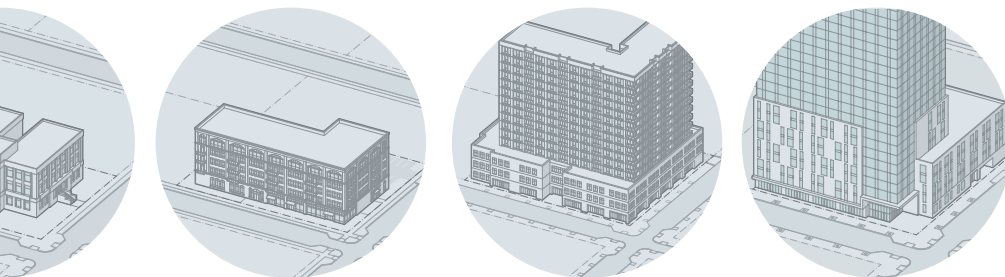


City of

# ATLANTA ZONING ORDINANCE

Part 16



**DRAFT V2** | December 19, 2025



Department of  
**CITY PLANNING**

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## DIVISION 1.1. **GENERAL PROVISIONS**

### Sec. 1.1.1. **Repeal and Adoption of Ordinance**

The 1980 Zoning Ordinance contained in the City of Atlanta Code of Ordinances, Part 16, adopted on December 15, 1980 and effective January 1, 1982, as amended to the present, is repealed. The following Zoning Ordinance is adopted and enacted in its place.

### Sec. 1.1.2. **Authority**

This Part is enacted under the City of Atlanta’s exclusive zoning and planning authority granted by the Constitution of the State of Georgia, including but not limited to Article 9, Section 2, Paragraphs 2, 3, and 4. It is also enacted under authority granted by the General Assembly of the State of Georgia, including but not limited to O.C.G.A. Sections 36-66-1 et seq. and 36-70-3; the City of Atlanta Charter, Sections 1-102(b) and 1-102(c)(16), (17), (20), (21), (29), (38), (41), (42), (46), (55), and (56); the City of Atlanta’s general police powers; and all other authority provided by applicable federal, state, and local laws.

### Sec. 1.1.3. **Purpose**

This Part is made in accordance with the Comprehensive Plan for the City of Atlanta. It is designed for the purposes, among others, of reducing congestion in the streets; securing safety from fire, panic, and other dangers; providing adequate light and air; promoting public health, safety, convenience, and general welfare; and encouraging a distribution of population and a classification of land uses and development intensities that support the efficient and adequate provision of transportation, communication, water supply, drainage, sanitation, education, recreation, and other public needs. These regulations are made with reasonable consideration of the character of the various districts and their suitability for particular uses, and with the general objectives of promoting desirable living conditions; sustaining the stability of neighborhoods or guiding their orderly evolution in response to public needs; protecting against blight and depreciation; and encouraging the most appropriate use and development of land and buildings throughout the City of Atlanta.

### Sec. 1.1.4. **Title**

The regulations in this Part, together with the series of maps referenced herein, are officially known as the “Atlanta Zoning Ordinance” and may be referred to as the “2026 Zoning Ordinance,” “Zoning Ordinance,” “this Ordinance,” or “this Code.”

### Sec. 1.1.5. **Application of Regulations**

Except as specifically provided hereinafter, no land or structure within the city limits may be used or occupied, and no structure or part thereof may be erected, constructed, reconstructed, enlarged, moved, or structurally altered except in conformity with the regulations for the district in which it is located and with regulations of general application.

### Sec. 1.1.6. **Revival and Severability Clauses**

#### **A. Revivability**

It is the intention of the City of Atlanta that the 1980 Zoning Ordinance, as amended, is revivable. If any court of competent jurisdiction adjudges the entire Zoning Ordinance void, the 1980

Zoning Ordinance, as amended and in effect immediately before adoption of the following Zoning Ordinance, then applies as set forth therein.

## **B. Severability**

It is the intention of the City of Atlanta that the provisions of any part of this Part are severable. If any court of competent jurisdiction adjudges any provision of this Part invalid, that judgment does not affect any other provision of this Part not specifically included in the judgment. If a court of competent jurisdiction adjudges the application of any provision of this Part to a particular property, development, building, or structure invalid, that judgment does not affect the application of that provision to any other property, development, building, or structure not specifically included in the judgment.

