Municipal Clerk
Atlanta, Georgia

04-O-0255

ORDINANCE BY:
COUNCILPERSON CLETA WINSLOW

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER ENTITLED CHAPTER 18U. SPI 21 HISTORIC WEST END DISTRICT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS R5, RG3, C1, C1-C, C3, RLC, I1, I2, and O-I WITH SAID SPI 21 DISTRICT; AND TO AMEND CHAPTER 28A.010 BY ADDING A NEW SUBSECTION (46) SPI-21 HISTORIC WEST END DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, the Historic West End Livable Centers Initiative Plan, adopted by the City of Atlanta in October 2001, calls for the general update of zoning in the West End study area as a critical step necessary to implement the goals and objectives of said Plan; and

WHEREAS, commercial districts should provide adjacent neighborhoods with pedestrian accessibility to retail goods and services; 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;

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 adding a new Chapter 18U. SPI 21 Greenbriar 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 (46) to read as follows:

(45) SPI 21 Historic West End District: The following signs shall be permitted in the SPI 21 Historic West End District:

a. The regulations for SPI 21 Historic West End District Subareas 1 and 3 shall be the same as the regulations in Subsection (41) MRC (Mixed Residential Commercial) District.
b. The regulations for SPI 21 Historic West End District Subarea 2 shall be the same as the regulations in Subsection (36) NC (Neighborhood Commercial) District
c. The regulations for SPI 21 Historic West End District Subareas 4, 5, and 6 shall be the same as the regulations in Subsection (42) MR (Multifamily Residential) District.
d. The regulations for SPI 21 Historic West End District Subarea 7 shall be the same as the regulations in Subsection (1) Single-Family Residential Districts.
e. The regulations for SPI 21 Historic West End District Subarea 8 shall be the same as the regulations in Subsection (4) OI (Office Institutional) District, except:
    i. No freestanding signs shall be permitted.
    ii. No shopping center signs shall be permitted.
f. The regulations for SPI 21 Historic West End District Subarea 9 shall be the same as the regulations in Subsection (40) LW (Live Work) District

Section 4: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

"ATTACHMENT A"

CHAPTER 18U. SPI-21
HISTORIC WEST END SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS

Section 16-18U.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 for the SPI-21 Historic West End Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18U.003, except that any 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 16-18U.001 through and including Section 16-18U.025 shall apply to all properties located within the SPI-21 Historic West End Special Public Interest District, including all subareas within the District. The remaining regulations set forth in Section 16-18U.026 through Section 16-18U.033 shall apply only to the subareas identified therein.

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

The intent of the council in establishing SPI-21 Historic West End Special Public Interest District as a zoning district is as follows:

1. Implement provisions of the Comprehensive Development Plan incorporating certain recommendations contained in studies of this area, including the comprehensive study known as Historic West End Historic District Livable Centers Initiative Plan;
2. Create an urban environment where people can live, work, meet and play;
3. Improve the aesthetics of the built environment;
4. Encourage a compatible mixture of residential, commercial, cultural and recreational uses;
5. Provide a range of housing types and prices to meet different housing needs;
6. Provide appropriately-scaled, continuous pedestrian oriented uses and activities adjacent to sidewalks along streets with identified pedestrian needs;
7. Facilitate safe, pleasant and convenient pedestrian circulation and minimize conflict between pedestrians and vehicles;
8. Provide for development within this area that is compatible with existing low- and moderate-density development within surrounding residential areas;
9. Prevent encroachment of incompatible commercial uses into residential neighborhoods;
10. Ensure pedestrian-oriented building forms;

11. Encourage infill and rehabilitation development within traditionally commercial areas that include proportionately significant residential uses;
12. Provide sufficient parking in an unobtrusive manner;
13. Encourage the use of transit through the location of mixed-use development and regional entertainment and cultural facilities around a transit-oriented center;
14. Encourage opportunities for economic development, both residential and commercial, where there is a planned relationship between the transportation system and development;
15. Maximize opportunities for pedestrian amenities, including parks, plazas, greenways and public art;
16. Provide sufficient, safe and accessible parks, plazas and greenways for active and passive enjoyment; and
17. Reduce parking requirements by encouraging shared parking and alternative modes of transportation.
18. Encourage development that reflects the village's original scale.

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

The boundaries of the SPI-21 Historic West End Special Public Interest District are shown on maps in Attachment B which by this reference is incorporated into and made a part of this chapter and this part. The Historic West End Special Public Interest District is divided into nine (9) main subareas and other designated areas as shown on said map Attachment B. The subareas are described as follows:
Subarea 1: West End Commercial Core
Subarea 2: RDA Commercial Corridor
Subarea 3: West End Neighborhood Commercial
Subarea 4: West End Village Center Residential
Subarea 5: West End Medium Density Residential
Subarea 6: West End Low Density Residential
Subarea 7: West End Smaller Lot Single Family
Subarea 8: West End Village Office/Institutional
Subarea 9: Candler Area Mixed-Use District

Section 16-18U.004. Application Procedures.

A special administrative permit shall be required for development in this district as set forth in this section. A special administrative permit (SAP) application and seven (7) copies each of a site plan, landscape plan and elevation drawings of each exterior façade shall be submitted and approved by the Director of the Bureau of Planning prior to the applicant filing for a building permit. All new construction, including additions to existing buildings, expansions of existing outdoor dining, outdoor dining within required sidewalk areas, or any construction which results in increased lot coverage or a modification of the building footprint within this district, shall be subject to said site plan review and approval. Before making application for a special administrative permit, a pre-application conference between the applicant and the Director of the Bureau of Planning or

the Director's designee is required to discuss the application and relevant requirements of these regulations. Said preapplication conference shall be held within 14 days of the request by the applicant, unless a longer period is mutually agreed upon. All applications for a special administrative permit shall be processed in accordance with the standards and procedures applicable to said SAP applications contained in Chapter 25 of Part 16 except as otherwise modified by this Chapter 18U.

Section 16-18U.005. Permitted Principal Uses and Structures.

A building or premise shall be used for the following permitted uses and structures:

1. See Table SPI-21 Historic West End – Permitted Uses for permitted principal uses, permitted accessory uses and structures, and special permits.
2. Permitted Principal Uses:
   a. A building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-21 Historic West End – Permitted Uses.
   b. Uses indicated with a "P(X)" shall not exceed X square feet of floor area.
   c. Commercial uses in subareas 4 and 5 are further restricted as indicated in Sections 16-18U.029 and 16-18U.030.
3. Special Permits:
   The following uses are permissible only by special permits of the type indicated subject to limitations and requirements set herein 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 shall be required as indicated with "SUP" in Table SPI-21 Historic West End – Permitted Uses.
   b. Special administrative permits shall be required as indicated with "SAP" in Table SPI-21 Historic West End – Permitted Uses.
   c. Special exceptions shall be required as indicated with "SE" in Table SPI-21 Historic West End – Permitted Uses.

All commercial sales and service shall be conducted within enclosed permanent structures and there shall be no unenclosed displays of merchandise with the exception of outdoor dining. Outdoor sales or displays are permissible only by special permit as set forth below.

SPI-21 HISTORIC WEST END – PERMITTED USES

P = Permitted
P(S) = Permitted, up to S square feet
SE = Special Exception
SAP = Special Administrative Permit
SUP = Special Use Permit
X = Not Permitted

Subarea 1: West End Commercial Core
Subarea 2: RDA Commercial Corridor
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Subarea 8: West End Office/Institutional
Subarea 9: Candler Area Mixed-Use District

Uses	1	2	3	4[1]	5[2]	6	7	8[3]	9
RESIDENTIAL									
Single-family dwellings	P	P	P	P	P	P	P	P	P
Two-family dwellings	P	P	P	P	P	P	X	P	P
Multi-family dwellings	P	P	P	P	P	P	X	P	P
Dormitories[4]	SUP	X	SUP	X	X	X	X	P	SUP
Group homes[5]	X	X	X	X	X	X	X	X	X
Rooming houses	X	X	X	X	X	X	X	X	X
Single room occupancy residences	X	X	X	X	X	X	X	X	X
TRANSPORTATION & COMMUNICATIONS									
Automobile service stations	P	X	P	X	X	X	X	X	P
Broadcasting towers greater than 70 feet in height[6]	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Broadcasting towers lower than 70 feet in height[6]	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP
Helicopter landing facilities	SUP	X	SUP	X	X	X	X	SUP	SUP
MARTA structures[7]	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Park-for hire decks	P	SUP	P	X	X	X	X	X	P
Park-for-hire surface lots	SUP	SUP	SUP	X	X	X	X	X	SUP
Telecommunications switchboards[8]	P	P(8,000)	P	X	X	X	X	X	P
Truck stops	X	X	X	X	X	X	X	X	X
RETAIL GOODS AND SERVICES									
Automatic teller machines	P	P	P	P	P	X	X	P	P
Bakeries and catering establishments	P	P(2,000)	P	P(4,000)	P(2,000)	X	X	P	P
Banks[9]	P	P(8,000)	P	X	X	X	X	P	P
Barber shops, beauty shops, nail shops	P	P(8,000)	P	P(4,000)	P(2,000)	X	X	P	P
Drive-through service windows[10]	P	X	P	X	X	X	X	X	P
Dry cleaning collection stations	P	P(2,000)	P	P(4,000)	P(2,000)	X	X	P	P
Dry cleaning	P	X	P	X	X	X	X	X	P

