

CHAPTER 10.

# GENERAL RULES & DEFINITIONS

**Division 10.1. General Rules . . . . . 10-2**

- Sec. 10.1.1. General Interpretations . . . . . 10-2
- Sec. 10.1.2. Average Grade . . . . . 10-3
- Sec. 10.1.3. Coverage . . . . . 10-4
- Sec. 10.1.4. Enclosure . . . . . 10-5
- Sec. 10.1.5. Encroachments . . . . . 10-5
- Sec. 10.1.6. Floor Area . . . . . 10-6
- Sec. 10.1.7. Frequency . . . . . 10-7
- Sec. 10.1.8. Lot Line . . . . . 10-8
- Sec. 10.1.9. Net and Gross Lot Area . . . . . 10-11
- Sec. 10.1.10. Project Activity . . . . . 10-11
- Sec. 10.1.11. Site, Lot, and Sublot Designation . . . . . 10-13
- Sec. 10.1.12. Story . . . . . 10-15
- Sec. 10.1.13. Street Designation . . . . . 10-16
- Sec. 10.1.14. Street-Facing Facade . . . . . 10-17
- Sec. 10.1.15. Walking Distance . . . . . 10-18
- Sec. 10.1.16. Yard . . . . . 10-18

**Division 10.2. General Terminology . . . . . 10-21**

- Sec. 10.2.1. Acronyms and Abbreviations . . . . . 10-21
- Sec. 10.2.2. Definitions . . . . . 10-23

## DIVISION 10.1. **GENERAL RULES**

### Sec. 10.1.1. **General Interpretations**

#### **A. Computation of Time**

References to days are calendar days, unless noted otherwise. The time in which an act is to be done is computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action is the next business day that is not a Saturday, Sunday, or holiday observed by the City.

#### **B. Conjunctions**

Unless the context clearly suggests the contrary, conjunctions will be interpreted as follows:

1. The term “and” indicates that all connected terms, conditions, provisions, or events apply; and
2. The term “or” indicates that one or more of the connected terms, conditions, provisions, or events apply.

#### **C. Headings, Illustrations, and Text**

In the event of a conflict or inconsistency between the text of the Zoning Ordinance and any heading, caption, figure, illustration, table, or map, the text will control.

#### **D. Lists and Examples**

Unless otherwise specified, lists of terms or examples that use terms like “for example,” “including,” and “such as,” or similar language, are intended to provide examples and are not exhaustive lists of all possibilities.

#### **E. Mandatory and Discretionary Terms**

The words “will,” “can,” and “must” are mandatory terms. The words “may” and “should” are advisory and discretionary terms.

#### **F. References to Public Officials and Agencies**

References to public officials and agencies are those of the City, unless otherwise indicated.

#### **G. References to Other Regulations or Publications**

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it will be interpreted as a reference to the most recent edition of the regulation, ordinance, statute, regulation, or document, unless otherwise noted.

#### **H. Technical and Nontechnical Terms**

Words and phrases will be interpreted according to the definition in the latest edition of Merriam-Webster’s Dictionary, but technical words and phrases that may have acquired a particular and appropriate meaning in law will be interpreted and understood according to such meaning.

## I. Tenses and Plurals

Words that are used in one tense, being past, present, or future, include all other tenses, unless the context clearly indicates otherwise. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.

### Sec. 10.1.2. Average Grade

*The average of the highest and lowest point of elevation of existing grade around the perimeter of the building or building module.*

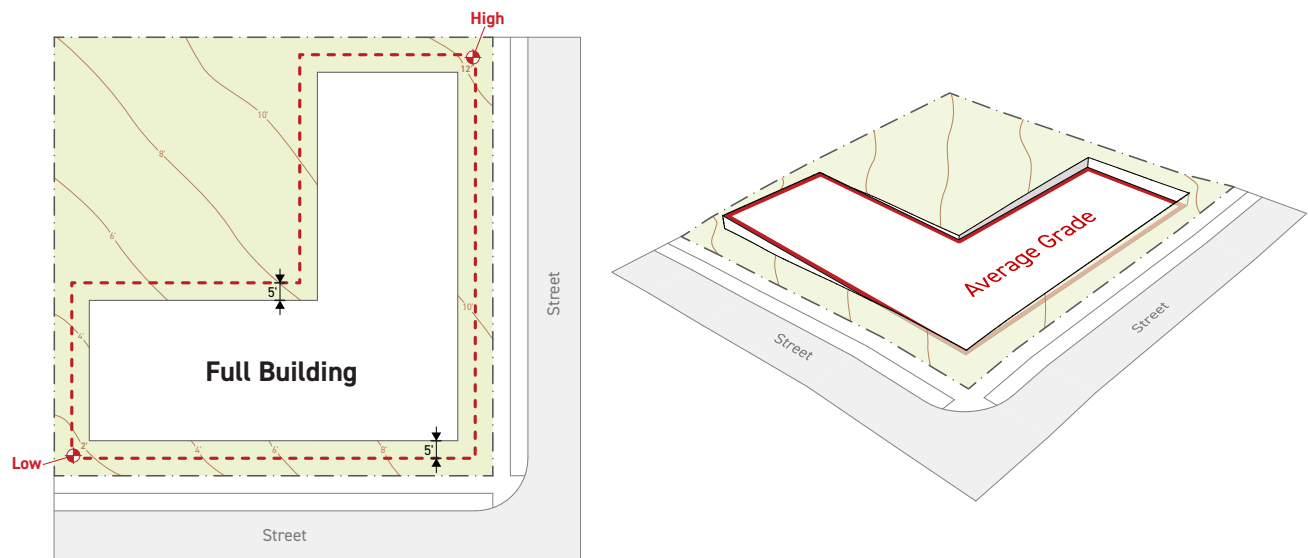
#### A. Standards

1. Average grade must be established using existing grade.
2. Average grade must be calculated using one of the following methods. The project may choose which method to use:
  - a. Full building method, using the average grade for a full building; or
  - b. Building module method, using the average grade for each building module.