## DIVISION 1.2. OFFICIAL ZONING MAP

### Sec. 1.2.1. Division into Zoning Districts

The City is divided into zoning districts as provided herein and as shown on the Official Zoning Map, which, together with all notations, references, and explanatory material on it, is incorporated into and declared to be part of this Ordinance.

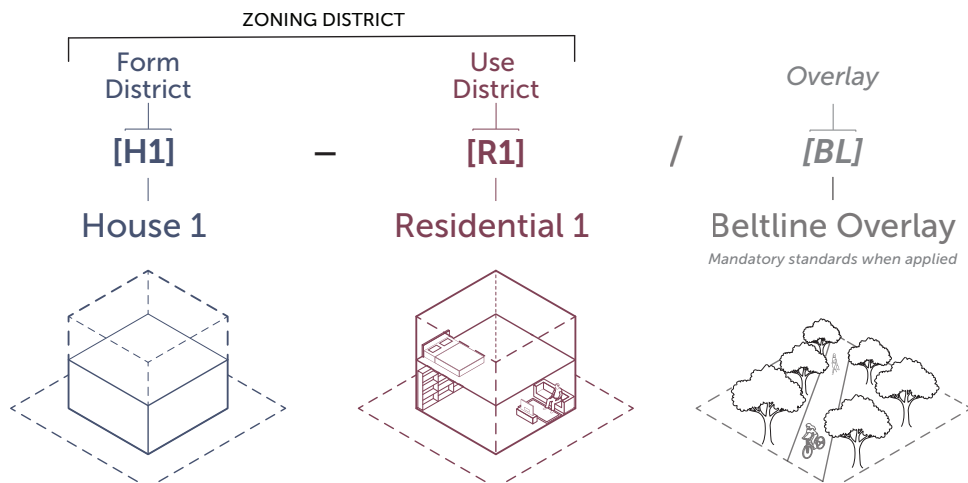
### Sec. 1.2.2. Series of Maps

The Official Zoning Map consists of the following maps:

- A. Zoning Districts and Overlay Districts Map;
- B. Parking Zone Map ;
- C. Storefront Street Map ;
- D. Street Type Map ;
- E. Short-Term Rental Map; and
- F. Any other map adopted by City Council amendment for inclusion, whether or not included in this Chapter.

### Sec. 1.2.3. District Designations on Map

- A. Except in the event of an unauthorized change thereto, the Official Zoning Map is the official record of the zoning status of real property within the City. Each property is zoned to at least one district. Most properties are zoned to two districts - a form district and a use district - sometimes referred to as base or underlying zoning districts. Some properties may be zoned to three or more districts, with the third district often referred to as an overlay zoning district. The reader must review all maps that constitute the Official Zoning Map to determine the district or districts in which a property is located.
- B. For example, if the Official Zoning Map shows a property zoned "H1-R1," the property is zoned to the House 1 (H1) form district and the Residential 1 (R1) use district. If the Official Zoning Map shows a property zoned "H1-R1/BL," the property is zoned to the H1 form district, the R1 use district, and the BL (Beltline) overlay district, which is applied over the underlying H1 and R1 districts.



- C. Each property is also within a parking zone and has a street type designation for purposes of streetscape standards. Some properties may abut a storefront street for purposes of form district lot standards. Some properties may be within a short-term rental district for purposes of prohibiting short-term rental of property.

### Sec. 1.2.4. **Public Records, Map Maintenance, and Certification**

The Official Zoning Map is a public record available for inspection in the Office of Zoning and Development. It is kept and maintained electronically in a geographic information system for efficient and periodic amendment following City Council action, and for easy public reference. The Official Zoning Map is also printable and, in that format, consists of a series of numerically identified sheets at a legible scale. A certified copy of one or more maps or map sheets may be obtained from the Director of the Office of Zoning and Development, in paper or digital form or both, for a reasonable fee. A certified copy must bear the dated signature of the Director or their designee certifying its authenticity.

### Sec. 1.2.5. **Recording of Amendments to Official Zoning Map**

On the effective date of an ordinance authorizing an amendment to the Official Zoning Map, commonly referred to as a rezoning, the change is to be made to the map and posted in an appropriate manner by the Office of Zoning and Development. The records accompanying the map must identify the ordinance by which the amendment was made, the date of the action, and the rezoning case number. No amendment becomes effective until this change and corresponding entry have been completed.

