CITY COUNCIL
ATLANTA, GEORGIA

23-O-1011

Z-23-12 AN ORDINANCE BY COUNCILMEMBER MARY NORWOOD AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND THE ATLANTA ZONING ORDINANCE BY CREATING A NEW CHAPTER 18Y, SPI-25, TO BE ENTITLED "TUXEDO PARK NEIGHBORHOOD DISTRICT REGULATIONS" AND TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE DESIGNATION OF PROPERTIES WITHIN THE TUXEDO PARK NEIGHBORHOOD DISTRICT SO AS TO ADD SPI-25 TO THE DISTRICT DESIGNATION; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-23-12
NPU / CD	A-8
Staff Recommendation	Approval of substitute
NPU Recommendation	Approval
ZRB Recommendation	Approval of substitute

AN ORDINANCE BY COUNCILMEMBER MARY NORWOOD 23-O-1011

AS SUBSTITUTED BY ZONING COMMITTEE Z-23-12

A SUBSTITUTE ORDINANCE TO AMEND THE ATLANTA ZONING ORDINANCE BY CREATING A NEW CHAPTER 18Y, SPI-25, TO BE ENTITLED "TUXEDO PARK NEIGHBORHOOD DISTRICT REGULATIONS" AND TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE DESIGNATION OF PROPERTIES WITHIN THE TUXEDO PARK NEIGHBORHOOD DISTRICT SO AS TO ADD SPI-25 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; and

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

WHEREAS, the Tuxedo Park Neighborhood is one such defined neighborhood which desires to maintain existing platting patterns to ensure new development is compatible with the prevailing neighborhood building pattern; and

WHEREAS, the City has determined that Tuxedo Park is a "Historic Neighborhood" within the meaning of the subdivision ordinance, Sec. 15-06.001(t) with respect to its "long, rectangular lots with straight side lot lines" and its "deep setbacks"; and

WHEREAS, in all historic neighborhoods, in which lot layout, patterns, and design are a part of and are directly related to identified elements of that neighborhood's character, all new lots shall conform to existing lot layout, patterns, and design, including, without limitation, orientation of lots to public

streets; and

WHEREAS, ATL Zoning 2.0 recognizes the importance of Neighborhood Frontages and contemplates a new frontage standard for front setback compatibility; and

WHEREAS, this front setback compatibility for Tuxedo Park will ensure the park-like features of Tuxedo Park and the preservation of the its vistas; 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 account 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: That the Atlanta Zoning Ordinance is hereby amended by adding a new Chapter 18Y, SPI-25, Tuxedo Park 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 Tuxedo Park Special Public Interest District so as to add SPI-25 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,
A. Vanessa Waldon
A. Vanessa Waldon
Deputy Municipal Clerk

ADOPTED by the Atlanta City Council **MAR 20, 2023**
APPROVED per City Charter Section 2-403 **MAR 29, 2023**

“Exhibit A”

CHAPTER 18Y - SPI-25 TUXEDO PARK NEIGHBORHOOD DISTRICT REGULATIONS

Sec. 16-18Y.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 in the SPI-25 Tuxedo Park Neighborhood District. Whenever the following regulations conflict with provisions of Part III Code of Ordinances - Land Development Code Part 15 - Land Subdivision Ordinance or Part 16 - Atlanta Zoning Ordinance, the more stringent regulation shall apply.

Sec. 16-18Y.002. - Statement of Intent.

The intent of this chapter is establishing the SPI-25 Tuxedo Park Neighborhood District is as follows:

1. To preserve and protect existing general landscaping features, existing spatial relationships between the buildings and streets;

2. To ensure that redevelopment reflects and reinforces the exceptional park-like features established in the original planning of Tuxedo Park;

3. To conform to the distinguishing feature of the long, rectangular lots and deep setbacks of the residences; and

4. Maintain the spatial organization of open space in front of existing residences.

“Exhibit A”

CHAPTER 18Y - SPI-25 TUXEDO PARK NEIGHBORHOOD DISTRICT REGULATIONS

Sec. 16-18Y.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 in the SPI-25 Tuxedo Park Neighborhood District. Whenever the following regulations conflict with provisions of Part III Code of Ordinances - Land Development Code Part 15 - Land Subdivision Ordinance or Part 16 - Atlanta Zoning Ordinance, the more stringent regulation shall apply.