#### B. Measurement

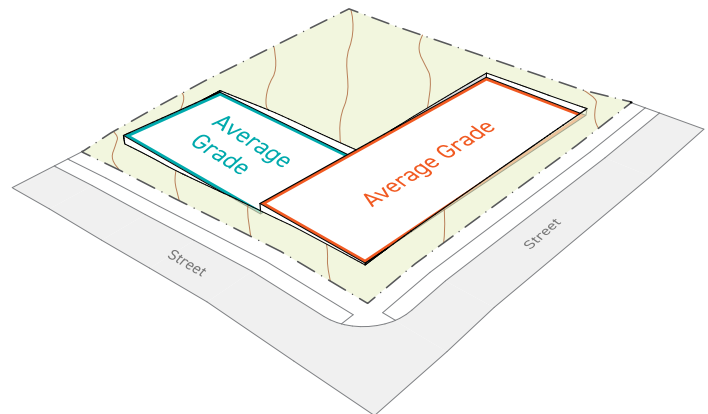
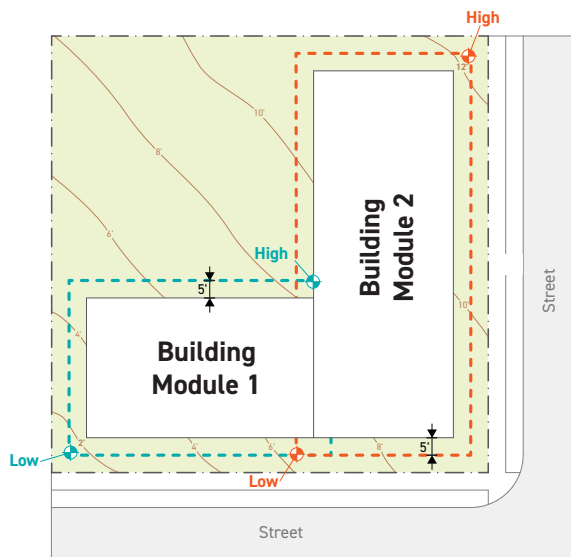
##### 1. Full Building Method

For the full building method, average grade is calculated by averaging the highest and lowest point of elevation of existing grade within 5 feet of the building perimeter.



**GENERAL RULES****2. Building Module Method**

- a. For the building module method, average grade is calculated independently for each building module. Building modules are defined by the ground story, see *Sec. XX. Ground Story* to determine how to identify each building module.
- b. Once the building modules are identified, the average grade is determined by averaging the highest and lowest point of elevation of existing grade within 5 feet of the building perimeter at each building module.

**Sec. 10.1.3. Coverage**

*The measurement of how open an occupiable space is to the sky.*

**A. Standards****1. Covered**

A space is considered covered when it has a horizontal projection over the occupiable space that is less than 50% open to the sky.

**2. Uncovered**

A space is considered uncovered when it does not have a horizontal projection over the occupiable space or the horizontal projection is at least 50% open to the sky.

**B. Measurement**

Covered area is a percentage, measured as the total area that is open to the sky divided by the total area of the occupiable space.

## Sec. 10.1.4. Enclosure

The measurement of how enclosed an occupiable space is to its surroundings.

### A. Standards

#### 1. Enclosed

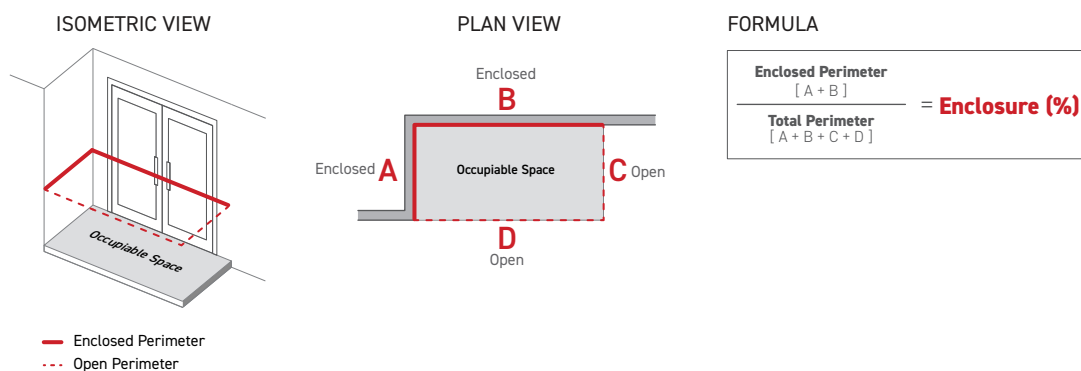
A space is considered enclosed when the perimeter of the space has an enclosure of at least 50%.

#### 2. Unenclosed

A space is considered unenclosed when the perimeter of the space has an enclosure of less than 50%.

### B. Measurement

Enclosure is measured as a percentage calculated by measuring the linear distance around the occupiable space, and dividing the enclosed portions of the perimeter by the total perimeter of the space.



## Sec. 10.1.5. Encroachments

Any structure or assembly that projects horizontally or vertically into a space where such structures or assemblies are not permitted.

### A. Standards

#### 1. General

Modifications to existing structures or assemblies may encroach beyond the zoning district limitations only when those limitations prevent compliance with ADA Standards or the Fire Code. Any required encroachment must extend only the minimum amount necessary to achieve compliance with these standards.

#### 2. Architectural Details

Building elements not intended for human occupation that are attached to or integrated into a building, including elements located on the facade or at the top of the structure. These elements may provide architectural detail, functional benefits, or environmental performance.

- a. **Examples.** Belt courses, chimneys, cornices, lintels, pediments, pilasters, and sills.

**GENERAL RULES****3. Roof Projections**

Roof elements that overhang or cantilever beyond the building footprint and do not include posts or columns.

- a. **Examples.** Awnings, canopies, eaves, gutters, and roof overhangs.

**4. Unenclosed Structures (Ground Story)**

Unenclosed structures with all finished floors and ground surfaces at or below the maximum finished floor elevation of the ground story specified for the zoning district, and with a total height of less than 15 feet measured from finished grade.

- a. **Examples.** Decks, landing platforms, pergolas, porches (screened and unscreened), stoops, and trellises. Does not include carports or any other vehicle use areas.