### Sec. 1.2.6. **Unauthorized Changes to Official Zoning Map**

No change of any nature may be made to the Official Zoning Map except in conformity with the procedures and requirements of these regulations. Any zoning district shown on the Official Zoning Map that is not supported by City Council action authorizing the amendment is considered an unauthorized change and may not be relied upon as the official record of zoning status. Upon notice and determination of an unauthorized change, the Office of Zoning and Development must immediately correct the map.

### Sec. 1.2.7. **Replacement of Official Zoning Map**

- A. If the Official Zoning Map becomes damaged, lost, or difficult to interpret because of the nature or number of changes, the City Council may authorize a new Official Zoning Map by ordinance, which then supersedes the prior map. However, if there is uncertainty about the zoning status of any area due to the condition of the map or any portion of it, that action must take the form of an amendment to the map to resolve the uncertainty.
- B. The new Official Zoning Map may correct drafting or other omissions or errors in the prior map, but no such correction has the effect of a zoning amendment unless the action adopting the new map is itself an amending action. The new Official Zoning Map must be authenticated and attested in the same manner as the original, with wording indicating when and by what instrument the prior document was adopted.
- C. Unless the prior Official Zoning Map has been lost or completely destroyed, that document or any remaining significant parts of it must be preserved, along with any significant records related to its adoption or amendment, to serve as a guide to the prior zoning status of areas.

## Sec. 1.2.8. Rules for Interpretation of Boundaries

Where uncertainties exist as to the boundaries shown on the Official Zoning Map, the following rules guide interpretations by the Director of the Office of Zoning and Development.

### A. Center Lines as Boundaries

Where boundaries appear to follow the center lines of streets, alleys, easements, railroads, waterways, or similar features, they are construed as following those center lines.

### B. Property and Other Lines as Boundaries

Where boundaries appear to follow street, lot, block, property, or other lines, they are construed as following those lines; however, if a street or legacy alley is closed, the boundary is construed as the center line of the former street or legacy alley unless a specific amendment states otherwise.

### C. Boundaries Extending into Water

Where the full course of boundaries extending into bodies of water is not shown, the boundaries are construed as continuing in a straight line until they intersect another zoning boundary or jurisdictional limit, whichever occurs first.

### D. Boundaries Other Than as Above

Boundaries that appear parallel or perpendicular to, or appear to connect with or extend from, center lines, property lines, or other features shown are construed accordingly unless specific indications show otherwise.

### E. Dimension

Where dimensions are not otherwise indicated on the map, the scale of the map governs.

## Sec. 1.2.9. District Designation Not Indicated

Where no district designation is indicated on the Official Zoning Map for a parcel, the parcel is construed to be zoned House 1 - Residential 1 (H1-R1). Upon discovery of such an omission, unless research reveals the correct official zoning status of the land (in which case map corrections and related entries may be made without legislative action), the Office of Zoning and Development must initiate a corrective amendment.

## Sec. 1.2.10. Changes in Jurisdictional Limits

Where territory is removed from the jurisdictional limits of the City, zoning boundaries are construed as moving with those limits. Where territory is added to the City, unless a zoning amendment is adopted concurrently with the annexation, and pursuant to O.C.G.A. § 36-66-4(e), all annexed property is zoned, without further action, for the same use or uses for which it was zoned immediately prior to annexation, so long as the City is a qualified municipality within the meaning of that state law. Property zoned pursuant to this state law may be rezoned thereafter in compliance with state law and this Part.

## Sec. 1.2.11. **Uncertain Cases and Split Lot Regulations**

- A. Where natural or man-made features differ from those shown on the Official Zoning Map, or in other circumstances not covered above, the Office of Zoning and Development, upon request from the Director of the Office of Buildings or from any affected property owner, or on its own initiative upon determining that such inconsistencies exist, must make a finding and interpretation concerning the boundaries involved in accordance with the intent and purpose of this Part.
- B. If the finding and interpretation involve only a correction to the zoning map and do not change the zoning of any property, the Office of Zoning and Development may make the correction without further action, other than making appropriate entries describing the change and the date it was made.
- C. If a zoning district boundary divides a lot of record at the time the boundary was established, the Office of Zoning and Development, upon application by the property owner or the owner's authorized agent, must make findings and prepare recommendations regarding the boundary line. If the office finds and recommends that extending the district boundary by no more than 100 feet, given the property's circumstances and its relationship to adjoining properties, would not create substantial adverse effects on adjoining property, the boundary line may be revised. The Office of Zoning and Development must advise the Mayor, as the City's Chief Executive Officer, or the Mayor's designee, and upon approval by that official, the district boundary line is revised.
- D. Where boundaries divide a lot of record at the time the boundary was established and the owner proposes an extension of the zoning district boundary more than 100 feet into the remaining portion of the lot, or where the Office of Zoning and Development does not find and recommend an extension, or the mayor or designee does not approve it, the owner or the owner's authorized agent may apply for a zoning amendment.