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Subarea 9: Candler Area Mixed-Use District

Uses	1	2	3	4[1]	5[2]	6	7	8[3]	9
facilities									
Grocery stores	P	P(8,000)	P	X	X	X	X	P	P
Laundromats	P	P(2,000)	P	P(4,000)	P(2,000)	X	X	P	P
Photocopying or blueprint shops	P	P(8,000)	P	X	X	X	X	P	P
Plumbing, air conditioning service and repair	P	X	P	X	X	X	X	X	P
Retail establishments	P	P(8,000)[11]	P	X	X	X	X	P	P
Sales and repair establishments[12]	P	P(8,000)	P	P(4,000)	P(4,000)	X	X	P	P
Tailoring and dressmaking	P	P(2,000)	P	P(4,000)	P(4,000)	X	X	P	P
OTHER COMMERCIAL									
Hotels	SUP	SUP	SUP	X	X	X	X	P[13]	SUP
Mortuaries and funeral homes	SUP	X	SUP	X	X	X	X	X	SUP
New and used car sales	X	X	X	X	X	X	X	X	X
Nursing homes and convalescent centers	P	X	P	X	X	X	X	P	P
ENTERTAINMENT									
Adult businesses	X	X	X	X	X	X	X	X	X
Bingo parlors	SUP	X	SUP	X	X	X	X	X	SUP
Bowling alleys	SUP	SUP	SUP	X	X	X	X	SUP	SUP
Museums, art galleries, libraries[14]	P	P(8,000)	P	P(8,000)	P(8,000)	X	X	P	P
Outdoor enterprises having a duration of 30 days or less[15]	X	X	X	X	X	X	X	X	X
Outdoor enterprises having a duration of more than 30 days[15]									
Poolrooms and amusement arcades	SUP	SUP	SUP	X	X	X	X	X	SUP
Restaurants, bars[16]	P(8,000)	P(8,000)	P(8,000)	P(8,000)	P(4,000)	X	X	P(8,000)	P(8,000)
Theaters[17]	P	P(8,000)	P	X	X	X	X	P	P
OFFICES									
Clinics[18]	SUP	SUP	SUP	X	SUP	X	X	SUP	SUP
Offices, studios	P	P(8,000)	P	P(8,000)	P(8,000)	X	X	P	P
Professional or service establishments[19]	P	P(8,000)	P	X	X	X	X	P	P
CIVIC, EDUCATIONAL & RELIGIOUS									

SPI-21 HISTORIC WEST END – PERMITTED USES

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Uses	1	2	3	4[1]	5[2]	6	7	8[3]	9
Auditoriums	X	X	X	X	X	X	X	P	X
Business or commercial schools	P	X	P	X	X	X	X	P	P
Cemeteries and Mausoleums	X	X	X	X	X	X	X	SUP	X
Childcare centers and kindergartens	P	P(8,000)	P	P	P	X	X	P	P
Churches and synagogues with net lot area less than or equal to 1 acre	SE	SE	SE	SE	SE	SE	SE	SE	SE
Churches and synagogues with net lot area greater than 1 acre	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Clubs and lodges	P	P(8,000)	P	X	X	X	X	P	P
Colleges and universities[20]	P	X	P	X	X	X	X	P	P
Community centers[21]	SUP	X	SUP	X	X	X	X	P	SUP
Private schools	P	X	P	X	X	X	X	P	P
Public schools	P	X	P	P	P	P	P	P	P
INDUSTRIAL									
Commercial greenhouses	X	X	X	X	X	X	X	X	X
Heavy Manufacturing	X	X	X	X	X	X	X	X	X
Light manufacturing	X	X	X	X	X	X	X	X	P22
Security storage centers	X	X	X	X	X	X	X	X	X
OTHER									
Hospitals	SUP	X	SUP	SUP	X	X	X	SUP	SUP

Notes:

1 See additional restrictions on commercial uses for this subarea in Section 16-18U.029.
2 See additional restrictions on commercial uses for this subarea in Section 16-18U.030.
3 See additional restrictions on commercial and entertainment uses for this subarea in Section 16-18U.033.
4 including fraternity and sorority houses. All dormitories, fraternity and sorority houses must have a current official affiliation with an accredited college or university.
5 including family care homes and congregate care homes
6 and line-of-sight relay devices for telephonic, radio or television communications greater than 70 feet in height
7 defined as: Structures and uses required for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching, or maintenance shops

[8] including power generators and other telecommunications relay equipment
[9] including savings and loan associations, and other similar institutions – but not including any drive-in service window
[10] See Sections 16-18U.026 and 028 for further restrictions on drive through windows.
[11] Retail establishments up to 15,000 square feet are permitted by Special Use Permit
[12] for home appliances, bicycles, lawn mowers, shoes, clocks, or similar household goods
[13] containing no more than 100 rooms and not exceeding 75 feet in height
[14] and similar profit or non-profit cultural facilities
[15] defined as outdoor amusement enterprises, exhibits, entertainment, meetings, displays or sales areas, or outdoor religious ceremonies
[16] including coffee shops, delicatessens, and taverns
[17] including other commercial recreation establishments with primary activities conducted within fully enclosed buildings
[18] including veterinary (if animals are kept within soundproof buildings), laboratories, and similar uses, excluding blood donor stations
[19] but not hiring halls
[20] and other institutions of higher learning
[21] including community service facilities, when not owned by a government agency

Section 16-18U.006. 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 includes clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and non-residential uses within the district subject to the restrictions contained elsewhere in this Chapter.

Accessory parking structures and lots for required parking are permitted within three hundred (300) feet of primary use as measured from the nearest property line, without a special exception.

Section 16-18U.007. Special 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 18U or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001, et seq.

1. Special administrative permits:
   a. Outdoor displays of merchandise or sales areas within the supplemental zone adjacent to commercial uses.
   b. Off-site parking and shared parking within one thousand (1,000) feet of a primary use as measured from the nearest property line.
   c. Retaining walls greater than two (2) feet in height between the building façade line and the street, where existing topography does not require retaining walls of a greater height, and except where necessary to meet the provisions in Section 16-25.002(3).
   d. Reduction of parking requirements may be permitted by the Director of the Bureau of Planning subject to a shared parking arrangement under the following criteria:

i. The arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access;
ii. All shared parking spaces shall be clearly marked; and
iii. An applicant shall submit the following information as part of the application to reduce parking requirements and avoid conflicting parking demands:
a). A to-scale map indicating location of proposed parking spaces;
b). Hours of business operation of nonresidential parking users;
c). Written consent of property owners agreeing to the shared parking arrangement;
d). 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.

e. Variations in width requirements for new streets when counted towards open space requirements when any of the following are provided:
i. Addition of bike lanes;
ii. Addition of angled parking;
iii. Addition of landscaped medians and roundabouts;
iv. Elimination of on-street parking on one side of a one-way street.

2. Special exceptions
a. Variations in required façade materials (see Section 16-18U.014(11)), when use of such materials presents an extraordinary hardship or is not in context with the immediate surroundings.

Section 16-18U.008. Redevelopment Requirements.

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

Section 16-18U.009. Transitional Uses and Yards.

1. Adjoining Lot with Same Frontage: Where a lot in this district abuts a lot in any R-1 through R-G, MR, RLC or PD-H district, or subareas 5, 6, or 7 of this district, 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 residential districts R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, RLC, PD-H or subareas 5, 6, or 7 within this district without an intervening street, height within this subarea shall be limited by the Transitional Height Plane requirements as defined in Chapter 1, Section 19-1006.
3. Transitional yards:
a. Where any subarea of this district adjoins an R-1 through R-5, R-G, MR, RLC or PD-H district, or subareas 5, 6, or 7 within this district without an intervening street, 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. 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 sightly condition.

Section 16-18U.010. Development Controls.

See Table SPI-21 Historic West End – Development Controls and Site Limitations for bulk limitations, maximum building coverage, public space requirements, minimum open space requirements, and maximum height.

For purposes of this Chapter, and notwithstanding the provisions of Code 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.