**5. Unenclosed Structures (Upper Story)**

Unenclosed structures with finished floors or ground surfaces above the maximum finished floor elevation of the ground story specified for the zoning district, or with a total height of 15 feet or more measured from finished grade.

- a. **Examples.** Balconies, exterior stairways, and light shelves.

**6. Enclosed Structures**

Enclosed structures that overhang or cantilever beyond the building footprint and have a cumulative length of less than 25% of the width of the building facade.

- a. **Examples.** Bay windows, overhanging volumes, sleeping porches, and sunrooms. Does not include garages or any other vehicle use areas.

**7. Mechanical Equipment**

Equipment associated with publicly or privately owned or operated systems, whether supported by the ground, attached to a wall, or supported by a roof, that are 44 inches or less in height.

- a. **Examples.** Cisterns, gas and electrical meters, HVAC equipment, pool equipment, solar panels, and water heaters.

**8. Waste Receptacle Enclosure**

See *Sec. XX. Site Element Screens.*

**9. Signs**

See *Div. XX. Signs.*

**Sec. 10.1.6. Floor Area**

*The cumulative amount of enclosed and covered floor space on a lot.*

## **A. Measurement**

1. Floor area is calculated as the sum of floor space measured from the outside face of exterior walls.
2. The following areas are included in the calculation of floor area:
  - a. All area within the outside face of exterior walls of a building;
  - b. Any structure that is both enclosed and covered;
  - c. Vertical circulation including stairways and elevator shafts;
  - d. Spaces with ceiling heights of 7 feet or more in attics and basements; and
  - e. Any area in an attached garage exceeding 200 square feet.
3. The following areas are not included in the calculation of floor area:
  - a. Bicycle parking areas;
  - b. Parking structures;
  - c. Spaces with ceiling heights less than 7 feet in attics and basements; and
  - d. Garages up to 400 square feet.

### **Sec. 10.1.7. Frequency**

*The rate at which an element occurs or is repeated over a given distance.*

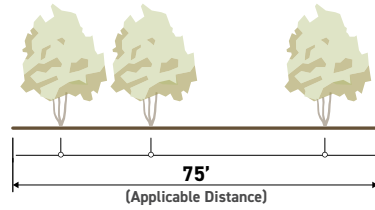
## **A. Measurement**

1. Spacing frequency is a ratio measured as the number of required occurrences of an object within the specified distance.
  - a. Occurrences of an object are measured as the total quantity of a required object located within the specified distance.
  - b. Specified distance is measured horizontally.
2. To calculate the number of required objects over a provided distance, first divide the required occurrences of an object by the specified distance, then multiply by the applicable distance.
3. When calculating the number of required objects results in a fraction, any fraction 0.5 or greater will be rounded up to the nearest whole number and any fraction less than 0.5 will be rounded down to the nearest whole number, so long as at least one occurrence of an object is provided.
4. Frequency standards allow for irregular spacing of the required objects.

**GENERAL RULES**

**EXAMPLE**

(Required Occurrence)  
**Frequency: 1 per 30'**  
 (Specified Distance)



**FORMULA**

Required Occurrence (1)	X	Applicable Distance (75')	=	<b>Required Occurrences</b> (2.5 rounded to 3)
Specified Distance (30')				

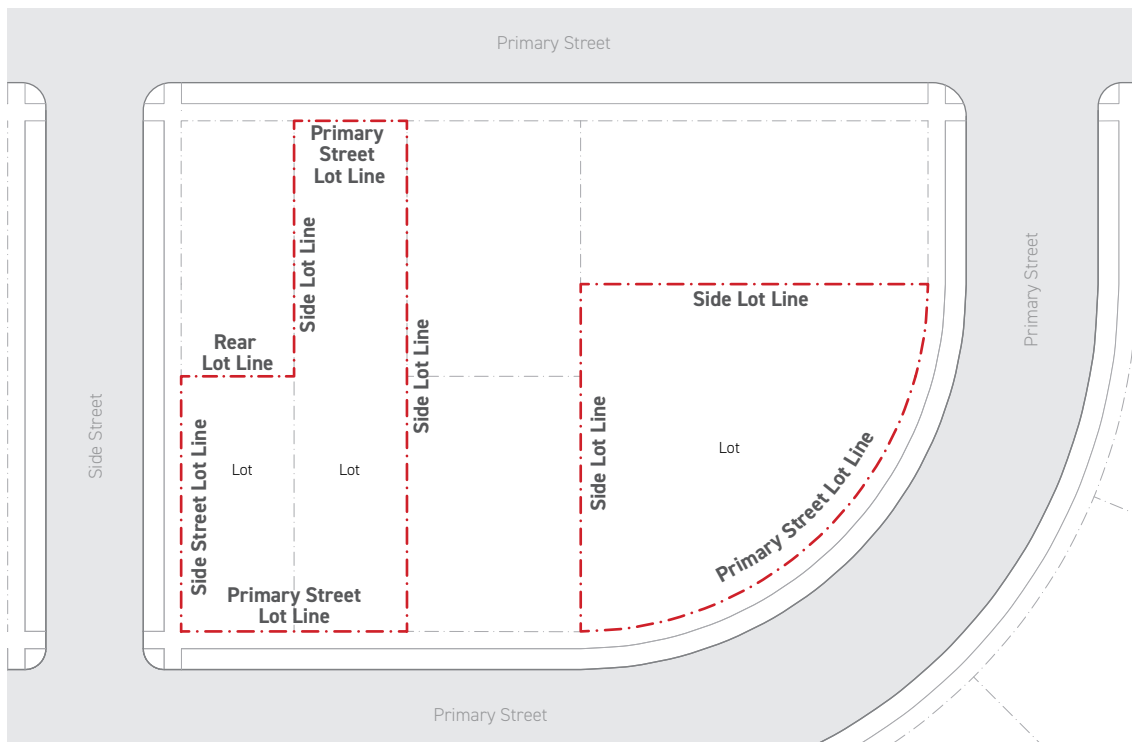
## Sec. 10.1.8. Lot Line

A line bounding a lot that divides one lot from another lot, street, or any other public or private space.