## DIVISION 1.3. ZONING DISTRICTS ESTABLISHED

To classify, regulate, and restrict the form of site and building improvements, including but not limited to lot size, density, lot coverage, streetscapes, building setbacks, build-to lines, transitions, parking location, massing, activation, ground story, windows and doors, fences and walls, and aesthetics; to classify, regulate, and restrict the use of land and buildings; to regulate development and the improvement of real estate; and to further the intent and purpose of this Ordinance, the City is divided into the following districts:

<b>FORM DISTRICTS</b>			
<b>House-Scale Districts</b>		<b>Urban Core Districts</b>	
House 1	<b>H1</b>	Urban Core 1	<b>UC1</b>
House 2	<b>H2</b>	Urban Core 2	<b>UC2</b>
House 3	<b>H3</b>	Urban Core 3	<b>UC3</b>
House 4	<b>H4</b>	Urban Core 4	<b>UC4</b>
House 5	<b>H5</b>	<b>Workplace Flex Districts</b>	
House 6	<b>H6</b>	Workplace Flex 5A	<b>WX5A</b>
Conservation 1	<b>CN1</b>	Workplace Flex 5B	<b>WX5B</b>
Conservation 2	<b>CN2</b>	Workplace Flex 15	<b>WX15</b>
Cluster	<b>CL</b>	<b>Workplace Districts</b>	
<b>Neighborhood-Scale Districts</b>		Workplace 1	<b>W1</b>
Neighborhood 1	<b>N1</b>	<b>Special Districts</b>	
Neighborhood 2A	<b>N2A</b>	Campus	<b>CM</b>
Neighborhood 2B	<b>N2B</b>	Civic	<b>CV</b>
Neighborhood 3A	<b>N3A</b>	Park	<b>PK</b>
Neighborhood 3B	<b>N3B</b>	<b>USE DISTRICTS</b>	
Neighborhood 4A	<b>N4A</b>	<b>Residential Districts</b>	
Neighborhood 4B	<b>N4B</b>	Residential 1	<b>R1</b>
Neighborhood 5A	<b>N5A</b>	Residential 2	<b>R2</b>
Neighborhood 5B	<b>N5B</b>	Residential 3	<b>R3</b>
Neighborhood 6A	<b>N6A</b>	Residential 4	<b>R4</b>
Neighborhood 6B	<b>N6B</b>	Residential 5	<b>R5</b>
<b>Urban General Districts</b>		<b>Residential Mix Districts</b>	
Urban General 3A	<b>UG3A</b>	Residential Mix 1	<b>RX1</b>
Urban General 3B	<b>UG3B</b>	Residential Mix 2	<b>RX2</b>
Urban General 5A	<b>UG5A</b>	Residential Mix 3	<b>RX3</b>
Urban General 5B	<b>UG5B</b>	<b>Neighborhood Mix Districts</b>	
Urban General 8A	<b>UG8A</b>	Neighborhood Mix 1	<b>NX1</b>
Urban General 8B	<b>UG8B</b>	Neighborhood Mix 2	<b>NX2</b>
Urban General 15	<b>UG15</b>	Neighborhood Mix 3	<b>NX3</b>
Urban General 25	<b>UG25</b>	Neighborhood Mix 4	<b>NX4</b>
		Neighborhood Mix 5	<b>NX5</b>
		Neighborhood Mix 6	<b>NX6</b>