Sec. 16-18Y.002. - Statement of Intent.

The intent of this chapter is establishing the SPI-25 Tuxedo Park Neighborhood District is as follows:

1. To preserve and protect existing general landscaping features and existing spatial relationships between the buildings and public streets, and between buildings;

2. To ensure that new lots reflect and reinforce the exceptional park-like features established in the original planning and platting of Tuxedo Park;

3. To reinforce the lot pattern of long, rectangular lots and deep setbacks of the residences; and

4. Maintain the spatial organization of large open spaces between residences and public streets.

Sec. 16-18Y.003. - Regulations.

1. Subdivision Requirements.

a. The Tuxedo Park neighborhood, as defined by the City of Atlanta, shall be considered a historic neighborhood for the purposes of Part 15 of the Land Subdivision Ordinance. All subdivisions within this district shall not be subject to Sec. 15-08.002(a)(2) and Sec. 15-008(5)(d) of the Land Subdivision Ordinance, but shall meet the following requirements in addition to all other requirements of the Land Subdivision Ordinance:

i. New subdivisions shall not create new public streets.

ii. All new lots shall be no wider than the widest lot on the same side of the street between the two closest intersections.

iii. All new lots zoned R-3 shall be no narrower than the narrowest lot on the same side of the street between the two closest intersections, or 100', whichever is greater.

iv. All new lots zoned R-2 shall be no narrower than the narrowest lot on the same side of the street between the two closest intersections, or 150', whichever is greater.

v. All new lots shall conform to the range of lot depths established by the lots on the same side of the street between the two closest intersections. However, no new lot shall be created unless it contains a depth that is at least twice the length of its width;

b. All new lots shall be oriented so that the shortest side of the lot faces the street.

2. Development controls.

a. Setbacks:

i. All new lots shall contain a front yard setback that is equal to one-half of the lot depth.

ii. All new corner lots shall contain a half-depth front yard setback that is equal to one-quarter of the lot depth.

"Exhibit A"

CHAPTER 18Y – SPI-25 TUXEDO PARK NEIGHBORHOOD DISTRICT REGULATIONS

Sec. 16-18Y.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 in the SPI-25 Tuxedo Park Neighborhood District. Whenever the following regulations conflict with provisions of Part III Code of Ordinances – Land Development Code Part 15 - Land Subdivision Ordinance or Part 16 – Atlanta Zoning Ordinance, the more stringent regulation shall apply.

Sec. 16-18Y.002. – Statement of Intent.

The intent of this chapter is establishing the SPI-25 Tuxedo Park Neighborhood District is as follows:

1. To preserve and protect existing general landscaping features and existing spatial relationships between the buildings and public streets, and between buildings;

2. To ensure that new lots reflect and reinforce the exceptional park-like features established in the original planning and platting of Tuxedo Park;

3. To reinforce the lot pattern of long, rectangular lots and deep setbacks of the residences; and

4. Maintain the spatial organization of large open spaces between residences and public streets.

Sec. 16-18Y.003. – Regulations.

1. Subdivision Requirements.

    a. The Tuxedo Park neighborhood, as defined by the City of Atlanta, shall be considered a historic neighborhood for the purposes of Part 15 of the Land Subdivision Ordinance. All subdivisions within this district shall not be subject to Sec. 15-08.002(a)(2) and Sec. 15-008(5)(d) of the Land Subdivision Ordinance, but shall meet the following requirements in addition to all other requirements of the Land Subdivision Ordinance:
        i. New subdivisions shall not create new public streets.
        ii. All new lots shall be no wider than the widest lot on the same side of the street between the two closest intersections.
        iii. All new lots zoned R-3 shall be no narrower than the narrowest lot on the same side of the street between the two closest intersections, or 100', whichever is greater.
        iv. All new lots zoned R-2 shall be no narrower than the narrowest lot on the same side of the street between the two closest intersections, or 150', whichever is greater.

v. All new lots shall conform to the range of lot depths established by the lots on the same side of the street between the two closest intersections. However, no new lot shall be created unless it contains a depth that is at least twice the length of its width;

b. All new lots shall be oriented so that the shortest side of the lot faces the street.

2. Development controls.

a. Setbacks:

i. All new lots shall contain a front yard setback that is equal to one-half of the lot depth.

ii. All new corner lots shall contain a half-depth front yard setback that is equal to one-quarter of the lot depth.