### A. Lot Line Designations

#### 1. General Standards

- a. Lot lines are designated for lots only, not for sublots.
- b. Each lot line can have only one designation and must be designated as one of the following:
  - i. Primary street lot line;
  - ii. Side street lot line;
  - iii. Rear lot line;
  - iv. Side lot line; or
  - v. Alleys.



## 2. Primary Street Lot Line

- a. A lot line meeting any of the following criteria will be designated as a primary street lot line:
  - i. A lot line abutting a primary street or storefront street. See *Sec. XX. Street Designation* to determine how to identify streets designated as primary or storefront streets; or
  - ii. A lot line abutting the Beltline Corridor or facing the Stitch.
- b. The Director may designate a lot line abutting a public park, open space, or multi-use path as a primary street lot line.
- c. Each lot must have at least one primary street lot line. A lot may have more than one primary street lot line.
- d. Once designated for a lot, a primary street lot line may not be changed to another designation during subsequent development on the lot unless all the standards of the applicable zoning district are met based on the proposed change in street lot line designation.

## 3. Side Street Lot Line

Side street lot lines include any lot line abutting a side street. Any street lot line that is not a primary street lot line is considered a side street lot line. See *Sec. XX. Street Designation* to determine how to identify streets designated as side streets.

## 4. Rear Lot Line

- a. Rear lot lines include any lot line that does not abut a street, and is opposite and most distant from a primary street lot line.
- b. A lot may have no more than one rear lot line.
- c. In the case of the lot that fronts two streets on opposite sides, a lot may have no rear lot line.
- d. Where no lot line is clearly opposite to the primary street lot line or where there are multiple primary street lot lines, the lot line having the highest portion of its length serving as the rear lot line of abutting lots is the rear lot line.
- e. A rear lot line abutting an alley can be considered a rear lot line.

## 5. Side Lot Line

- a. Side lot lines include any lot line not designated as a primary street lot line, side street lot line, or rear lot line.
- b. A side lot line abutting an alley can be considered a side lot line.

## 6. Through Lots in House-Scale and Neighborhood-Scale Form Districts

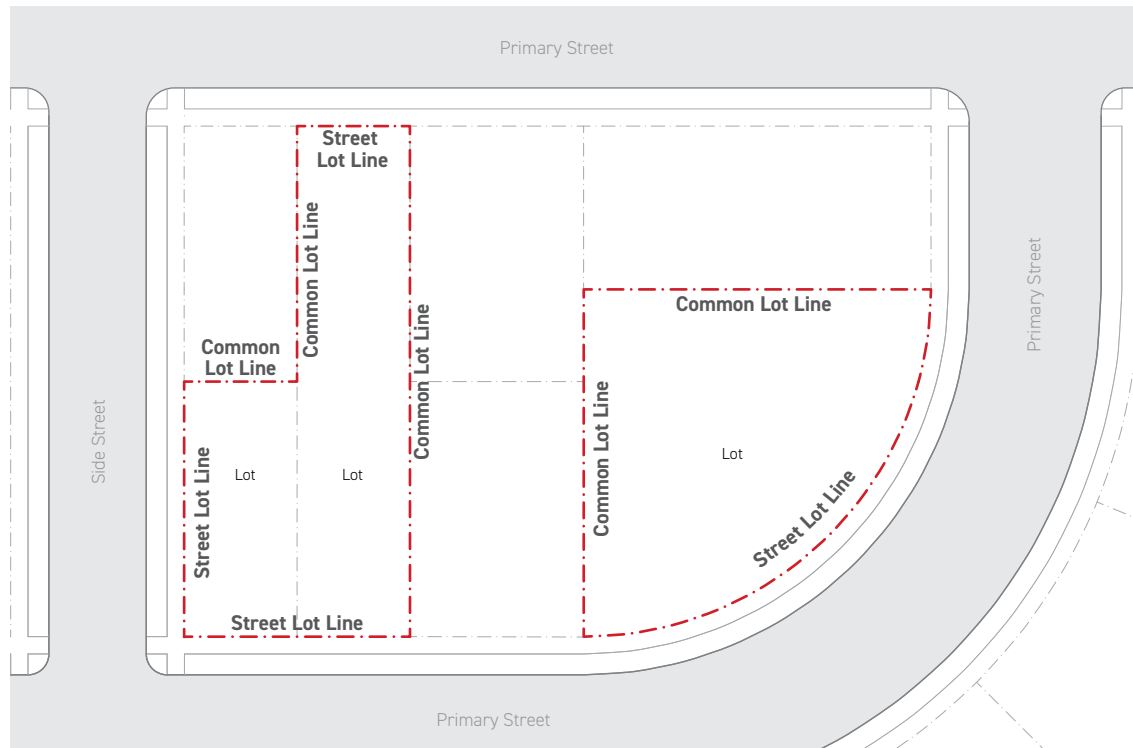
Where a lot is designated as a through lot in a House-Scale and Neighborhood-Scale Form District, the Director may allow a lot line that would otherwise be designated a street lot line to be designated as a rear lot line. In making this determination, the Director may consider, but is not limited to, the following:

**GENERAL RULES**

- a. The proposed number, placement, and orientation of buildings on the lot, including whether applying the build-to width requirement to both street frontages is practical; and
- b. The prevailing development pattern on surrounding parcels, including which frontage typically functions as the primary or secondary street orientation.

**B. Lot Line Categories****1. General Standards**

- a. Lot line designations are also grouped into categories. When a requirement of the Zoning Ordinance references a lot line category, the requirement applies to all lot line designations in that category.
- b. Lot line categories include the following:
  - i. Street lot lines; or
  - ii. Common lot lines.

**2. Street Lot Line**

Street lot lines include any lot line with one of the following designations:

- a. Primary street lot line; or
- b. Side street lot line.

**3. Common Lot Line**

Common lot lines include any lot line with one of the following designations:

- a. Side lot line; or
- b. Rear lot line.

