory use):

a. When located immediately adjacent to any public right-of-way, private street, public park or adjacent R-1 through R-5, RLC, R-G, MR, PD-H district:

i. Shall have an appearance of a horizontal storied building on all levels and shall conceal automobiles from view. Said structure shall have an appearance similar to that of the adjoining or attached residential, commercial or mixed-use structure.

ii. Parking structure facades shall have openings screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure.

iii. Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the structure. Rooftop lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.

b. Facades at sidewalk-level along any public right-of-way, private street or public park: Shall meet the active use and facade treatment requirements as applicable in section 16-18I.004(1) unless topographic considerations render this requirement unreasonable. In such case, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. Said landscaped strip shall be planted with evergreen street trees spaced a maximum distance of 20 feet on center with a minimum caliper and height as specified in section 16-18I.005(4). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

c. Facades at sidewalk-level not along any public right-of-way, private street or public park: Shall provide a continuous landscaped strip between the structure and property line to be planted as indicated in section 16-18I.007(3)(b) above.

be amended with language amending the parking structure requirements such that Sec. 16-18I.007(3) be amended to read as follows with new language <u>underlined</u> and deleted language is ~~stricken~~ as indicated:

3. Parking structures (either principal or accessory use): <u>In addition to Section 16-28.028 the following regulations shall apply:</u>

a. When located immediately adjacent to any public right-of-way, private street, public park or adjacent R-1 through R-5, RLC, R-G, MR, PD-H district:

i. Shall have an appearance of a horizontal storied building on all levels ~~and shall conceal automobiles from view~~. Said structure shall have an appearance similar to that of the adjoining or attached residential, commercial or mixed-use structure.

ii. ~~Parking structure facades shall have openings screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure.~~

iii. ~~Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the structure. Rooftop lighting shall reduce light spillage onto adjacent properties by providing cutoff luminaries that have a maximum 90 degree illumination.~~

b. Facades at sidewalk-level along any public right-of-way, private street or public park: Shall meet the active use and facade treatment requirements as applicable in section 16-18I.004(1) unless topographic considerations render this requirement unreasonable. In such case, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. Said landscaped strip shall be planted with evergreen street trees spaced a maximum distance of 20 feet on center with a minimum caliper and height as specified in section 16-18I.005(4). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

c. ~~Facades at sidewalk-level not along any public right-of-way, private street or public park: Shall provide a continuous landscaped strip between the structure and property line to be planted as indicated in section 16-18I.007(3)(b) above.~~

<u>Section 4</u>: That Sec. 16-18K.014(10) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

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.

be amended with language amending the parking structure requirements such that Sec. 16-18K.014(10) be amended to read as follows with new language <u>underlined</u> and deleted language is ~~stricken~~ as indicated:

10. In addition to Section 16-28.028, 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.

Section 5: That Sec. 16-18O.019(10) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 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.

be amended with language amending the parking structure requirements such Sec. 16-18O.019(10) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 10. In addition to Section 16-28.028, 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.

Section 6: That Sec. 16-18O.020(2) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 2. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street.

be amended to delete Sec. 16-18O.020(2) language ~~stricken~~ as indicated:

> 2. ~~Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private street.~~

Section 7: That Sec. 16-18O.019(10) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 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.

be amended with language amending the parking structure requirements such Sec. 16-18P.019(10) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 10. In addition to Section 16-28.028, 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.

Section 8: That Sec. 16-18P.020(2) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 2. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street.

to delete Sec. 16-18P.020(2) language ~~stricken~~ as indicated:

> ~~2. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street.~~

Section 9: That Sec. 16-18Q.019(9) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 9. 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.

be amended with language amending the parking structure requirements such Sec. 16-18Q.018(9) be amended to read as follows with new language <u>underlined</u> and deleted language is ~~stricken~~ as indicated:

> <u>9. In addition to Section 16-28.028,</u> 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.

Section 10: That Sec. 16-18Q.020(2) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 2. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street.

to delete Sec. 16-18Q.020(2) language ~~stricken~~ as indicated:

> ~~2. Internal parking deck lighting fixtures shall not be visible from any public right-of-way or private street.~~

Section 11: That Sec. 16-18R.017(3) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 3. Parking structures:

a. Shall have facades that conceal automobiles from visibility from any public park, 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.

b. Shall not contain unshielded internal light bulbs that are visible from any public park, right-of-way or street.

c. Shall meet the active use requirements of section 16-18R.012(2); or

d. When topographical conditions prevent the parking deck treatment requirements of section 16-18R.012(2) from being met, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree requirements in section 16-18R.010. The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

be amended with language amending the parking structure requirements such that Sec. 16-18R.017(3) be amended to read as follows with new language <u>underlined</u> and deleted language is ~~stricken~~ as indicated:

3. Parking structures: <u>In addition to Section 16-28.028 the following regulations shall apply:</u>

a. Shall ~~have facades that conceal automobiles from visibility from any public park, 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.

b. ~~Shall not contain unshielded internal light bulbs that are visible from any public park, right-of-way or street.~~

c. Shall meet the active use requirements of section 16-18R.012(2); or

d. When topographical conditions prevent the parking deck treatment requirements of section 16-18R.012(2) from being met, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree requirements in section 16-18R.010. The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

Section 12: That Sec. 16-18U.021(11) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 11. 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.

be amended with language amending the parking structure requirements such that Sec. 16-18U.021(11) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 11. In addition to Section 16-28.028, 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.

Section 13: That Sec. 16-18V.015(3) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 3. Parking structures, either principal or accessory use: when located immediately adjacent to any public right-of-way, public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H or Grant Park Historic district:
>
> a. Shall have the appearance of a horizontal storied building on all levels and shall conceal automobiles from view. Said deck shall have an appearance similar to that of the adjoining or attached residential, commercial or mixed-use structure.
>
> b. Parking deck facades shall have openings screened with mesh or decorative panels, tinted or sandblasted spandrel glass, or similar screening elements so as to prevent views into the parking structure.
>
> c. Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck. See Section 16-18V.016 for additional lighting requirements.
>
> d. Shall meet the active-use and facade treatment requirements as applicable in Section 16-18V.011 unless topographic considerations render this requirement unreasonable. In such case, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. Said landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree

requirements in subsection 16-18V.009(5). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings, planting replacement and planting removal shall be approved by the city arborist.

e. Shall provide a continuous landscaped strip between the structure and property line located immediately adjacent to any public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H or Grant Park Historic district to be planted as indicated above in subsection 16-18V.015(3)(d).

be amended with language amending the parking structure requirements such that Sec. 16-18V.015(3) be amended to read as follows with new language <u>underlined</u> and deleted language is ~~stricken~~ as indicated:

3. Parking structures<u>, in addition to Section 16-28.028,</u> either principal or accessory use: when located immediately adjacent to any public right-of-way, public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H or Grant Park Historic district:

a. Shall have the appearance of a horizontal storied building on all levels ~~and shall conceal automobiles from view~~. Said deck shall have an appearance similar to that of the adjoining or attached residential, commercial or mixed-use structure.

b. ~~Parking deck facades shall have openings screened with mesh or decorative panels, tinted or sandblasted spandrel glass, or similar screening elements so as to prevent views into the parking structure.~~

c. ~~Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck.~~ See Section 16-18V.016 for additional lighting requirements.

d. Shall meet the active-use and facade treatment requirements as applicable in Section 16-18V.011 unless topographic considerations render this requirement unreasonable. In such case, a continuous minimum five feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. Said landscaped strip shall be planted with street trees spaced a maximum distance of 20 feet on center, which shall also meet the tree requirements in subsection 16-18V.009(5). The landscape strip shall also be planted with evergreen ground cover such as mondo grass, liriope spicata, ivy or evergreen shrubs with a maximum mature height of 24 inches. All plantings,

planting replacement and planting removal shall be approved by the city arborist.

e. Shall provide a continuous landscaped strip between the structure and property line located immediately adjacent to any public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H or Grant Park Historic district to be planted as indicated above in subsection 16-18V.015(3)(d).

Section 14: That Sec. 16-20L.008(10)(i) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> i. Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the general public, and shall have the appearance of a horizontal storied building.

be amended with language amending the parking structure requirements such that Sec. 20L.008(10)(i) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> i. In addition to Section 16-28.028, Parking deck facades ~~shall conceal automobiles from visibility from any public right-of-way or private drive or street that is open to the general public, and~~ shall have the appearance of a horizontal storied building.

Section 15: That Sec. 16-20L.008(11) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 11. Lighting, security, and maintenance requirements for parking structures and surface parking lots.
>
> a. Lighting shall be provided throughout all parking facilities at a minimum of one-half foot candle of light.
>
> b. Parking deck lighting fixtures may not be visible from any public street or park or from any private street.
>
> c. Parking facilities shall be maintained in a clean, safe, and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained.

be amended with language amending the parking structure requirements such that Sec. 16-20L.008(11) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 11. Lighting, security, and maintenance requirements for parking structures and surface parking lots.
>
> a. Lighting shall be provided throughout all parking facilities at a minimum of one-half foot candle of light.

b. ~~Parking deck lighting fixtures may not be visible from any public street or park or from any private street.~~

c. Parking facilities shall be maintained in a clean, safe, and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained.

