



**AN ORDINANCE BY
COUNCILMEMBER HOWARD SHOOK
AS SUBSTITUTED BY ZONING COMMITTEE**

19-O-1701

Z-20-24

AN ORDINANCE TO AMEND THE ATLANTA ZONING ORDINANCE BY CREATING A NEW CHAPTER 18X, SPI-24, TO BE ENTITLED “GARDEN HILLS NEIGHBORHOOD DISTRICT REGULATIONS” AND TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE DESIGNATION OF PROPERTIES WITHIN THE GARDEN HILLS NEIGHBORHOOD DISTRICT SO AS TO ADD SPI-24 TO THE DISTRICT DESIGNATION; AND FOR OTHER PURPOSES.

WHEREAS, certain existing defined neighborhoods in the City of Atlanta (the “City”) display historic plat and lot patterns;

WHEREAS, these defined neighborhoods desire to maintain the historic platting patterns as lots are redeveloped; and

WHEREAS, corner lots specifically represent gateways and entrances into these defined neighborhoods, and it is the desire of the neighborhoods to maintain existing lot patterning; and

WHEREAS, the Garden Hills Neighborhood is one such defined neighborhood which desires to maintain exiting platting patterns to prevent new development which is not in accord with the prevailing neighborhood building pattern; and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

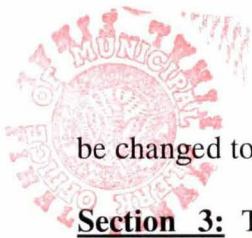
WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans, and exercise the power of zoning; and

WHEREAS, the City Council of the City of Atlanta finds that this rezoning is in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:


Section 1: That the Atlanta Zoning Ordinance is hereby amended by adding a new Chapter 18X, SPI-24 Garden Hills Special Public Interest District Regulations, which shall read as shown on the attached “Exhibit A”.

Section 2: That the Official Zoning Map of the City of Atlanta is hereby amended by changing the designation of all those properties located within the Garden Hills Special Public Interest District so as to add SPI-24 to the District Designation. Said District shall be as shown on the attached “Exhibit B”. That the maps referred to, now on file in the Office of the Municipal Clerk,



be changed to conform with the terms of this ordinance.

Section 3: That all ordinances or parts of ordinances that conflict with the terms of this ordinance are waived to the extent of the conflict.

A true copy,

Foris Webb III
Municipal Clerk

**ADOPTED by the Atlanta City Council
APPROVED per City Charter Section 2-403**

**APR 20, 2020
APR 29, 2020**

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“Exhibit A”

CHAPTER 18X. - SPI-24 GARDEN HILLS NEIGHBORHOOD DISTRICT REGULATIONS

Sec. 16-18X.001. - Scope of provision.

The regulations set forth in this chapter, or set forth elsewhere in this part, when referred to in this chapter, are the regulations in the SPI-24 Garden Hills Neighborhood District.

Sec. 16-18X.002. - Statement of intent.

The intent of this chapter is establishing the SPI-24 Garden Hills Neighborhood District is as follows:

- (1) To preserve and protect the existing lots of record within the Garden Hills Neighborhood from development which is not in accord with prevailing neighborhood patterns.
- (2) To amend the language in section 16-28.007(4)(b) of the Atlanta Zoning Ordinance within the area so designated on the attached map identified as Exhibit B.

Sec. 16-18X.003. - Regulations.

The regulation of “regular corner lots” (16-28.007(4)(b) of the Atlanta Zoning Ordinance) is hereby modified as follows for the area so designated on the attached map identified as Exhibit B:

- (b) On regular corner lots: The half-depth front yard for a regular corner lot shall be construed as the average front yard of the established building pattern on the block face between intersecting streets. If a building pattern has not been established, then the half-depth front yard shall be according to the requirements of the zoning district.