Table SPI-21 Historic West End – Development Controls and Site Limitations

Subarea 1: West End Commercial Core
Subarea 2: RDA Commercial Corridor
Subarea 3: West End Neighborhood Commercial
Subarea 4: West End Village Center Residential
Subarea 5: West End Medium Density Residential
Subarea 6: West End Low Density Residential
Subarea 7: West End Smaller Lot Single Family
Subarea 8: West End Office/Institutional
Subarea 9: Candler Area Mixed-Use District

	1	2	3	4	5	6	7	8	9
Nonresidential FAR (base) or Maximum Percentage of Development	2.5	1.5	1.0	20%	5%	None	None	3.0	2.5
Residential FAR (base)	0.696	0.696	0.696	2.3	0.696	0.162	0.5	3.2	0.696
Combined Maximum FAR without bonuses	3.196	2.196	1.696	2.3	0.696	0.162	0.5	3.2	3.196
Additional Open Space Bonus	YES	YES	YES	YES	NO	NO	NO	NO	YES
Ground Floor Commercial Bonus	YES	YES	YES	YES	NO	NO	NO	NO	YES
New Streets Incentive	YES	NO	YES	YES	YES	YES	NO	YES	YES
On-street Parking Incentive	YES	YES	YES	YES	YES	YES	NO	YES	YES
Combined Maximum FAR with bonuses	3.696	2.696	2.696	3.2	0.696	0.162	0.5	3.2	3.696
Maximum Building Coverage (percent of net lot area)	85%	85%	85%	85%	85%	85%	50%	85%	85%
Residential Usable Open Space Requirement (UOSR)	LUI	LUI	LUI	LUI	LUI	LUI	LUI	LUI	LUI
Non-residential Public Space Requirement, as a % of net lot area	10%	10%	10%	10%	None	None	None	10%	10%

Table SPI-21 Historic West End – Development Controls and Site Limitations									
Subarea 1: West End Commercial Core Subarea 2: RDA Commercial Corridor Subarea 3: West End Neighborhood Commercial Subarea 4: West End Village Center Residential				Subarea 5: West End Medium Density Residential Subarea 6: West End Low Density Residential Subarea 7: West End Smaller Lot Single Family Subarea 8: West End Office/Institutional Subarea 9: Candler Area Mixed-Use District					
	1	2	3	4	5	6	7	8	9
Minimum Lot Size	None	None	None	5,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.	None	None
Minimum Street Frontage	None	None	None	40'	40'	25'	40'	None	None
Minimum Façade Height	24 feet	24 feet	24 feet	None	None	None	None	None	24 feet
Maximum Height	72 feet	46 feet	46 feet	72 feet	46 feet	35 feet	35 feet	72 feet	72 feet

1. Bulk Limitations:
   a. Maximum permitted floor areas without bonuses:
      i. For nonresidential uses, the ratio of floor area to net lot area shall not exceed the amount indicated under "Maximum Nonresidential FAR" in Table SPI-21 Historic West End – Development Controls and Site Limitations for each subarea.
      ii. For residential uses, the ratio of floor area to lot area shall not exceed the amount indicated under "Maximum Residential FAR" in Table SPI-21 Historic West End – Development Controls and Site Limitations for each Subarea (See Section 16-18U.010(2)).
      iii. For developments that combine residential and non-residential uses, the ratio of floor area to net lot area shall not exceed the sum of the amounts indicated under "Maximum Residential FAR" and "Maximum Nonresidential FAR" in Table SPI-21 Historic West End – Development Controls and Site Limitations for each subarea, but not greater than the maximum floor areas permitted for each (See Section 16-29.001(24).
   b. Maximum permitted floor area with bonuses:
      Under no circumstances shall the ratio of floor area to gross lot area of any development with bonuses exceed the amount indicated under "Maximum Combined FAR With Bonuses" indicated in Table SPI-21 Historic West End – Development Controls and Site Limitations for each subarea.
2. Residential uses may use Net Lot Area or Gross Lot Area when calculating maximum permitted residential floor area, provided that Usable Open Space Requirements (UOSR) are calculated based on the same lot area.
3. 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 non-residential uses, including all non-residential components of mixed-use developments: Public Space requirements shall be as indicated in Table SPI-21 Historic West End – Development Controls and Site Limitations. (See Section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk and supplemental zone widths that are constructed on private property may be counted towards this requirement. Such public space may include planted areas, fountains, community gardens, parks 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.

4. Residential balconies: Balconies for residential units, which are enclosed on not more than three (3) sides, may be counted towards UOSR for a maximum depth of six (6) feet.
5. Additional open space bonus: If indicated for a subarea in Table SPI-21 Historic West End – Development Controls and Site Limitations, developments in that subarea shall be permitted a residential bonus of two (2) square feet of residential floor area for each one (1) square foot of open space provided above the minimum required herein. Said bonus shall be permitted provided that open space:
   a. Shall provide active or passive recreational amenities;
   b. 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;
   c. Shall be visible and accessible from any point along ninety (90%) percent of any adjacent sidewalk; and
   d. 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.
6. Ground-floor commercial bonus: If indicated for a subarea in Table SPI-21 Historic West End – Development Controls and Site Limitations, developments that provide street-fronting, sidewalk level retail establishments or eating and drinking establishments that comprise a minimum of twenty (20%) percent of the building foot print and meet all of the requirements of Section 16-18U.015(1) shall be permitted a residential floor area bonus of three (3) additional square feet for every one (1) square foot of said space built.
7. New streets incentive: New public streets, or private streets which function as public streets may be counted towards UOSR and public space requirements provided the following criteria are met:
   a. The new streets connect two (2) other public streets or private streets; and
   b. The new streets meets the requirements of Section 16-18U.012; and
   c. The maximum width of said streets shall be thirty eight (38) feet; and
   d. The new streets shall include two (2) on-street parallel parking lanes, two (2) travel lanes and sidewalk extensions at intersections; and

e. When adjacent to a park area, new streets shall meet all above requirements along each park edge.
f. Gates shall not be permitted across said streets.

8. On-street parking incentive: New on-street parking may be counted towards UOSR or public space requirements provided the following criteria are met:
   a. No on-street parking currently exists in the public right-of-way adjacent to the project area for which credit is sought; and
   b. The new on-street parking is located where there is no existing street lane; and
   c. Sidewalk extensions are provided at street intersections where appropriate; and
   d. All other sidewalk requirements of this Chapter are met.

Section 16-18U.011. Site Limitations.

1. Minimum building façade heights: Buildings shall have a minimum façade height along each façade adjacent to any sidewalk or supplemental zone as shown in Table SPI-21 Historic West End – Development Controls and Site Limitations.
2. Maximum building heights: In addition to the requirements of transitional height planes specified in Section 16-18U.009(2), buildings shall have a maximum height as shown in Table SPI-21 Historic West End – Development Controls and Site Limitations.
3. New development proposing to contain an entire block face greater than eight hundred (800) feet in length shall be traversed by streets that create block faces no more than six hundred (600) feet in length, except when topographical conditions prevent the introduction of new streets as required, or to allow new streets to coincide with an existing street grid. For the purposes of this chapter, a block face shall be measured from the back of sidewalk clear zones or required supplemental zones. Such streets shall function as public streets and shall connect two (2) other public streets or private streets that meet the requirements of Section 16-18U.010(8).
4. Requirement for continuation of existing street network: Properties adjacent to the right-of-way of existing public streets which dead-end or cul-de-sac shall provide a street connection to that existing right-of-way and shall meet the requirements of Section 16-18U.010(8) and Section 16-18U.012, unless existing site topography does not permit such a connection to be made as determined by the Commissioner of the Department of Public Works, or his designee.

Section 16-18U.012. Sidewalks.

Public sidewalks shall be located along all public 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.

SPI-21 Historic West End – Sidewalk and Setback Requirements									
All measurements are in feet.				Subarea 1: West End Commercial Core Subarea 2: RDA Commercial Corridor Subarea 3: West End Neighborhood Commercial Subarea 4: West End Village Center Residential Subarea 5: West End Medium Density Residential Subarea 6: West End Low Density Residential Subarea 7: West End Smaller Lot Single Family Subarea 8: West End Office/Institutional Subarea 9: Candler Area Mixed-Use District					
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Minimum Tree Planting and Street Furniture Zone Width	5	5	5	5	5	5	5	5	5
Minimum Clear Zone Width	10	10	10	10	6	6	6	10	10
Minimum Supplemental Zone Width	5 or None*	5 or None*	5 or None*	9 or 5**	9 or 5**	9 or 5**	See Front Yard	5 or None*	5 or None*
Minimum Side Yard – not adjacent to street	20 or None^	20 or None^	20 or None^	15 or None^	15 or None^	10 or None^	5	15 or None^	20 or None^
Minimum Side Yard – adjacent to street	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	10	see supple-mental zone	see supple-mental zone
Minimum Rear Yard	20 or None^	20 or None^	20 or None^	20	15	10	15	25	20 or None^
Minimum Front Yard	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	see supple-mental zone	20	see supple-mental zone	see supple-mental zone

*Minimum supplemental zone width is 5' on streets that function as arterial and collector streets, none otherwise.
**Minimum supplemental zone width is 9' on streets that function as arterial and collector streets, 5' otherwise.
^Nonresidential uses: None. Residential use: Setback may be reduced to zero when no residential windows are adjacent to such yard.

The following regulations shall apply to all public sidewalks:

1. Street furniture and tree planting zone requirements: The street furniture and tree planting zone shall have a minimum width as specified in SPI-21 Historic West End – Sidewalk and Setback 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 16-18U.012(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.

2. Clear zone requirements: The clear zone shall be a minimum width as specified in SPI-21 Historic West End – Sidewalk and Setback 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 except as authorized in Section 16-18U.014(7).
3. Street tree planting requirements: 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. 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. Trees shall have a minimum planting area of forty (40) 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 liriope spicata or shall be paved as approved by the Director of Planning.
4. Tree grates: Tree grates are not required where all sidewalk width requirements are met. Where tree grates are required or otherwise installed, they shall be a minimum of five (5) feet by eight (8) feet, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way, and shall be placed within the street furniture and tree planting zone. Where tree grates are not required or otherwise installed, tree planting areas shall be permitted to be planted with evergreen ground cover such as mondo grass or liriope spicata.
5. Paving: All paving within the street furniture and tree planting zone shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way.
6. 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.
7. No awning or canopy shall encroach beyond the clear zone.
8. Where property within this district abuts an R, R-G, MR, PD-H, or LW district without an intervening street, the sidewalk area within twenty (20) feet of such districts shall taper as necessary to provide a smooth transition to the existing R, R-G, MR, PD-H, or LW districts sidewalk. In the event that the abutting R, R-G, MR, PD-H or LW district has no existing sidewalk, the sidewalk shall taper to a width of six (6) feet.
9. Decorative pedestrian lights, where installed, shall be placed a maximum of fifty (50) feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within either the

street furniture and tree planting zone or the supplemental zone. All said lights shall be Atlanta Type "C" as approved by the Planning Bureau.

10. Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.
11. Trash receptacles or similar elements, where installed, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way and shall be placed within the street furniture and tree planting zone.
12. Entryways doors shall not open into the clear zone.

Section 16-18U.013. 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.

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
   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 as specified in SPI-21 Historic West End – Sidewalk and Setback Requirements.

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 16-18U.015(1).
   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.
5. Developments of greater than one (1) acre in area and adjacent to existing transit stops which have no shelters shall provide a shelter within the supplemental zone for a minimum of one (1) such stop. The design and location of such stop shall be approved by the Director of the Bureau of Planning.

Section 16-18U.014. 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. Building floors shall be delineated at third story above sidewalk level and lower and 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 street frontage:
   a. Shall face and be visible from the street. When located adjacent to a Storefront Street, said entrance shall face and be visible from such street.
   b. Shall be directly accessible and visible from the sidewalk.
   c. Shall remain unlocked during business hours for non-residential uses.

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. 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. Said pedestrian walkway shall be perpendicular to the street and shall be permitted to share said walkway with one (1) adjacent unit.
   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 and shall be permitted to share said walkway with no more than one (1) adjacent unit.
   c. Such buildings shall have windows at sidewalk level on each street frontage façade that are substantially similar in size to the sidewalk level front facade windows.
6. Along all streets, parking, storage or digital industry switchboards, power generators and other relay equipment and rooms housing such equipment shall be permitted, with the exception that such uses shall not occupy a minimum depth of twenty (20) feet of the ground floor street frontage beginning at any building façade along the public sidewalk. Said buildings shall meet the following additional requirements:
   a. Shall meet the requirements of Section 16-18U.015(1) except at ingress and egress points into the structure and when topographical conditions prevent such treatment; or
   b. Shall meet the requirements of Section 16-18U.014(5) except at ingress and egress points into the structure and when topographical conditions prevent such treatment.
7. Sidewalk arcades: Buildings with nonresidential uses at the sidewalk level may have sidewalk arcades, which shall meet the following regulations:
   a. Shall provide an at grade sidewalk surface.
   b. Arcade supports shall be a maximum width of five (5) feet.
   c. Shall provide a minimum of twenty-five (25) feet of clear unobstructed space between arcade supports.
   d. A building with a sidewalk arcade shall meet the requirements of Section 16-18P.015.
   e. Shall provide a minimum clear zone width of fifteen (15) feet and when located on streets which function as arterial streets or Storefront streets, shall provide a minimum supplemental zone width of five (5) feet.
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 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 also 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.

11. Building façade materials shall consist of the following:

a. Single and two-family: All exterior facades shall be brick, wood, or hardiplank, (cementious siding). Hardiplank siding shall be a maximum of six (6) inches in width.

b. Multi-family and non-residential:

i. All exterior facades adjacent to a public street shall be brick, stone, cast stone, or true stucco.

ii. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, true stucco, concrete masonry units, split-faced concrete, or split-faced block.

Section 16-18U.015. Specific Regulations for Storefront Streets.

Properties which front streets indicated in Exhibit B as Storefront Streets shall meet the following regulations:

1. Street-fronting buildings including parking decks shall meet the following sidewalk level requirements:

a. The length of façade without intervening fenestration or entryway shall not exceed twenty (20) feet.

b. For buildings with ground floor commercial uses, fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of the frontage. For buildings with ground floor residential usage, fenestration shall be provided for a minimum of thirty (30%) percent of the length of the frontage. Frontage area shall be determined as follows:

i. 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,

ii. 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

iii. 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.

c. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

d. For parking decks, commercial uses shall occupy a minimum depth of twenty (20) feet of the ground floor street frontage beginning at any building façade along the public sidewalk, except at ingress and egress points. Such commercial uses located in this area shall meet the requirements of Section 16-18U.015.

2. Minimum building façade height: Twenty-four (24) feet along each façade visible from the public right-of-way.
3. Drive-through service windows and drive-in facilities are prohibited.
4. Security gates and screens installed on any façade visible from the public right-of-way shall be constructed of an openwork design, shall be fully retractable, and shall be fully retracted during business hours.

Section 16-18U.016. Signage.

Refer to Section 16-28A. Sign Ordinance.

Section 16-18U.017. 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 16-18U.018. Off Street Loading Requirements.

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

Section 16-18U.019. 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 that 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. Driveway and curb cut widths shall be 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.
4. No circular drives shall be located between any building and any public street with the exception of hotels.
5. Curb cuts and driveways 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. Unless authorized by Section 16-18U.019(4), 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.
8. Entrances to garages and carports that serve a single residential unit shall face the rear yard, or a side yard that 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 16-18U.021, Minimum Landscaping for Parking Lots, Barrier Requirements.

13. No drop-off lanes shall be permitted along public streets.

Section 16-18U.020. Lighting, Security, and Maintenance Requirements.

1. All lighting including all parking decks and lots and lit canopies shall reduce light spillage onto residentially used properties by providing cutoff luminaries that have a maximum ninety (90) degree illumination.
2. All lighting that up-lights trees, buildings or other elements, shall be located a minimum height of eight (8) feet above the sidewalk, driveway or pedestrian area when not located within completely landscaped areas.
3. All surface parking lots and structures, whether a nonconforming principal use or accessory use, and whether commercial or noncommercial, shall have the following minimum requirements:
   a. Lighting shall be provided throughout all parking facilities to equal a minimum of two (2.0) footcandles of light. A footcandle of light is a uniformly distributed flux of one (1) lumen on a surface of one (1) square foot in area. Where applicable, public street lighting may be utilized to either partially or totally fulfill the lighting requirements; however, where such street lighting is removed, it shall be the responsibility of the parking facility to independently provide these required levels of illumination.
   b. Parking facilities shall be maintained in a clean, safe and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained as such. Parking lots shall not be operated when any damage impairs the drivability of the parking lot. See Section 16-28.014 for additional requirements.
   c. Parking facilities operating before the effective date of this section shall have twenty-four (24) months to comply herewith.

Section 16-18U.021. 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 mature height of thirty (30) inches; and
4. All required landscaped buffer areas and strips of any length shall have a minimum of one (1) tree with a minimum caliper of two and one half (2.5) inches.

Section 16-18U.022. 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. Off-street surface parking shall not be located between a building and the 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 Subsection (7) below.
3. For office uses minimum requirements unless otherwise stated:
   a) All developments shall reserve and designate at least five (5%) percent of the employee parking spaces "Carpool Only." Carpool spaces shall be used only by carpool vehicles in which at least two (2) of the persons are employees or tenants of the building. Such spaces shall be located near the building's employee entrance or other preferable locations within the employee parking areas as approved by the Director of the Bureau of Traffic and Transportation.
   b) All new parking structures shall be built to accommodate vanpool access. The minimum ceiling height for vanpools is eight (8) feet two (2) inches.
4. *For 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. *Banks, savings and loan institutions, and the like*: One (1) space for each two hundred (200) square feet of floor area.
   b. *Business colleges, trade schools, conservatories, dancing schools, and the like:* One (1) space for each two hundred (200) square feet of floor area.
   c. *Child care centers, day care centers, prekindergartens, play and other special schools or day care centers for young children*: One (1) space per six hundred (600) square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the director, bureau of traffic and transportation.
   d. *Clubs, lodges, and commercial recreational establishments*: One (1) space for each two hundred (200) square feet of floor area.
   e. *Dormitories:* No parking requirements.
   f. *Eating and drinking establishments, including accessory outdoor dining covered with a permanent structure:*
      i. Within Subareas 1, 2, and 9: One (1) parking space for each three hundred (300) square feet of floor area.
      ii. Within Subareas 3-8: One (1) parking space for each one hundred (100) square feet of floor area.
   g. *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.

h. *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 (GLA); one (1) space per three hundred (300) square feet of other convention facilities (GLA).
i. *Nursing homes, convalescent homes, and similar care facilities*: One (1) space for four (4) beds.
j. *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.
k. *Photocopying shops*: One (1) space for each two hundred (200) square feet of floor area.
l. *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.
m. *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.

Section 16-18U.023. 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 16-18U.024. Pedestrian Bridges and Tunnels.

Pedestrian bridges and tunnels are prohibited when located above or below public streets, private streets which function as public streets connecting two (2) other public streets, or other public rights-of-way.

Section 16-18U.025. Zero-lot-line Development.

Zero-lot-line subdivision is permitted in subareas 1, 2, 3, 4, 5, 6, 8 and 9 for residential uses provided a minimum of one thousand (1,000) square feet in lot area is provided. The additional requirements of Section 16-28.007 shall also apply.

Section 16-18U.026. Specific Regulations for Subarea 1 – West End Commercial Core

Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.