Section 16: That Sec. 16-20N.006(8)(m) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> (m) Parking deck facades shall conceal automobiles from visibility from any public street, or private drive or street that is open to the general public, and shall have the appearance of a horizontal storied building.

be amended with language amending the parking structure requirements such that Sec. 16-20N.006(8)(m) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> (m) In addition to Section 16-28.028, Parking deck facades ~~shall conceal automobiles from visibility from any public street, or private drive or street that is open to the general public, and~~ shall have the appearance of a horizontal storied building.

Section 17: That Sec. 16-20N.006(12) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 12. *Lighting, security, and maintenance requirements for parking structures and surface parking lots.*
>
> (a) Lighting shall be provided throughout all parking facilities at a minimum of one-half foot-candle of light.
>
> (b) Parking deck lighting fixtures may not be visible from any public street or park or from any private street.
>
> (c) Parking facilities shall be maintained in a clean, safe, and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained.

be amended with language amending the parking structure requirements such that Sec. 16-20N.006(12) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 12. *Lighting, security, and maintenance requirements for parking structures and surface parking lots.*
>
> (a) Lighting shall be provided throughout all parking facilities at a minimum of one-half foot-candle of light.
>
> (b) ~~Parking deck lighting fixtures may not be visible from any public street or park or from any private street.~~

(c) Parking facilities shall be maintained in a clean, safe, and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained.

Section 18: That Sec. 16-32.020(9) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 9. Parking deck facades shall conceal automobiles from visibility and shall have the appearance of a horizontal storied building.

be amended with language amending the parking structure requirements such that Sec. 16-32.020(9) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 9. In addition to Section 16-28.028, Parking deck facades ~~shall conceal automobiles from visibility and~~ shall have the appearance of a horizontal storied building.

Section 19: That Sec. 16-32.021(3) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 3. Parking deck lighting fixtures at a maximum of seven feet above grade shall not be visible from any public right-of-way.

to delete Sec. 16-32.021(3) language ~~stricken~~ as indicated:

> ~~3. Parking deck lighting fixtures at a maximum of seven feet above grade shall not be visible from any public right-of-way.~~

Section 20: That Sec. 16-33.017(9) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 9. 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.

be amended with language amending the parking structure requirements such that Sec. 33.017(9) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 9. In addition to Section 16-28.028, 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.

Section 21: That Sec. 16-34.018(10) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 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.

be amended with language amending the parking structure requirements such that Sec. 34.018(10) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 10. In addition to Section 16-28.028, 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.

Section 22: That Sec. 16-35.018(9) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 9. 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.

be amended with language amending the parking structure requirements such that Sec. 35.018(9) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

> 9. In addition to Section 16-28.028, 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.

Section 23: That Sec. 16-36.017(3) of the Zoning Ordinance concerning parking structure requirements which currently reads as follows:

> 3. *Parking structures either principal or accessory use:*
>
> a. When located immediately adjacent to the BeltLine Corridor, any public right-of-way, public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H District:
>
> i. Shall be delineated to, and including, the third story above the sidewalk-level executed through windows, belt courses, cornice lines or similar architectural detailing and shall conceal automobiles from view. Said structure shall have an appearance

similar to that of the adjoining or attached residential, commercial or mixed-use structure.

ii. Parking structure facades shall have openings screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure.

iii. Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the structure. See section 16-36.018 for additional lighting requirements.

be amended with language amending the parking structure requirements such that Sec. 36.017(3) be amended to read as follows with new language underlined and deleted language is ~~stricken~~ as indicated:

3. *Parking structures either principal or accessory use:* In addition to Section 16-28.028 the following regulations shall apply:

a. When located immediately adjacent to the BeltLine Corridor, any public right-of-way, public park, private street or adjacent R-1 through R-5, RLC, R-G, MR, PD-H District:

i. Shall be delineated to, and including, the third story above the sidewalk-level executed through windows, belt courses, cornice lines or similar architectural detailing and shall conceal automobiles from view. Said structure shall have an appearance similar to that of the adjoining or attached residential, commercial or mixed-use structure.

ii. ~~Parking structure facades shall have openings screened with mesh or decorative panels, tinted or sandblasted glass, or similar screening elements so as to prevent views into the parking structure.~~

iii. ~~Parking decks shall be illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the structure. See section 16-36.018 for additional lighting requirements.~~

Section 24. This ordinance shall become effective immediately upon signing by the Mayor or as otherwise provided by the operation of law.