## Sec. 10.1.9. Net and Gross Lot Area

### A. Measurement

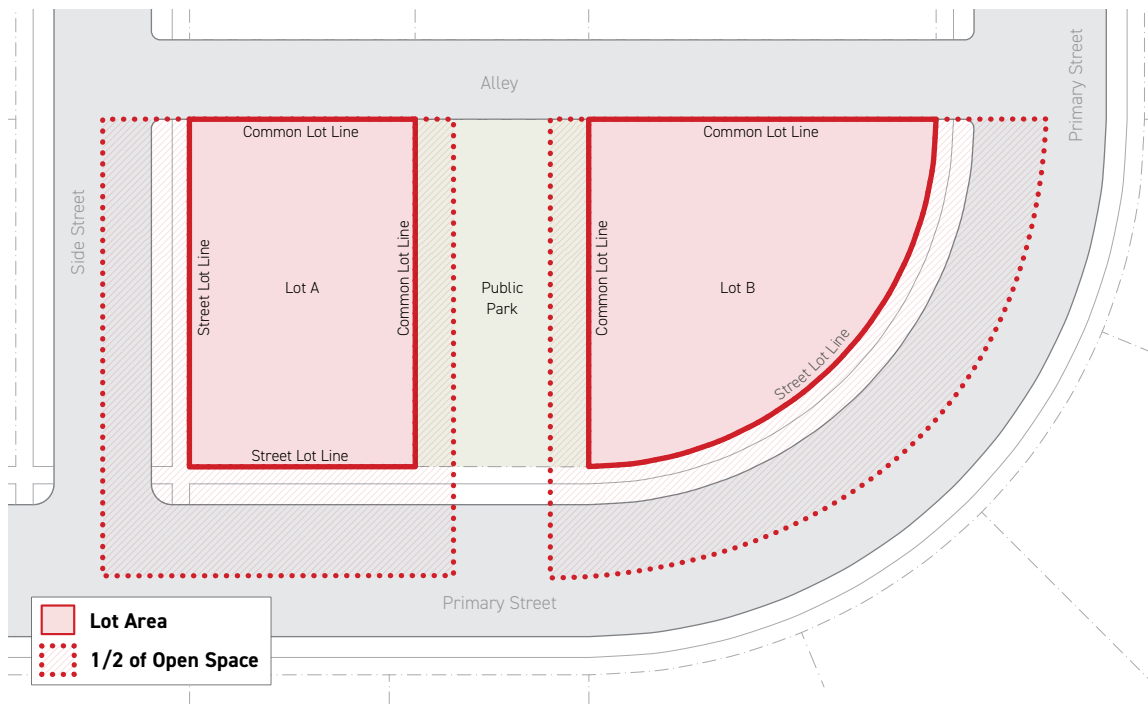
1. Unless noted otherwise, the requirements of the Zoning Ordinance are based on lot area, see **Sec. XX. Lot Area**.
2. For requirements that specify net lot area (NLA) or gross lot area (GLA), the following standards apply:

#### a. Net Lot Area (NLA)

Net lot area is equivalent to lot area, see **Sec. XX. Lot Area**.

#### b. Gross Lot Area (GLA)

Gross lot area includes the net lot area, plus half of any adjoining permanent open space such as streets, legacy alleys, public parks, and rail corridors, up to 50 feet.



## Sec. 10.1.10. Project Activity

Any activity on a lot that is controlled by the Zoning Ordinance.

### A. New Construction

Any activity that includes the construction of a new building or structure, including the demolition and reconstruction of 50% or more of an existing building or structure.

**GENERAL RULES****B. Addition**

1. Any expansion of an existing building or structure, including activity that increases the floor area or the height of an enclosed space within an existing building or structure, up to the following thresholds:
  - a. Additions that adds up to 100% of the existing floor area; or
  - b. Additions that adds up to 25,000 square feet of floor area.
2. Any addition that exceeds the thresholds above is considered new construction.

**C. Site Modification**

1. Any modification of an existing site, including activity that impacts trees, fences and walls, lighting, land disturbance, and repaving parking lots, up to the following thresholds:
  - a. Modifications affecting up to 50% of the existing site area; or
  - b. Modifications affecting up to 25,000 square feet of site area.
2. Any site modification that exceeds the threshold above is considered new construction.

**D. Facade Modification**

Any change to the exterior envelope of a building that goes beyond the definition of maintenance and repair. Facade modification includes the following:

1. Modification to the facade of the building;
2. Modification to the amount of exterior foundation wall exposed above finished grade; or
3. Modification to an architectural element such as a balcony, porch, storefront, windows, or deck.

**E. Change of Use**

Any change in use or a modification of an area designed and intended for a specific use that is different from the previously approved use. Change of use includes the following:

1. Change in the principal use of any portion of a building or lot from one of the uses specified in *Chapter 4. Use Districts* to another use.
2. Expansion of floor area or site area dedicated to a use or an increase in the intensity of a use, such as increase in seating capacity or the number of persons in care.

**F. Renovation**

1. Any modification to an existing building or structure that does not expand the building or structure up to the following thresholds:
  - a. Removal of up to 50% of the perimeter wall framing;
  - b. Removal of up to 50% of the roof framing; or
  - c. Removal of up to 50% of any other structural members.

2. Any modification that exceeds the thresholds above is considered new construction.

## **G. Maintenance and Repair**

Any activity done to correct the deterioration, decay of, or damage to any part of a building, structure, or site that does not involve a change or modification to the existing design, outward appearance, or applicable zoning requirements. Maintenance and repair includes the following:

1. In-kind replacement of deteriorated or damaged parts of a building;
2. Repair of site components such as fences and walls or landscaping; or
3. Modifications to meet fire, life safety, and ADA requirements.