Section 16-18U.027. Specific Regulations for Subarea 2 – RDA Commercial Corridor

For ground floor commercial uses, when the finished floor elevation is located at the sidewalk, solid bulkhead walls shall be placed under all windows to a height of between 15 and 25 inches above the sidewalk.

Section 16-18U.028. Specific Regulations for Subarea 3 – West End Neighborhood Commercial

Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.

Section 16-18U.029. Specific Regulations for Subarea 4 – West End Village Center Residential

All non-residential permitted uses listed in Table Greenbriar SPI – Permitted Uses shall be restricted in floor area to a maximum of twenty percent (20%) of the total development, shall be located within a building that contains street frontage and shall be located on the street-level floor only. No occupancy permit for such uses shall be issued until a minimum of fifty percent (50%) of the total dwelling units are occupied.

Section 16-18U.030. Specific Regulations for Subarea 5 – West End Medium Density Residential

All non-residential permitted uses listed in Table Greenbriar SPI – Permitted Uses shall be restricted in floor area to a maximum of five percent (5%) of the total development, shall be located within a building that contains street frontage and shall be located on the street-level floor only. No occupancy permit for such uses shall be issued until a minimum of fifty percent (50%) of the total dwelling units are occupied.

Section 16-18U.031. Specific Regulations for Subarea 6 – West End Low Density Residential

Reserved.

Section 16-18U.032. Specific Regulations for Subarea 7 – West End Smaller Lot Single Family

Reserved.

Section 16-18U.033. Specific Regulations for Subarea 8 – West End Village Office/Institutional

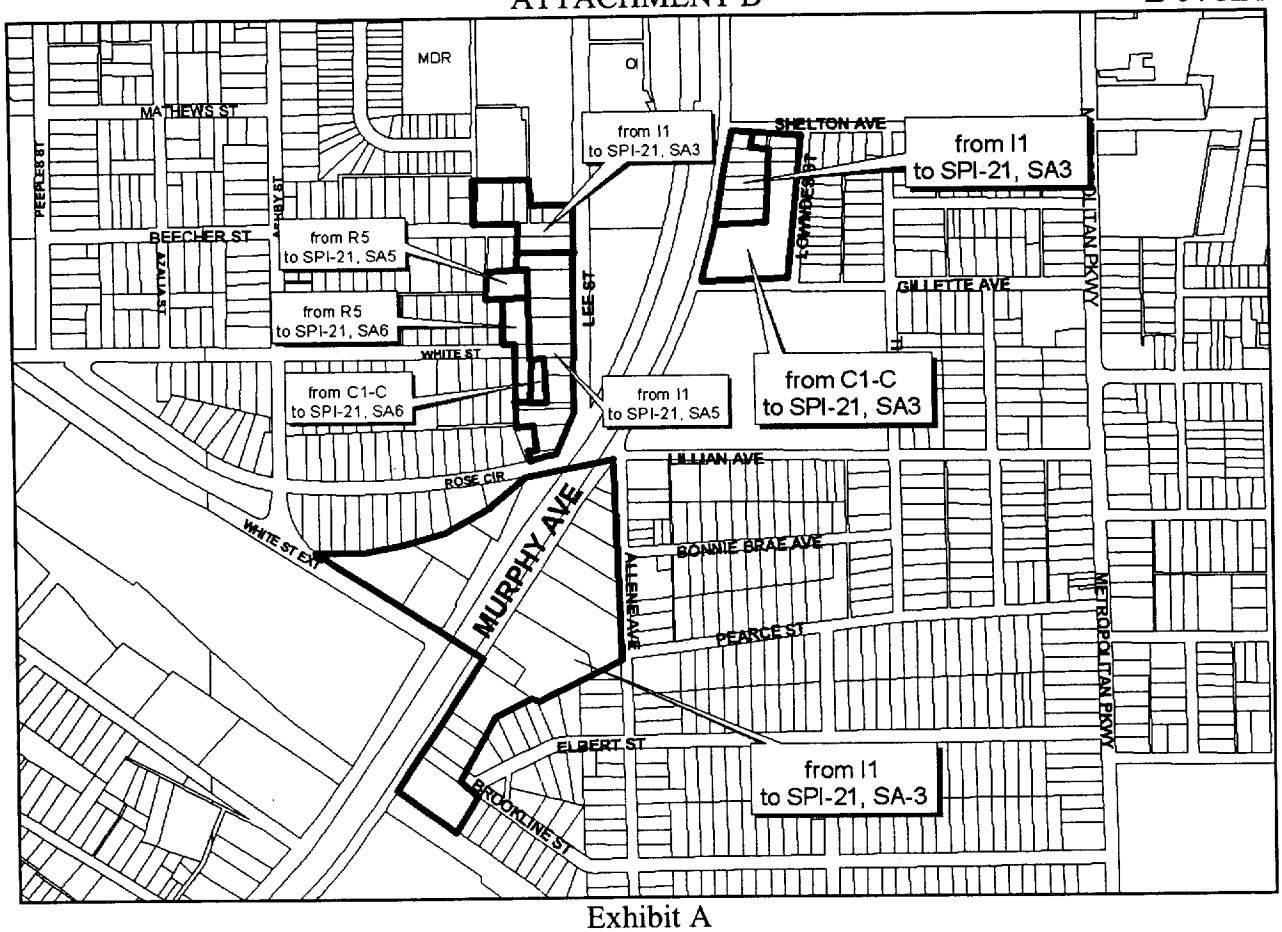
Uses in the following categories, as shown in Table SPI-21 Historic West End – Permitted Uses shall only be permitted along designated Storefront Streets: Retail Goods and Services, Entertainment.

Section 16-18U.034. Specific Regulations for Subarea 9 – Candler Area Mixed-Use District

1. Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.

2. No more than three (3) persons shall be engaged in any of the following individual uses when located on streets which function as local streets, one (1) of whom shall be a member of the family residing on the premises, and hours of operation shall be between 9:00 AM and 9:00 PM. Said restriction shall not apply at the intersection of local streets with arterial or collector streets. On local streets, said uses shall be located at street intersections only:
   a. Manufacturing, repairing not including automobiles or heavy machinery, compounding, assembly, processing, preparation, packaging or treatment of articles, foods, components, products, clothing, machines and appliances and the like, where character of operations, emissions and byproducts do not create adverse effects beyond the boundaries of the property.
   b. Offices, arts and crafts galleries and studios.

"ATTACHMENT B" Z-04-XX



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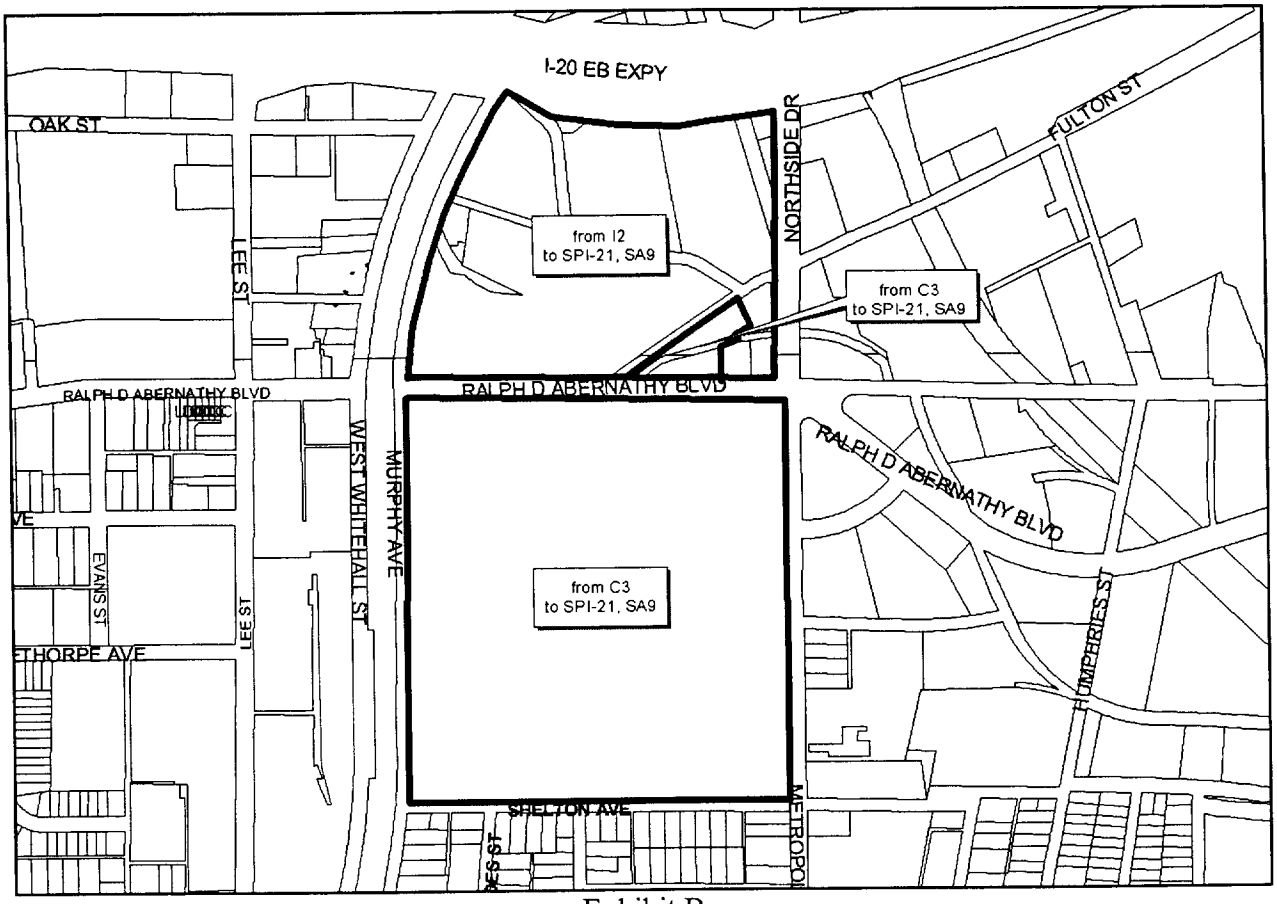

