



**CITY COUNCIL
ATLANTA, GEORGIA**

22-O-1496

Z-22-40 SPI-16 AN ORDINANCE BY ZONING COMMITTEE TO AMEND CHAPTER 18P (SPI-16 MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT) OF THE CITY OF ATLANTA ZONING ORDINANCE TO ADD LABORATORIES AND RESEARCH FACILITIES AS A PERMITTED USE; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-22-40
NPU / CD	E-2
Staff Recommendation	Approval
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval

City Council
Atlanta, Georgia

22-O-1496

AN ORDINANCE

BY ZONING COMMITTEE

Z-22-40

AN ORDINANCE TO AMEND CHAPTER 18P (SPI-16 MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT) OF THE CITY OF ATLANTA ZONING ORDINANCE TO ADD LABORATORIES AND RESEARCH FACILITIES AS A PERMITTED USE; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance 17-O-1401 and Ordinance 18-O-1070 comprehensively amended the zoning regulations for the SPI-16 Midtown Special Public Interest District; and

WHEREAS, the current SPI-16 Midtown Special Public Interest District regulations include office and medical/dental office uses as permitted uses but inadvertently omitted reference to laboratories and research facilities; and

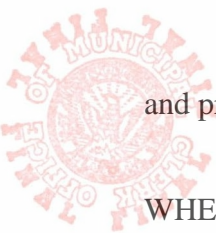
WHEREAS, the SPI-16 zoning district includes existing laboratories and research facilities; and

WHEREAS, laboratories and research facilities are integral to the creation of an innovation hub within Midtown Atlanta for furtherance of technology and health; and

WHEREAS, the Department of City Planning and Midtown Alliance recommend an amendment to add laboratories and research facilities as permitted uses of the SPI-16 Midtown Special Public Interest District to clarify the use is permissible; and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary

2022-25 (22-O-1496)



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.

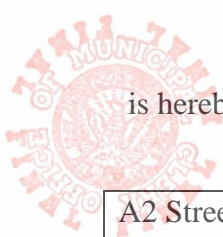
THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:

Section 1: To permit laboratories and research facilities as a permitted use in Subarea 1 of the SPI-16 Midtown Special Public Interest District, Table 1: SPI-16 Midtown Table of Uses, Section 16-18P.005 of the Code of Ordinances, City of Atlanta, Georgia shall be amended to add the following:

Laboratories and research facilities, including, but not limited to, wet labs and dry labs for scientific purposes, where the character of operations and emissions by-products does not create adverse effects beyond the boundaries of the facility	P	SUP	SUP
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Section 2: To add laboratories and research facilities to the list of active uses permitted on A2 street types of Table 5: SPI-16 Street Activation Table in Section 16-18P.014 of the Code of Ordinances, City of Atlanta, Georgia which currently reads:

A2 Street	North Ave, 5th St, 10th St, 12th St from Williams St to Juniper St, 14th St from Williams St to Juniper St, 17th St, Spring St from North Ave to 17th St, West Peachtree St from North Ave to 17th St, Crescent Ave, Peachtree St from North Avenue to 5 th St, Peachtree St from 15th St to I-85	All uses allowed on type A1 Streets, Banks/Financial Institutions, Barber Shops & Beauty Shops, Business/Commercial Schools, Childcare Centers, Clubs/Lodges, Commercial Recreation, Institutions of Higher Learning, Laundry/Dry Cleaning, Professional/Personal Services, Public & Private Schools, Sales & Repair Establishments	65% of all uses
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is hereby amended to read as follows:

A2 Street	North Ave, 5th St, 10th St, 12th St from Williams St to Juniper St, 14th St from Williams St to Juniper St, 17th St, Spring St from North Ave to 17th St, West Peachtree St from North Ave to 17th St, Crescent Ave, Peachtree St from North Avenue to 5 th St, Peachtree St from 15th St to I-85	All uses allowed on type A1 Streets, Banks/Financial Institutions, Barber Shops & Beauty Shops, Business/Commercial Schools, Childcare Centers, Clubs/Lodges, Commercial Recreation, Institutions of Higher Learning, Laboratories and Research Facilities, Laundry/Dry Cleaning, Professional/ Personal Services, Public & Private Schools, Sales & Repair Establishments	65% of all uses
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Section 3: That this ordinance shall become effective immediately upon its approval by the City Council and signature by the Mayor or by operation of law.

A true copy,

A. Vanessa Waldon
Deputy Municipal Clerk

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

AUG 15, 2022
AUG 24, 2022