## **Sec. 10.1.11. Site, Lot, and Sublot Designation**

### **A. General**

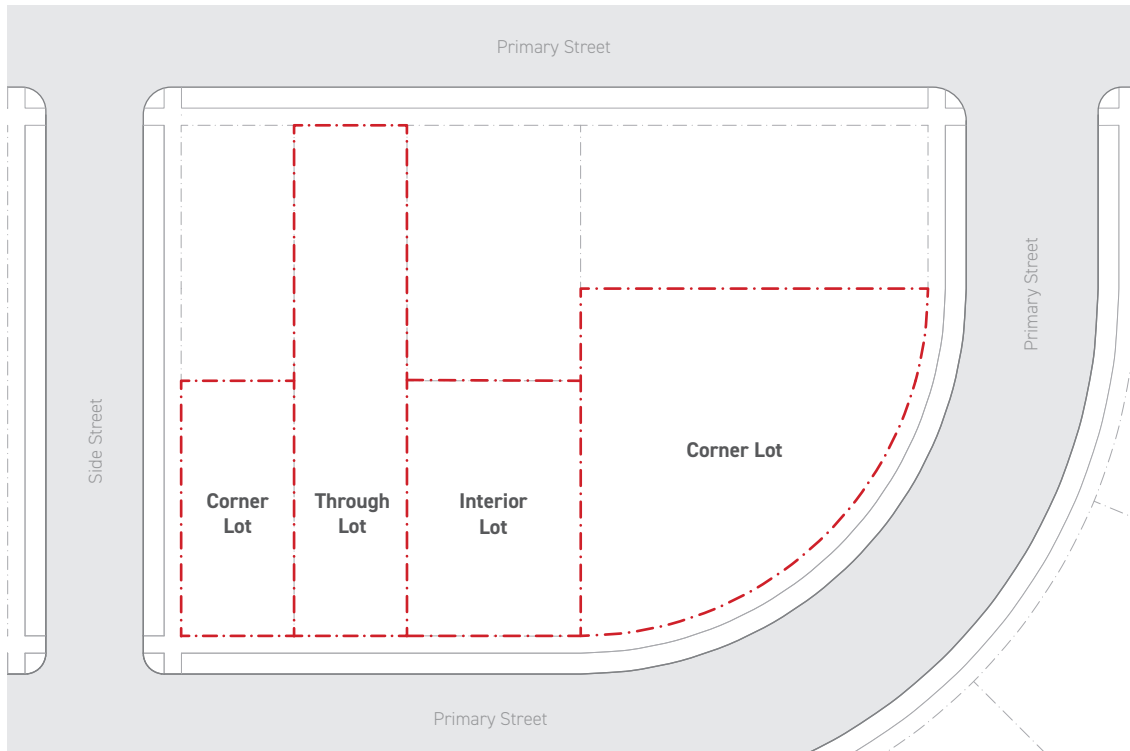
1. Each project must identify the lot where project activity will occur, and may identify the site or sublots. The requirements of the Zoning Ordinance generally apply to lots, not sites or sublots, unless otherwise specified by a specific requirement.
2. For information on the subdivision process, see *City of Atlanta Code of Ordinances, Part 15 - Land Subdivision Ordinance*.
3. Zero lot line developments, as outlined in *City of Atlanta Code of Ordinances, Part 15 - Land Subdivision Ordinance*, are considered sublots in the Zoning Ordinance.

### **B. Site**

1. A site is a single lot or group of lots owned or functionally controlled by the same person or entity, assembled for the purpose of development.
2. Where a project only has one lot, the site and the lot are equivalent.

### **C. Lot**

1. A lot is a parcel, tract, or area of land established by a plat, or other means as permitted by law, to be used, developed, or built upon.
2. A lot created after the effective date of the Zoning Ordinance must abut a primary street.
3. A lot may fall within one of the following designations:
  - a. **Corner lot.** A lot with more than one street lot line situated at the intersection of two or more streets.
  - b. **Interior lot.** A lot other than a corner lot, with only one street lot line
  - c. **Through lot.** A lot other than a corner lot, with more than one street lot line.

**GENERAL RULES****D. Sublot****1. General**

- a. A subplot is a parcel of land, existing with other sublots on a lot, intended for the purpose of the transfer of ownership or for development.
- b. Sublots are only permitted in Form Districts that allow more than one primary dwelling unit per lot.

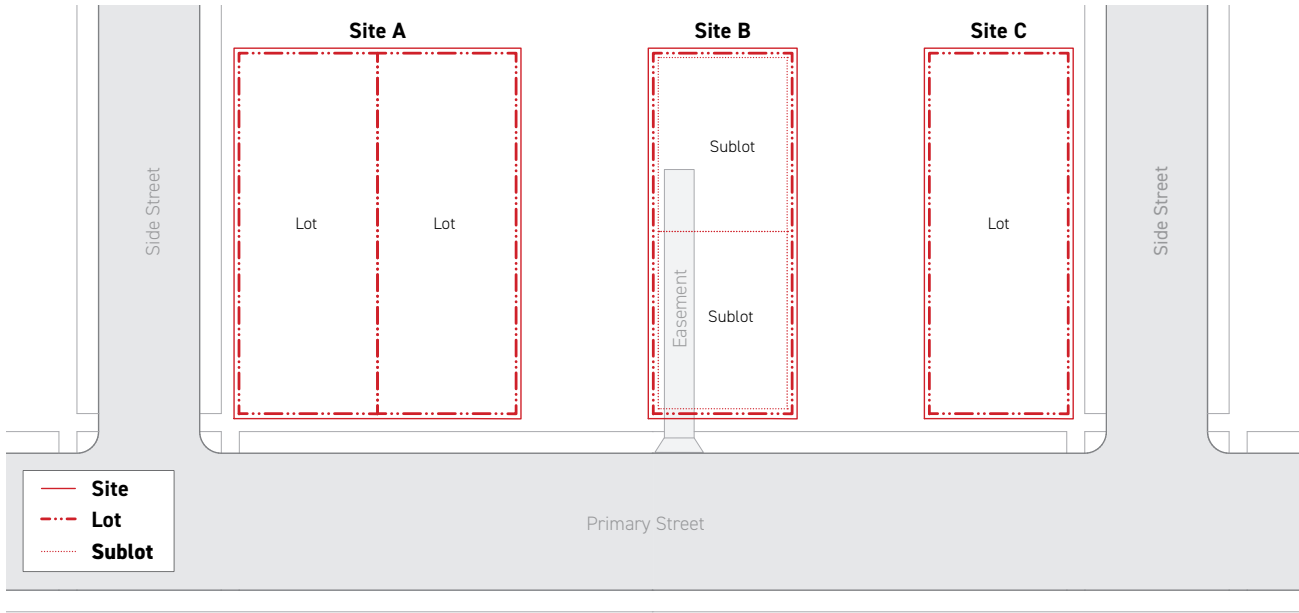
**2. In N2B Form Districts**

A subplot is required to abut a street for at least 6 feet and all primary dwelling units must be attached.