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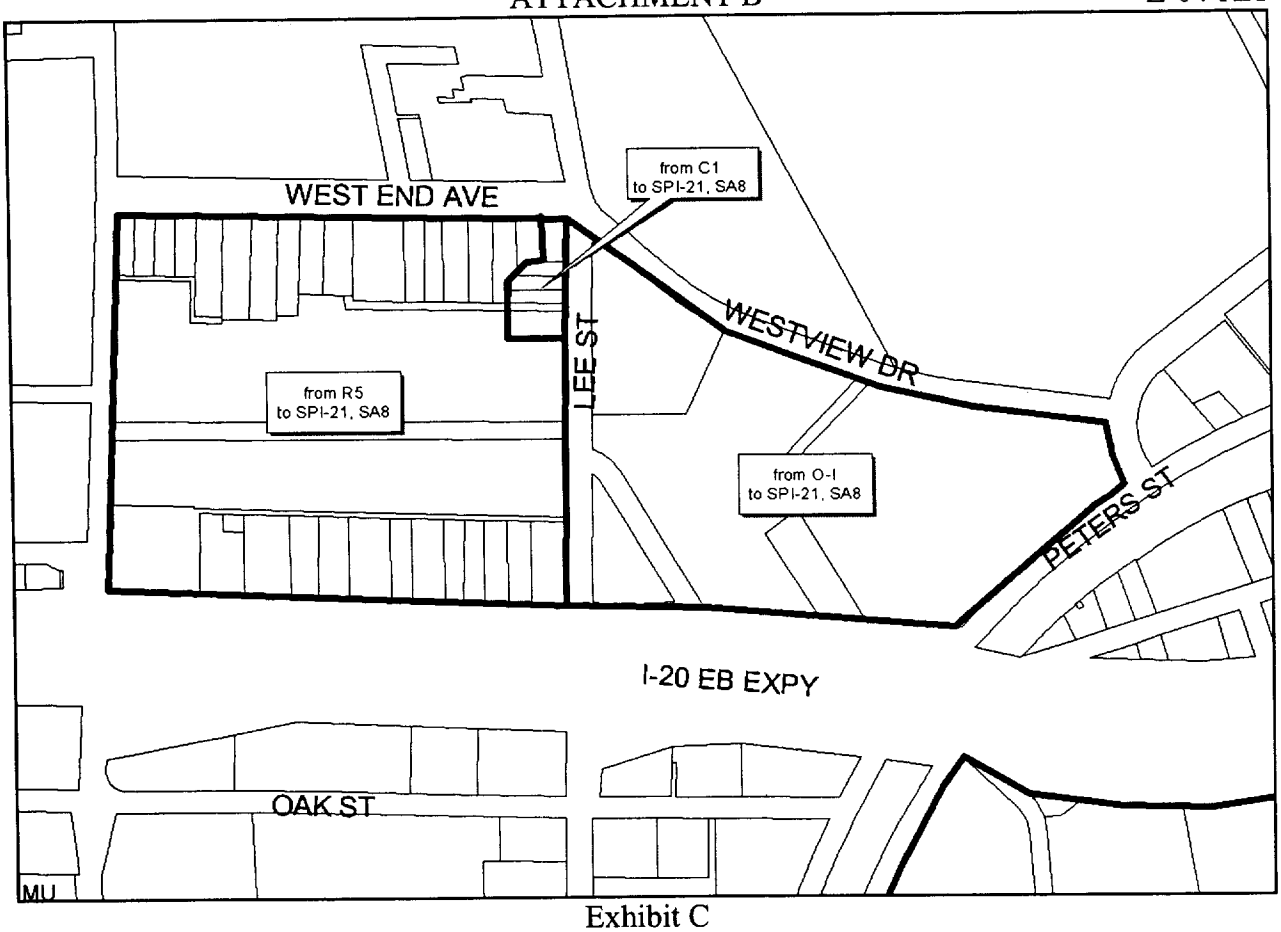

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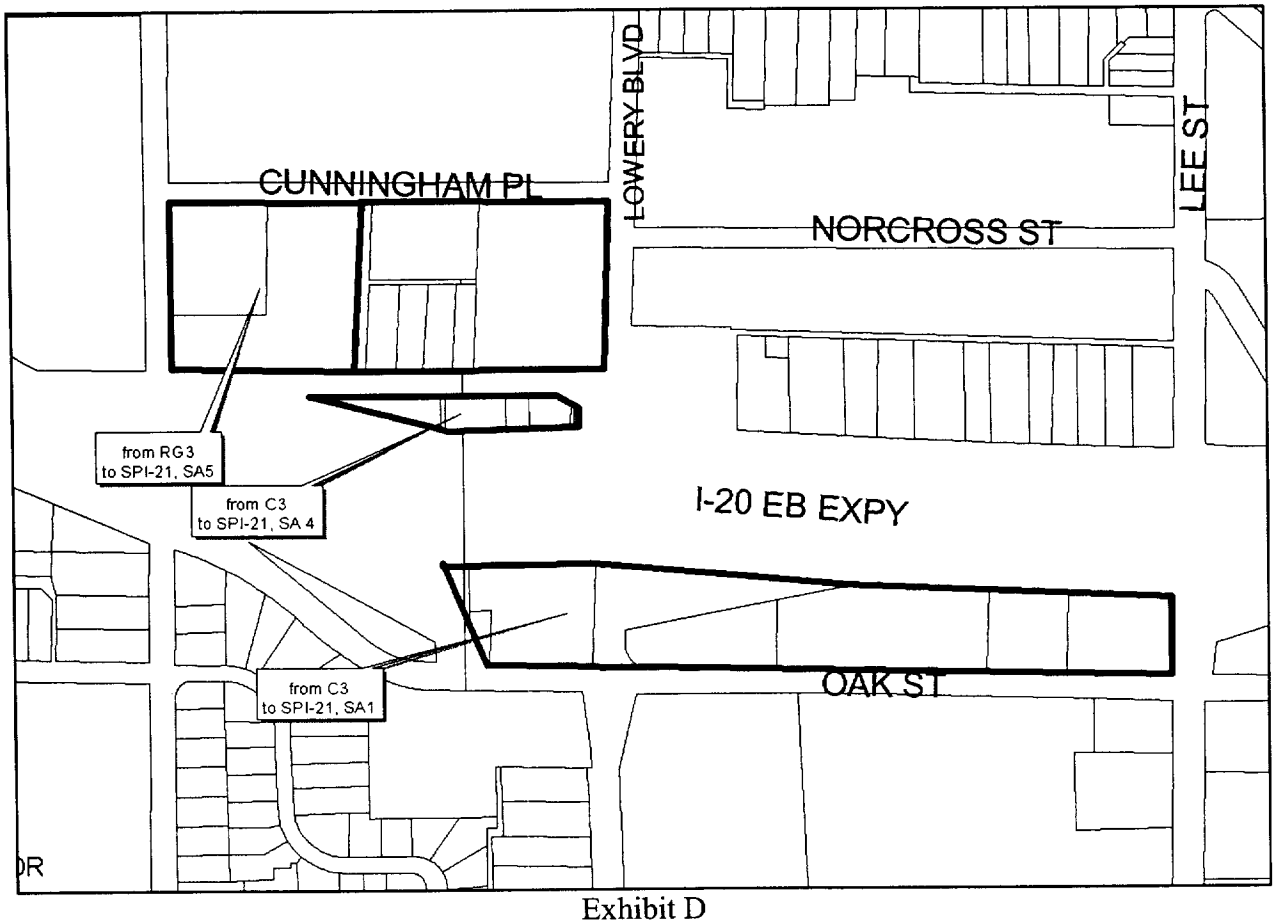