<b>Mixed Use Districts</b>	
Mixed Use 1	<b>MX1</b>
Mixed Use 2	<b>MX2</b>
Mixed Use 3	<b>MX3</b>
Mixed Use 4	<b>MX4</b>
Mixed Use 5	<b>MX5</b>
Mixed Use 6	<b>MX6</b>
Mixed Use 7	<b>MX7</b>
Mixed Use 8	<b>MX8</b>
Mixed Use 9	<b>MX9</b>
Mixed Use 10	<b>MX10</b>
Mixed Use 11	<b>MX11</b>
Mixed Use 12	<b>MX12</b>
Mixed Use 13	<b>MX13</b>
Mixed Use 14	<b>MX14</b>
<b>Industrial Flex Districts</b>	
Industrial Flex 1	<b>IX1</b>
Industrial Flex 2	<b>IX2</b>
Industrial Flex 3	<b>IX3</b>
<b>Industrial Districts</b>	
Industrial 1	<b>I1</b>
Industrial 2	<b>I2</b>
<b>Civic Districts</b>	
Civic 1	<b>CV1</b>
Civic 2	<b>CV2</b>
<b>OVERLAY DISTRICTS</b>	
<b>General Overlays</b>	
Beltline	<b>BL</b>
Campbellton Road	<b>CR</b>
Subarea 1	CR-SA1
Subarea 2	CR-SA2
Subarea 3	CR-SA3
Subarea 4	CR-SA4
Subarea 5	CR-SA5
Marietta Street Artery	<b>MSA</b>
Tuxedo Park	<b>TP</b>
Upper Westside	<b>UW</b>
<b>Affordable Housing Overlays</b>	
Affordable Workforce Housing	<b>H</b>
Westside Affordable Workforce Housing	<b>WH</b>
Northwest Atlanta Affordable Workforce Housing	<b>NWH</b>

<b>Architectural Design Overlays</b>	
Traditional Commercial	<b>TC</b>
Traditional Neighborhood	<b>TN</b>
<b>HISTORIC AND LANDMARK DISTRICTS</b>	
<b>Landmark Districts</b>	
Cabbagetown	<b>LD1</b>
Subarea 1	LD1-SA1
Subarea 2	LD1-SA2
Subarea 3	LD1-SA3
Subarea 4	LD1-SA4
Subarea 5	LD1-SA5
Druid Hills	<b>LD2</b>
Subarea 1	LD2-SA1
Subarea 2	LD2-SA2
Subarea 3	LD2-SA3
Subarea 4	LD2-SA4
Martin Luther King, Jr.	<b>LD3</b>
Subarea 1	LD3-SA1
Subarea 2	LD3-SA2
Subarea 3	LD3-SA3
Subarea 4	LD3-SA4
Subarea 5	LD3-SA5
Washington Park	<b>LD4</b>
Oakland Cemetery	<b>LD5</b>
Baltimore Block	<b>LD6</b>
Hotel Row	<b>LD7</b>
Castleberry Hill	<b>LD8</b>
Subarea 1	LD8-SA1
Subarea 2	LD8-SA2
Means Street	<b>LD9</b>
Briarcliff Plaza	<b>LD10</b>
Pratt-Pullman	<b>LD11</b>
<b>Historic Districts</b>	
West End	<b>HD1</b>
Adair Park	<b>HD2</b>
Subarea 1	HD2-SA1
Subarea 2	HD2-SA2
Subarea 3	HD2-SA3
Whittier Mill	<b>HD3</b>
Subarea 1	HD3-SA1
Subarea 2	HD3-SA2

**ZONING DISTRICTS ESTABLISHED**

Grant Park	<b>HD4</b>
Subarea 1	HD4-SA1
Subarea 2	HD4-SA2
Subarea 3	HD4-SA3
Inman Park	<b>HD5</b>
Subarea 1	HD5-SA1
Subarea 2	HD5-SA2
Subarea 3	HD5-SA3
Oakland City	<b>HD6</b>
Atkins Park	<b>HD7</b>
Sunset Avenue	<b>HD8</b>
Collier Heights	<b>HD9</b>
Poncey-Highland	<b>HD10</b>
Subarea 1	HD10-SA1
Subarea 2	HD10-SA2
Subarea 3	HD10-SA3
Subarea 4	HD10-SA4
Subarea 5	HD10-SA5
Subarea 6	HD10-SA6
Subarea 7	HD10-SA7
<b>LEGACY DISTRICTS</b>	
Fort McPherson	<b>FM</b>
Subarea 1	FM-SA1
Subarea 2	FM-SA2
Subarea 3	FM-SA3
Subarea 4	FM-SA4
Buckhead Village	<b>BV</b>
Subarea 1	BV-SA1
Subarea 2	BV-SA2
Subarea 3	BV-SA3
Subarea 4	BV-SA4
Buckhead / Lenox Stations	<b>BX</b>
Subarea 1	BX-SA1
Subarea 2	BX-SA2
Subarea 3	BX-SA3
Subarea 4	BX-SA4
Midtown	<b>M</b>
Subarea 1	M-SA1
Subarea 2	M-SA2
Subarea 3	M-SA3

