



**CITY COUNCIL  
ATLANTA, GEORGIA**

**23-O-1611**

**Z-23-76 AN ORDINANCE BY COUNCILMEMBER BYRON D. AMOS AS AMENDED (2) BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY REZONING FROM SPI-19 SA11 (VINE CITY SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 11), SPI-19 SA5 (VINE CITY SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 5), AND SPI-19 SA6 (VINE CITY SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 6), TO SPI-19 SA3 (VINE CITY SPECIAL PUBLIC INTEREST DISTRICT SUBAREA 3) TO IMPLEMENT DEVELOPMENT GOALS OF THE WESTSIDE LAND USE FRAMEWORK PLAN; AND FOR OTHER PURPOSES.**

WHEREAS, in 2017 the westside neighborhoods of Ashview Heights, Atlanta University Center, English Avenue and Vine City developed the Westside Land Use Framework Plan; and

WHEREAS, in 2018 the neighborhood of Vine City met and drafted zoning regulations that were consistent with the Westside Land Use Framework Plan; and

WHEREAS, the 2021 Comprehensive Development Plan NPU-L policy encourages development and planning consistent with and in support of the specific guidelines established by the Westside Land Use Framework; and

WHEREAS, new residential and commercial uses should achieve architectural, site and street design consistent with the existing built environment; and

WHEREAS, a diversified urban environment where people can live, work, meet and recreate should be created; and

WHEREAS, sufficient, safe and accessible open space for active and passive enjoyment by residents should be provided; and

WHEREAS, new attractive, neighborhood-serving commercial districts should be created for existing underserved neighborhoods; and

WHEREAS, the City recognizes the Vine City neighborhood's importance to the health, economic welfare, and safety of the citizens of Atlanta; and

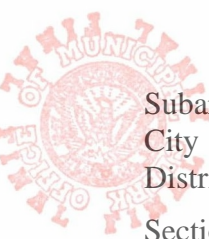
WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

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

Section 1. The 1982 Atlanta Zoning Ordinance, as amended and codified as Part 16 of the Land Development Code, which is Part III of the Atlanta City Code, is hereby further amended by rezoning parcels as shown on Map Attachment A from SPI-19 SA11 (Vine City Special Public Interest District



Subarea 11), SPI-19 SA5 (Vine City Special Public Interest District Subarea 5), and SPI-19 SA6 (Vine City Special Public Interest District Subarea 6), to SPI-19 SA3 (Vine City Special Public Interest District Subarea 3).

Section 2. Section 16-18S.006 Table 2 Use table is amended to read as follows:

Table 2: SPI-19 Use Table								
	Subarea 1	Subarea 2	Subarea 3	Subarea 4	Subarea 5	Subarea 6	Subarea 7	Subarea 8
PERMITTED USE								
Commercial Kitchen	X	X	P	X	X	X	X	X
Institutions of higher learning, colleges & universities	SUP	SUP	P	SUP	SUP	SUP	SUP	SUP
Market Gardens	X	X	P	X	PA <sup>1</sup>	PA <sup>1</sup>	PA <sup>1</sup>	PA <sup>1</sup>
Two-Family Dwellings	X	X	P	X	P	X	X	X



Section 3: Should any section or provision of this ordinance, including attachments hereto, or the application thereof to any person or circumstance, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance, including attachments hereto, as a whole or any section thereof other than the section or provision, or application thereof, specifically declared to be invalid.

**A true copy,**

*Theresa C. Payne-Clark*

Theresa C. Payne-Clark

**Deputy Municipal Clerk**

**ADOPTED** as amended by the Atlanta City Council

**JUN 03, 2024**

**APPROVED** per City Charter Section 2-403

**JUN 12, 2024**