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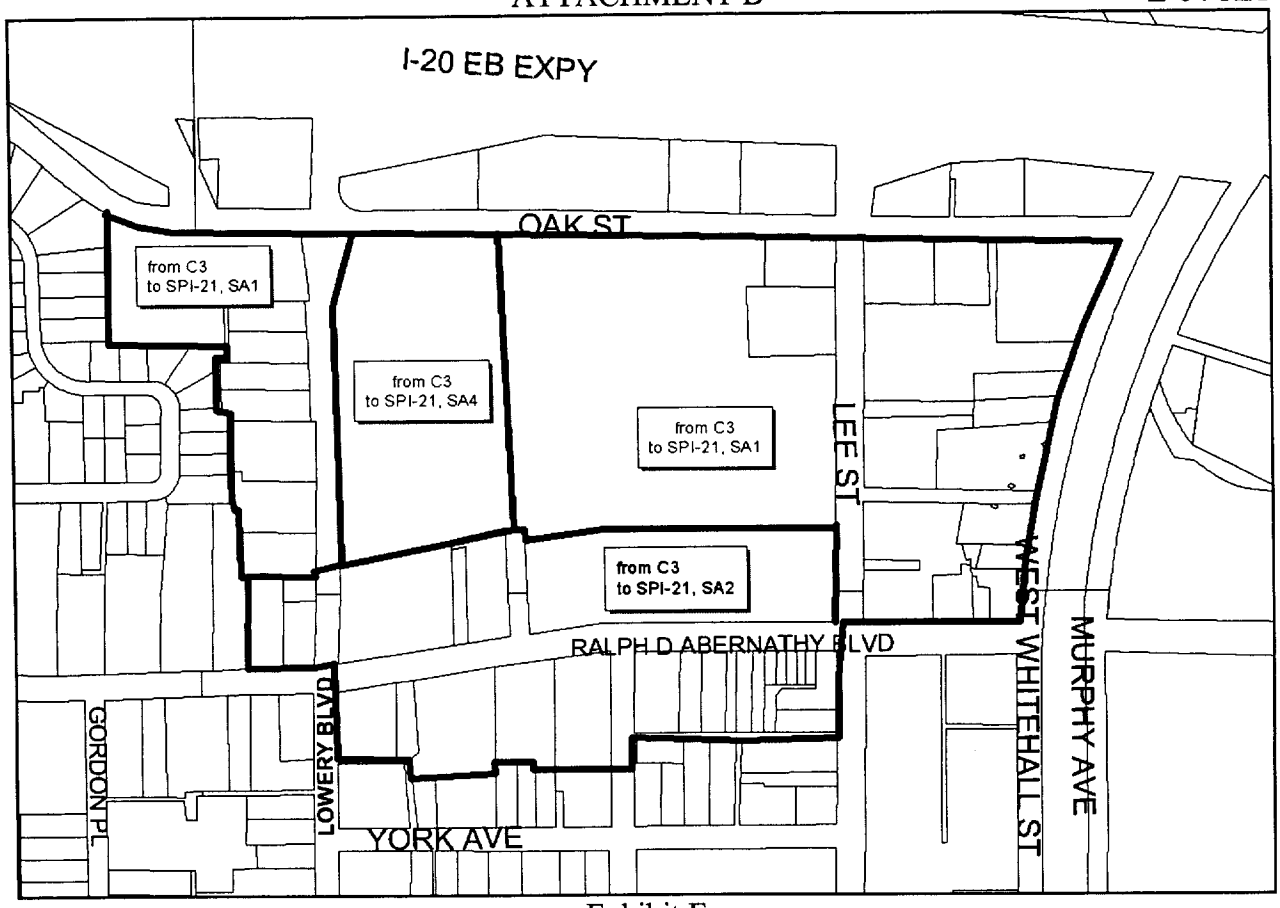

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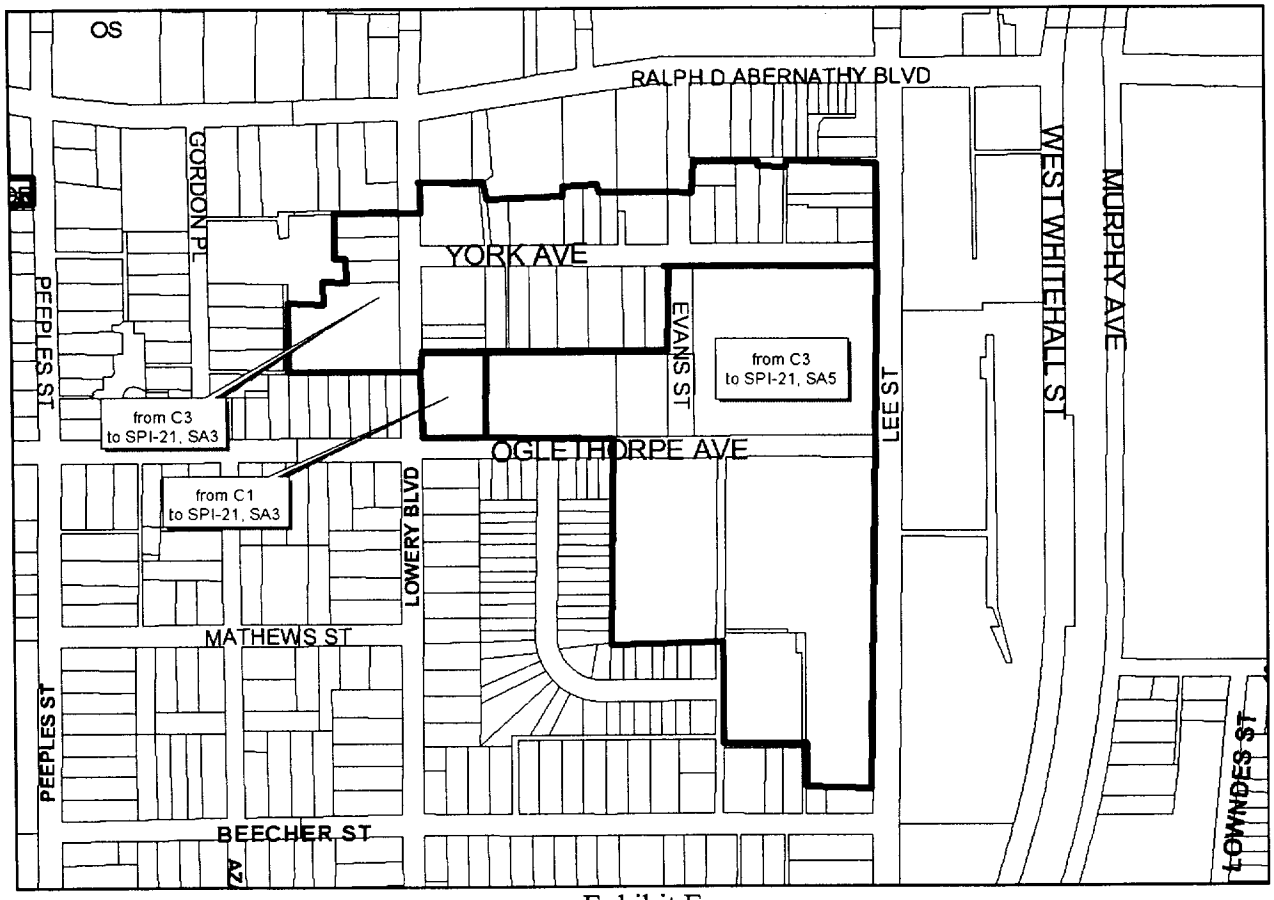

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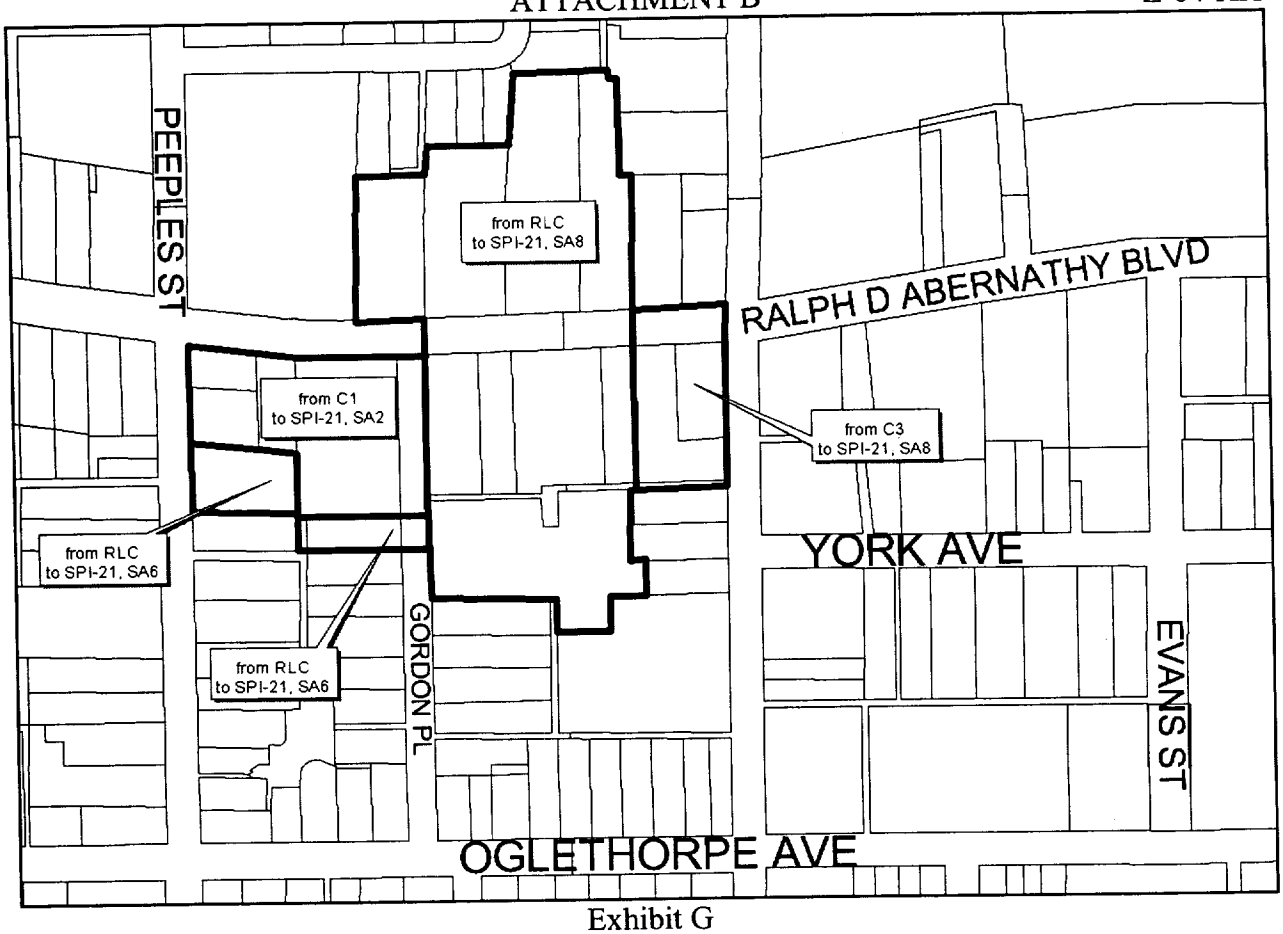

