

**CITY COUNCIL
ATLANTA, GEORGIA**

24-O-1694

Z-25-05 AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK, DUSTIN HILLIS, AND MARY NORWOOD AS AMENDED BY ZONING COMMITTEE AND AS SUBSTITUTED BY ATLANTA CITY COUNCIL TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, BY AMENDING THE DEFINITION OF A “PARTY HOUSE”; AND FOR OTHER PURPOSES.

WHEREAS, residential neighborhoods are designed for residential dwelling and the peaceful enjoyment of the residents; and

WHEREAS, in recent times there has been an accelerated intrusion of commercial uses in established residential areas by large-scale commercial events, or “Party Houses”; and

WHEREAS, the occurrence of loud or unruly gatherings on residential property is a threat to the quiet enjoyment of the property and to the public health, safety, and welfare due to excessive noise, traffic obstruction of streets, service of alcohol to minors, public drunkenness, fights, disturbances of the peace, vandalism and litter; and

WHEREAS, such intrusion has caused the degradation of the residential character of the neighborhoods; and

WHEREAS, large-scale commercial events in dwelling units shall be directed to commercial areas where they are viable without infringing on the residential character of neighborhoods; and

WHEREAS, pursuant to Ordinance 19-O-1393 adopted on October 19, 2020 and approved by operation of law on October 28, 2020, the City of Atlanta Zoning Ordinance was amended to create a definition of a Party House and identify districts in which they are permitted or prohibited; and

WHEREAS, Ordinance 19-O-1393 prohibited Party Houses in R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG, MR, I-1, and I-2 and all residential subareas within SPI districts; and

WHEREAS, Ordinance 19-O-1393 authorized Party Houses as a permitted use, subject to certain permits and distance requirements, in RL-C, C-1, C-2, C-3, C-4, C-5, I-MIX, NC, MRC, and certain commercial subareas within SPI districts; and

WHEREAS, the Atlanta City Council finds that clarifying the definition of a Party House and providing a reference chart of the Party House restrictions in each zoning classification will assist the public and City of Atlanta personnel in understanding the restrictions set forth in the City of Atlanta Zoning Ordinance.

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

Section 1: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-29.001 is hereby amended with new language in underline font and deleted language in strikethrough font:

~~(86) Party House: A single family, two family, or multi family dwelling unit, including all accessory structures and the dwelling unit's curtilage, which is used for the purpose of hosting a commercial event. For this definition, commercial event includes parties, ceremonies, receptions or similar large scale gatherings where a fee is charged for the use of the dwelling unit, whether or not the attendees are charged entry to the event; or parties, ceremonies, receptions or similar large scale gatherings where attendees are charged entry. However, commercial event shall not include any event for the benefit of an entity organized pursuant to Title 26, Subtitle A— Income Taxes, Chapter 1— Normal Taxes and Surtaxes, Subchapter F— Exempt Organizations, of the Internal Revenue Code of 1986, as amended. Where an SAP is required for a party house the criteria for approval shall be outlined in the SAP application as established by the Director of the Office of Zoning and Development.~~

(86) Party House: A single-family, two-family, or multi-family dwelling unit and its premises that is used for a commercial event which includes a ceremony, reception, large scale gathering, or party that charges a fee for the use of the property or an entry fee, donation, or operation cost from its attendees to gain entry. This shall not include events for 501(c)(3) non-profits or business, civic, professional, or political organizations or campaigns.

Party houses are permitted in the following districts pursuant to the issuance of a Special Administrative Permit or Special Use Permit, as described in each of the district's regulations, so long as the property is not within 150 feet measured from property line to property line of properties zoned R-1, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, R-5, RG, MR, or any property used for residential purposes:

<u>Zoning District</u>	<u>Description</u>
<u>R-LC</u>	<u>Residential Limited Commercial</u>
<u>C-1</u>	<u>Community Business District</u>
<u>C-2</u>	<u>Commercial Service District</u>
<u>C-3</u>	<u>Commercial Residential District</u>
<u>C-4</u>	<u>Central Area Commercial Residential District</u>
<u>C-5</u>	<u>Central Business Support District</u>
<u>I-MIX</u>	<u>Industrial Mixed Use District</u>
<u>NC</u>	<u>Neighborhood Commercial District</u>
<u>MRC</u>	<u>Mixed Residential Commercial District</u>
<u>SPI-1 Subareas 1, 2, 3, 5, 6, 7</u>	<u>Downtown</u>
<u>SPI-2</u>	<u>Fort McPherson</u>
<u>SPI-3 Subareas 4, 5, 6, 7, 8, 9</u>	<u>English Avenue</u>
<u>SPI-9</u>	<u>Buckhead Village</u>
<u>SPI-11 Subareas 1, 2, 3, 9, 10, 12</u>	<u>Vine City & Ashby Station</u>
<u>SPI-12</u>	<u>Buckhead/Lenox Stations</u>
<u>SPI-15</u>	<u>Lindbergh Transit Station Area (Commercial Subarea Only)</u>
<u>SPI-18 Subareas 1, 2, 10</u>	<u>Mechanicsville Neighborhood</u>
<u>SPI-19 Subareas 1, 2, 3, 4, 8, 9, 11</u>	<u>Vine City</u>

<u>SPI-20 Subareas 1, 3, 4</u>	<u>Greenbriar</u>
<u>SPI-21 Subareas 1, 2, 3, 8, 9, 10</u>	<u>Historic West End/Adair Park</u>
<u>SPI-22</u>	<u>Memorial Drive/Oakland Cemetery</u>

Party Houses are prohibited in the following districts as described in each district's regulations:

<u>Zoning District</u>	<u>Description</u>
<u>R-1</u>	<u>R-1 Single-Family Residential District</u>
<u>R-2</u>	<u>R-2 Single Family Residential District</u>
<u>R-3</u>	<u>R-3 Single Family Residential District</u>
<u>R-3A</u>	<u>R-3A Single Family Residential District</u>
<u>R-4</u>	<u>R-4 Single Family Residential District</u>
<u>R-4A</u>	<u>R-4A Single Family Residential District</u>
<u>R-4B</u>	<u>R-4B Single Family Residential District</u>
<u>R-5</u>	<u>Two-Family Residential District</u>
<u>R-G</u>	<u>R-G Residential General District</u>
<u>O-I</u>	<u>Office-Institutional District Regulations</u>
<u>I-1</u>	<u>Light Industrial District</u>
<u>I-2</u>	<u>Heavy Industrial District</u>
<u>PD-H</u>	<u>Planned Development Housing District</u>
<u>PD-MU</u>	<u>Planned Development Mixed Use</u>
<u>PD-OC</u>	<u>Planned Development Office-Commercial</u>
<u>PD-BP</u>	<u>Planned Development Business Park</u>
<u>MR</u>	<u>Multi-Family Residential</u>
<u>SPI-1 Subareas 4</u>	<u>Downtown</u>
<u>SPI-3 Subareas 1, 2, 3</u>	<u>English Avenue</u>
<u>SPI-4</u>	<u>Ashview Heights and Atlanta Univ. Ctr.</u>
<u>SPI-5</u>	<u>Inman Park</u>
<u>SPI-6</u>	<u>Poncey-Highland</u>
<u>SPI-7</u>	<u>Candler Park</u>
<u>SPI-11 Subareas 4, 5, 6, 7, 8</u>	<u>Vine City and Ashby Station</u>
<u>SPI-15</u>	<u>Lindbergh Transit Station Area</u>
<u>SPI-17</u>	<u>Piedmont Avenue</u>
<u>SPI-18 Subareas 4, 5, 6, 7, 8, 9</u>	<u>Mechanicsville Neighborhood</u>
<u>SPI-19 Subareas 5, 6, 7</u>	<u>Vine City</u>
<u>SPI-20 Subareas 5, 6</u>	<u>Greenbriar</u>
<u>SPI-21 Subareas 5, 6, 7</u>	<u>Historic West End/Adair Park</u>

Section 2: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby waived to the extent of the conflict.

A true copy,



Corrine A. Lindo

Municipal Clerk

ADOPTED by the Atlanta City Council

APPROVED per City Charter Section 2-403

APR 21, 2025

APR 30, 2025