Greenbriar	<b>G</b>
Subarea 1	G-SA1
Subarea 2	G-SA2
Subarea 3	G-SA3
Subarea 4	G-SA4
Subarea 5	G-SA5
Subarea 6	G-SA6
<b>OTHER DISTRICTS</b>	
<b>Sign Overlays</b>	
Arts and Entertainment	<b>S1</b>
Historic Sears and Roebuck	<b>S2</b>
Gulch	<b>S3</b>

## DIVISION 1.4. **CONDITIONAL ZONING**

### Sec. 1.4.1. **Conditional Zoning Defined, Authorized, and Mapped**

- A. Generally, conditional zoning is rezoning that is subject to one or more conditions not applicable to other land similarly zoned. Conditions of rezoning may be imposed by City Council at the time it adopts the ordinance amendment approving the rezoning, for the protection or benefit of neighbors and to ameliorate the effects of the rezoning. Conditional zoning may include written conditions, compliance with a site plan, or both, contained within the four corners of the ordinance amendment or incorporated by reference.
- B. Each underlying zoning district established in *Division 1.3* has a sub-classification known as “conditional” for that district.
- C. All zoning districts shown on the Official Zoning Map with a “C” suffix after the zoning district designation (for example, UG1-MX1-C) indicate that the parcel is zoned “conditional” under previous ordinance amendments adopted by City Council. These conditions remain in effect, and copies of such conditional ordinances may be obtained from the Municipal Clerk.

### Sec. 1.4.2. **Compliance with Conditional Zoning**

- A. After approval of the conditional zoning ordinance by the City Council, a request for a building permit must be submitted to the Director of the Office of Buildings, who, in consultation with the Director of the Office of Zoning and Development, will determine whether the final building and site plans are in conformance with any conditions attached to the rezoning ordinance by City Council. An approved building permit does not authorize the violation of any terms or requirements of this Zoning Ordinance, including any conditions.
- B. Minor revisions to the approved site plan as a condition of zoning may be authorized by the Director of the Office of Zoning and Development as provided in *Sec. 9.2.5.B*.
- C. Changes in zoning conditions other than minor revisions to the approved site plan require approval by City Council.

### Sec. 1.4.3. **Preexisting Rezoning Conditions**

#### **A. Intent**

1. It is the intent of the City Council, subject to the law of vested rights, that all conditions of rezoning ordinances introduced or adopted between January 1, 2000, and the effective date of this Ordinance remain in effect.
2. All other conditions are repealed upon adoption of this Ordinance.

#### **B. Incorporation by Reference**

To accomplish this intent, the zoning conditions contained in the following list of enumerated rezoning ordinances are incorporated by reference into this Ordinance as if those conditions were set out in full herein. The following enumerated rezoning ordinances are made a public record. Notice is given that these ordinances are accessible to the public, including those who are or may be affected by the zoning conditions contained therein, for inspection at the indicated web link or

for copying in the Office of the Atlanta Municipal Clerk by requesting a certified copy. See **Exhibit "X"** entitled "Zoning Ordinances with Zoning Conditions Incorporated by Reference" to the ordinance adopting the Zoning Ordinance. It is also available online at <https://aim-ewebapp-01-finalactions.azurewebsites.net/>.

### Sec. 1.4.4. **Preexisting Special Use Permit Conditions**

- A. **Intent.** It is the intent of the City Council, subject to the law of vested rights, that:
1. All special uses previously authorized by ordinance but not in operation at the time this Ordinance is adopted are repealed upon adoption.
  2. All special uses previously authorized by ordinance and lawfully in operation at the time this Ordinance is adopted may continue, subject to compliance with any zoning conditions set forth in the ordinance granting the special use permit.
- B. **Incorporation by Reference.** The following special use permit ordinances, including any conditions of approval, are incorporated by reference into this Ordinance as if those approvals and conditions were set out in full herein. These enumerated special use permit ordinances are made a public record. Notice is given that they are accessible to the public, including individuals who are or may be affected by them, for inspection at the indicated web link or for copying in the Office of the Atlanta Municipal Clerk by requesting a certified copy. See **Exhibit "X"** attached hereto, entitled "Special Use Permit Ordinances Incorporated by Reference". It is also available online at <https://aim-ewebapp-01-finalactions.azurewebsites.net/>.