



CITY COUNCIL
ATLANTA, GEORGIA

18-O-1610

**AN ORDINANCE
BY ZONING COMMITTEE**

Z-18-113

AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE AS AMENDED, BY AMENDING SECTION 16-18A.008 SPI-1 DOWNTOWN DEVELOPMENT CONTROLS TABLE TO CHANGE THE ALLOWABLE RESIDENTIAL MAXIMUM FLOOR AREA RATIO WITHOUT WORKFORCE HOUSING BONUS; AND FOR OTHER PURPOSES.

WHEREAS, the SPI-1 Downtown Special Public Interest District (“SPI-1 District”) Regulations (“SPI-1 Regulations”), adopted in 2007 and amended from time to time thereafter, are codified as Chapter 18A of the 1982 Zoning Ordinance of the City of Atlanta, as amended; and

WHEREAS, since their adoption, the Downtown Atlanta Master Plan and the Atlanta City Design project have been completed and adopted; and

WHEREAS, both the Downtown Atlanta Master Plan and the Atlanta City Design project identified a need to accommodate additional residential growth in Downtown Atlanta; and

WHEREAS, accommodating residential growth in Downtown Atlanta will enhance the area’s vibrancy and direct citywide growth into an area served by existing infrastructure;

WHEREAS, the vibrancy that comes with increased residential growth will also make Downtown a more attractive location to businesses, events, and visitors;

WHEREAS, existing development controls restrict residential development in favor of non-residential uses and prohibit the conversion of obsolete non-residential buildings to residential uses;

WHEREAS, the proposed revisions to the SPI-1 District Regulations will support increased residential growth and allow Downtown Atlanta to adopt to demographic and market changes;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

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Section 1. That the “Residential Maximum FAR without Workforce Housing Bonus” portion of the SPI-1 Downtown Developments Control Table located in Section 16-18A.008 of the Zoning Ordinance, which currently reads as follows:

“Sec. 16-18A.008. - Development Controls

... ..

| SPI-1 Downtown: Development Controls Table | | Downtown Core | SoNo Commercial West | SoNo Commercial East | SoNo Residential | Centennial Olympic Park | Terminus | Fairlie-Poplar |
|--|--|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|---------------|----------------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Bulk Limitations | Non-residential Maximum FAR ¹ | 25 | 12 | 10 | 7 | 10 | 25 | 25 |
| | Residential Maximum FAR without Workforce Housing Bonus ² | 10 | 7 | 7 | 7 | 10 | 7 | 7 |
| | Residential Maximum FAR with Workforce Housing Bonus ² | | | | | | | |
| | Maximum Achievable Combined FAR¹ | 35 | 19 | 17 | 11 | 20 | 32 | 32 |
| Building Coverage | Maximum Building Coverage, as percent of NLA | None | | | | | | |
| Yard Requirements ² | Minimum Side and Rear Yard Requirements Subject to Building Code Requirements | None ³ | | | | | | |
| Transitional Requirements | Transitional Uses, Yards, and Heights | None | | | | | | |
| Open Space Requirements ⁵ | Minimum Residential Usable Open Space Requirements (UOSR) shall be equal to or the lesser of | 15% floor area or 80% lot area | 5% floor area | 5% floor area |
| | Non-Residential Public Space Requirement (PSR) | None | | | | | | |
| | Total Open Space Requirements | None | | | | | | |
| Height Requirements | Minimum Building Façade Height (See Section 16-18A.008(4)) | 36 feet | | | | | | |
| | Maximum Building Height | None | | | | | | |
| <p>1. Non-residential FAR shall be multiplied by net lot area (NLA) to determine maximum permitted floor area. 2. Residential FAR may be multiplied by net lot area (NLA) or gross area of a regular lot (GLA) to determine maximum permitted floor. See section 16-18A.008(1). 3. Sidewalk and supplemental zone requirements shall be the minimum setback requirements for yards adjacent to streets. 4. Subject to Building Code requirements. 5. Usable open space requirement (USOR) is calculated utilizing the corresponding lot area used to obtain floor area. See section 16-18A.008(1).</p> | | | | | | | | |

be amended to read as follows:

“Sec. 16-18A.008. - Development Controls

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| SPI-1 Downtown: Development Controls Table | | | | | | | | |
|--|--|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|---------------|----------------|
| | | Downtown Core | SoNo Commercial West | SoNo Commercial East | SoNo Residential | Centennial Olympic Park | Terminus | Fairlie-Poplar |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Bulk Limitations | Non-residential Maximum FAR ¹ | 25 | 12 | 10 | 7 | 10 | 25 | 25 |
| | Residential Maximum FAR without Workforce Housing Bonus ² | 25 | 12 | 10 | 7 | 10 | 25 | 25 |
| | Residential Maximum FAR with Workforce Housing Bonus ² | | | | | | | |
| | Maximum Achievable Combined FAR¹ | 35 | 19 | 17 | 11 | 20 | 32 | 32 |
| Building Coverage | Maximum Building Coverage, as percent of NLA | None | | | | | | |
| Yard Requirements ² | Minimum Side and Rear Yard Requirements Subject to Building Code Requirements | None ³ | | | | | | |
| Transitional Requirements | Transitional Uses, Yards, and Heights | None | | | | | | |
| Open Space Requirements ⁵ | Minimum Residential Usable Open Space Requirements (UOSR) shall be equal to or the lesser of | 15% floor area or 80% lot area | 5% floor area | 5% floor area |
| | Non-Residential Public Space Requirement (PSR) | None | | | | | | |
| | Total Open Space Requirements | None | | | | | | |
| Height Requirements | Minimum Building Façade Height (See Section 16-18A.008(4)) | 36 feet | | | | | | |
| | Maximum Building Height | None | | | | | | |
| <p>1. Non-residential FAR shall be multiplied by net lot area (NLA) to determine maximum permitted floor area. 2. Residential FAR may be multiplied by net lot area (NLA) or gross area of a regular lot (GLA) to determine maximum permitted floor. See section 16-18A.008(1). 3. Sidewalk and supplemental zone requirements shall be the minimum setback requirements for yards adjacent to streets. 4. Subject to Building Code requirements. 5. Usable open space requirement (USOR) is calculated utilizing the corresponding lot area used to obtain floor area. See section 16-18A.008(1).</p> | | | | | | | | |

SECTION 2

That all ordinances, parts of ordinances, and resolutions in conflict herewith are hereby waived for purposes of this Ordinance only, and only to the extent of said conflict.

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A true copy,

 Municipal Clerk

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

**DEC 03, 2018
 DEC 12, 2018**