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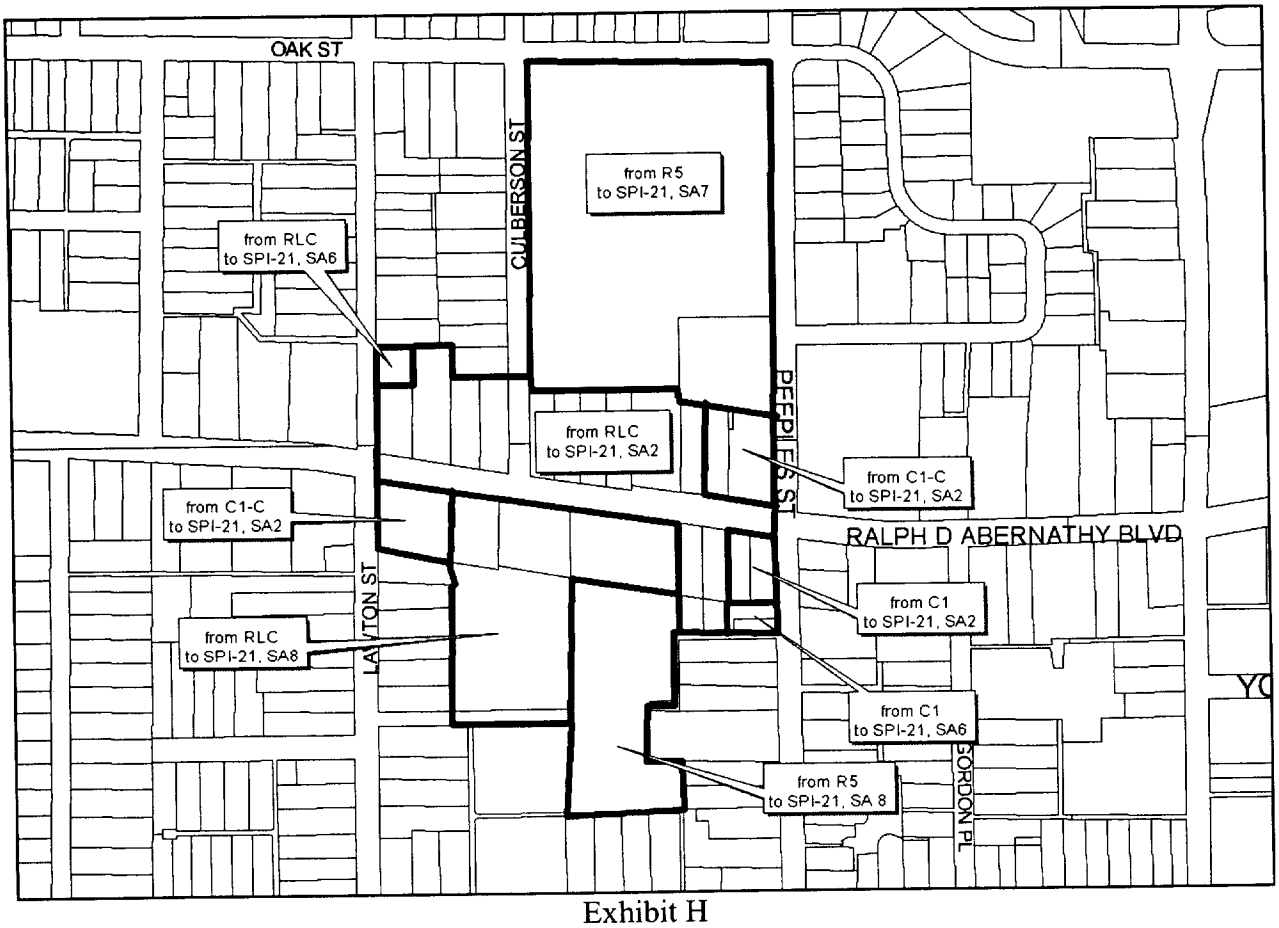

Exhibit H

"ATTACHMENT B" Z-04-XX

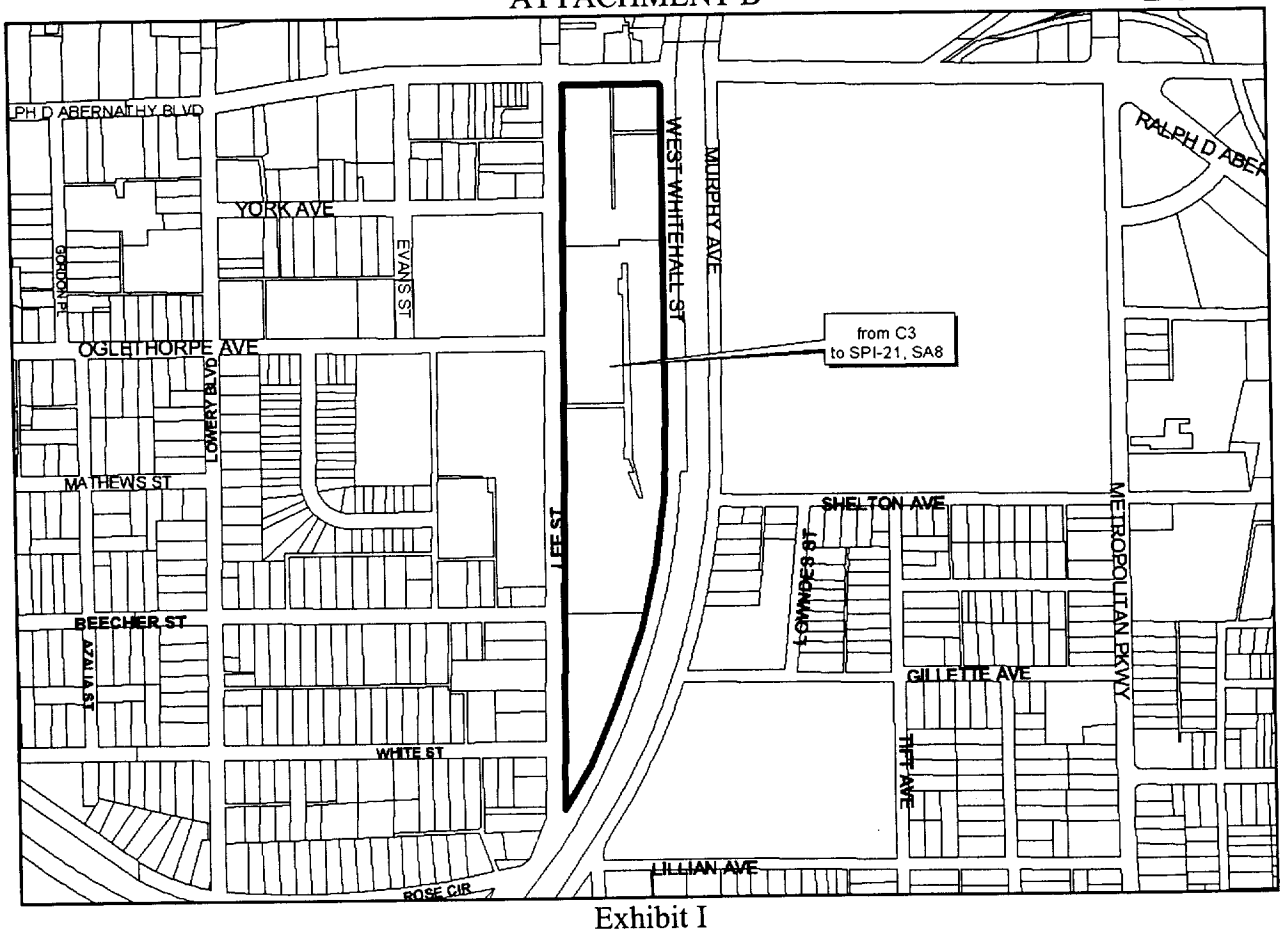

Exhibit I