**3. In All Other Zoning Districts**

A subplot is not required to abut a primary street, side street, or alley but must abut a permanent access easement that meets one of the following standards:

- a. Vehicle access easement of at least 10 feet in width for a maximum length of 150', or further if approved by the Fire Marshall; or
- b. Pedestrian access easement of at least 6 feet in width.



## Sec. 10.1.12. Story

The part of a building between the finished floor of one floor and the finished floor of the next floor above, or if there are no floors above, the bottom of the structure for the roof.

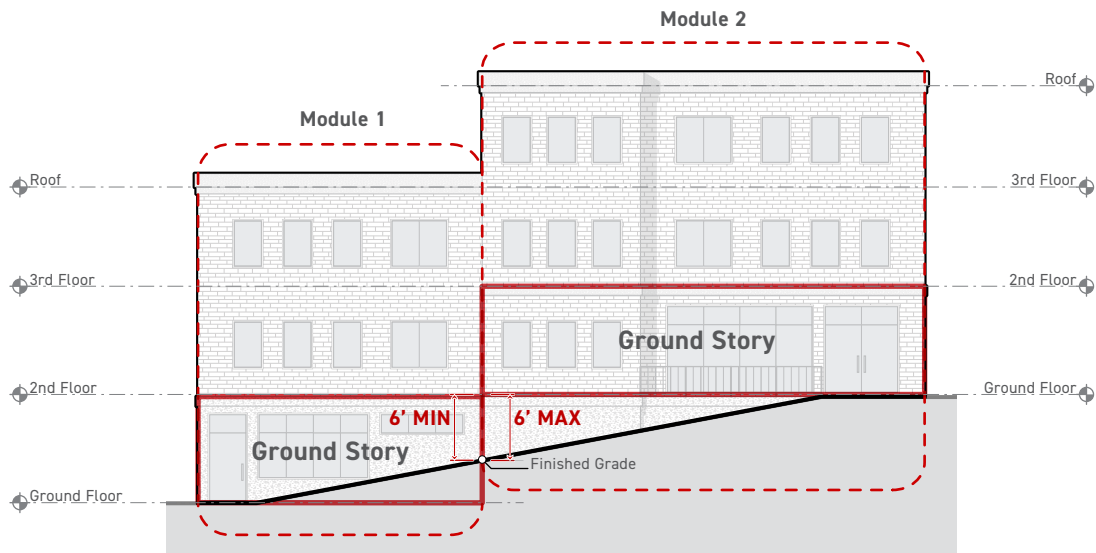
### A. Ground Story

1. The ground story must be designated for all portions of a building footprint.
2. The ground story of a building is the lowest story, or the first floor of a building, measured along street-facing facades that meet the following criteria:
  - a. The ground story facade must be exposed a minimum of 6 feet above the abutting finished grade along the full width of a street-facing facade.
  - b. The finished floor elevation of the ground story must be no higher than 6 feet above the abutting finished grade along the full width of a street-facing facade.



**GENERAL RULES**

- Based on the criteria for a ground story, the elevation of the ground story may change within the same building, creating building modules. The building modules may be used for measuring average grade (*Sec. XX. Average Grade*) and building height (*Sec. XX. Building Height*).

**B. Upper Story**

Any story of a building located above the ground story will be considered an upper story.

**Sec. 10.1.13. Street Designation****A. General Standards**

- All streets abutting a lot must be designated as either a primary street or side street.
- When a lot abuts only one street, the street is to be designated as a primary street.

**B. Storefront Streets**

- Some streets are also designated as a storefront street.
- Any street identified as a storefront street on the Storefront Street Map (*See Appendix X*) will be designated as a storefront street.
- The Director may determine that a street abutting a lot that meets the following criteria will be designated as a storefront street:
  - A lot with a pre-1946 commercial use building; or
  - A lot that is within 50' of other lots with pre-1946 commercial buildings on the same block face.
- Where the zoning district has different standards for storefront streets, the portion of the lot abutting the storefront street must meet the standards for storefront streets.

### **C. Lots Abutting Multiple Streets**

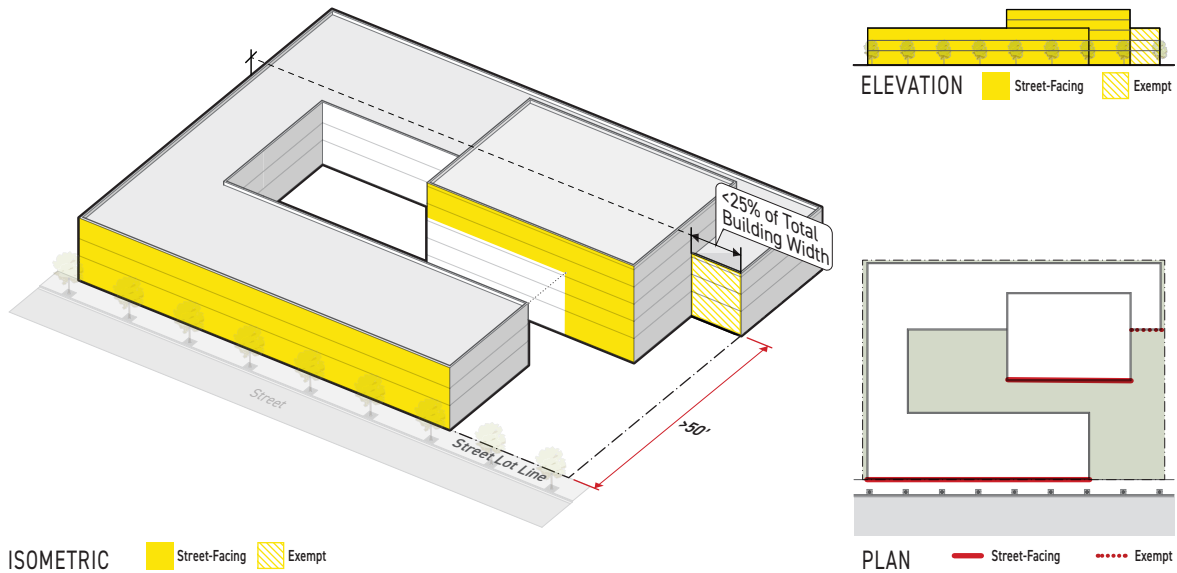
1. A lot abutting multiple streets must designate at least one as a primary street.
2. A lot may abut more than one primary street if multiple streets meet the criteria of a primary street.
3. Where a lot abuts both a public and a private street, the public street must be designated as the primary street.
4. Where a lot abuts multiple streets, the Director will use the following criteria to determine primary streets, listed in order of importance:
  - a. Any street classified as a storefront street on the Storefront Street Map (*See Appendix X*);
  - b. Streets with the highest classifications according to the Street Type Map (*See Appendix X*);
  - c. Streets with the highest classifications according to ATLDOT;
  - d. The established orientation of the block; and
  - e. The street that abuts the longest face of the block.
5. Any street not designated as a primary street is designated as a side street.

