

Z-13-22 AN ORDINANCE TO AMEND THE GENERAL OFF STREET PARKING REQUIREMENTS FOR EATING AND DRINKING ESTABLISHMENTS ASSOCIATED WITH HOTELS IN THE MIXED RESIDENTIAL COMMERCIAL (MRC) ZONING DISTRICT SO AS TO CORRELATE WITH THE OFF STREET PARKING REQUIREMENTS FOR FREE STANDING OR MIXED USE EATING AND DRINKING ESTABLISHMENTS IN THE VARIOUS MRC DESIGNATIONS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-13-22
NPU / CD	All
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

Review List:

Office of Research and Policy Analysis	Completed	06/17/2013 10:44 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Staff	Pending	
Office of Research and Policy Analysis	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**AN ORDINANCE
BY**

Z-13-22 AN ORDINANCE TO AMEND THE GENERAL OFF STREET PARKING REQUIREMENTS FOR EATING AND DRINKING ESTABLISHMENTS ASSOCIATED WITH HOTELS IN THE MIXED RESIDENTIAL COMMERCIAL (MRC) ZONING DISTRICT SO AS TO CORRELATE WITH THE OFF STREET PARKING REQUIREMENTS FOR FREE STANDING OR MIXED USE EATING AND DRINKING ESTABLISHMENTS IN THE VARIOUS MRC DESIGNATIONS; AND FOR OTHER PURPOSES.

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WHEREAS, the Mixed Residential Commercial Zoning (“MRC”) classification consists of specific regulations designated as MRC-1, MRC-2 and MRC-3 so as to more precisely address the mix of uses and structures in areas to be zoned as MRC; and

WHEREAS, the choice to use the MRC-1, MRC-2 or the MRC-3 designation is based on the intensity of uses and the size of structures to be included in the district; and

WHEREAS, each MRC designation has specific parking requirements associated with free standing eating and drinking establishments or eating and drinking establishments in mixed used structures; and

WHEREAS, the parking requirement for eating and drinking establishments associated with hotels and motels does not differentiate between such uses in the various MRC designations but presently requires that eating and drinking establishments associated with hotels and motels include parking at the most restrictive rate as set forth in the MRC-1 designation even where such hotels and motels may be located in districts designated as MRC-2 or MRC-3; and

WHEREAS, hotels and motels are only permitted by special use permit in any of the MRC designations such that a more intensive review by the Office of Planning, public notice and hearing before the Zoning Review Board and an affirmative vote of the City Council is required before any new hotel or motel is developed or an existing hotel or motel is redeveloped;

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

Section 1: Section 16-34.021(7)(j) of the Zoning Code of the City of Atlanta which reads as follows:

Hotels and motels: One space per rental unit plus one-half space per employee; one space per 100 square feet of restaurant/lounge gross leasable area; one space per 300 square feet of other convention facilities (GLA).

is amended to read as follows:

Hotels and motels: One space per rental unit plus one-half space per employee; plus one space per 300 square feet of other convention facilities (GLA) and where eating and drinking establishments are included, the same number of spaces shall be provided as would be required for an eating and drinking establishment of similar size elsewhere in the corresponding MRC designation.

Section 2: This ordinance shall become effective when signed by the Mayor or as otherwise provided by operation of law.

FACT SHEET for Z-13-22

Text Amendment to the MRC Districts to Amend the Parking Requirements for Eating and Drinking Establishments in Hotels and Motels

The proposed text amendment to the Mixed Residential Commercial (MRC) districts would change the parking requirements for eating and drinking establishments located in hotels and motels to match those requirements of such establishments (located in free-standing buildings or mixed-use developments) per the corresponding MRC zoning designation. There are three MRC zoning districts:

- MRC-1
- MRC-2
- MRC-3

The existing parking requirements are as follows:

- 1) Eating and drinking establishments, including accessory outdoor dining covered with a permanent structure:
 - a. Within MRC-1: One parking space for each 100 square feet of floor area. Where an eating and drinking establishment derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or distilled spirits, it shall be required to have one space for each 75 square feet of floor area.
 - b. Within MRC-2: One parking space for each 300 square feet of floor area. Where an eating and drinking establishment derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or distilled spirits, it shall be required to have one space for each 225 square feet of floor area
 - c. Within MRC-3: One parking space for each 600 square feet of floor area. Where an eating and drinking establishment derives more than 60 percent of its gross income from the sale of malt beverages, wine and/or distilled spirits, it shall be required to have one space for each 450 square feet of floor area.
- 2) Hotels and motels: One space per rental unit plus one-half space per employee; one space per 100 square feet of restaurant/lounge gross leasable area; one space per 300 square feet of other convention facilities (GLA).

The legislation *would change the existing hotel and motel parking requirements* from:

Hotels and motels: One space per rental unit plus one-half space per employee; one space per 100 square feet of restaurant/lounge gross leasable area; one space per 300 square feet of other convention facilities (GLA).

To read as follows:

Hotels and motels: One space per rental unit plus one-half space per employee; plus one space per 300 square feet of other convention facilities (GLA) and where eating and drinking establishments are included, the same number of spaces shall be provided as would be required for an eating and drinking establishment of similar size elsewhere in the corresponding MRC designation.