### **Sec. 10.1.14. Street-Facing Facade**

*Portions of a building facade, when projected approximately parallel to a street lot line, with no permanent structure located between the building facade and the street lot line.*

#### **A. Standards**

1. Street-facing facades includes any building facades facing a primary or side street lot line.
2. Building facades located more than 50 feet from the primary or side street lot line are exempt from any street-facing facade requirement, provided the cumulative width of the exempt facade is no wider than 25% of the total building width.

**GENERAL RULES**

### Sec. 10.1.15. Walking Distance

*Distance measured as the most direct path of travel for a pedestrian.*

#### A. Measurement

Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

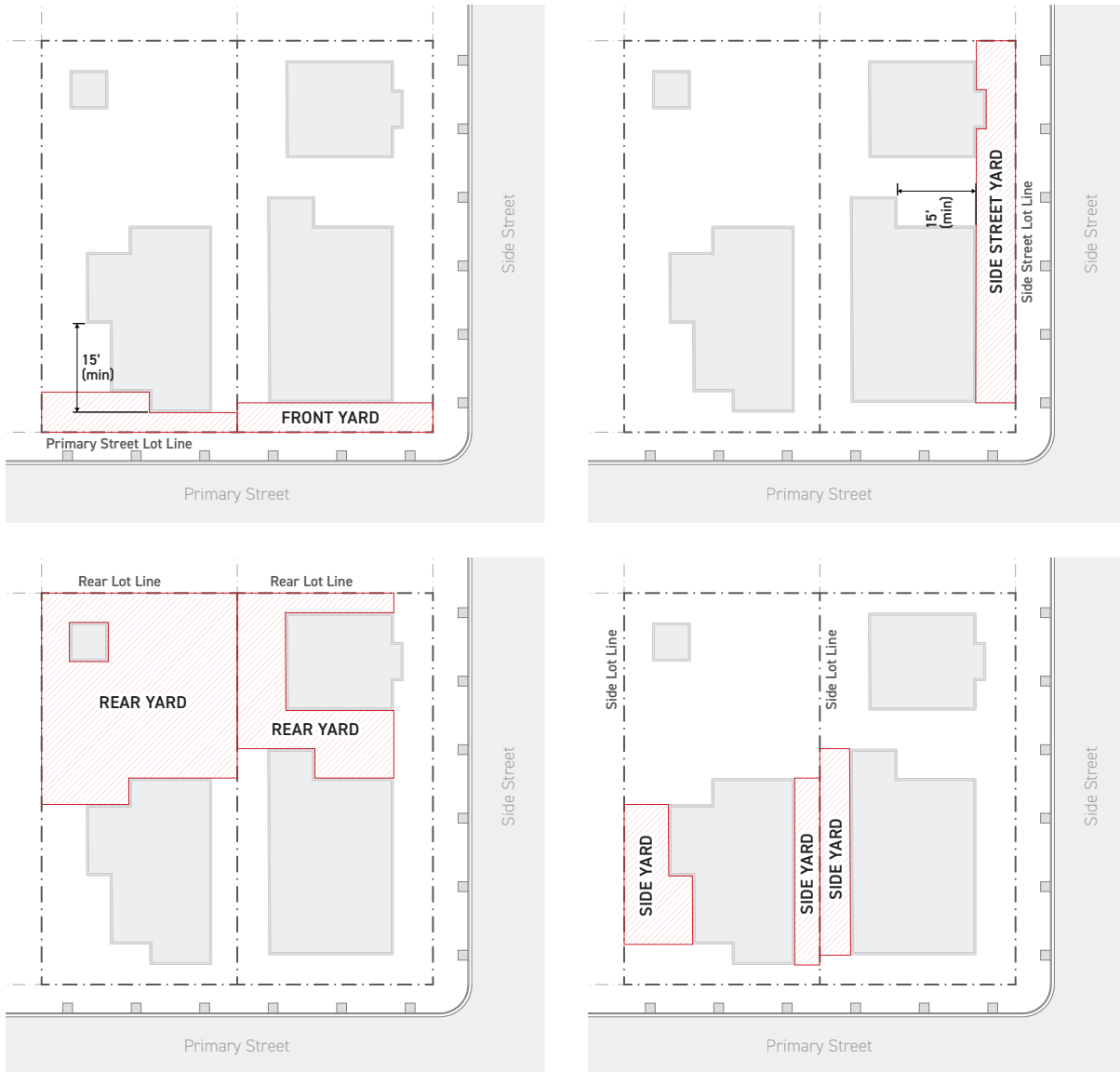
1. Starting at the nearest street-facing entry accessible to the majority of tenants or residents on the lot;
2. In a straight line to the nearest public sidewalk, walkway, multi-use path, or street;
3. Along a sidewalk, walkway, multi-use path, or street; and
4. In a straight line ending at the nearest pedestrian access point to the destination use.

### Sec. 10.1.16. Yard

*All portions of a lot between the building facade and a lot line.*

#### A. General

1. Yards are designated for lots only, not for sublots.
2. All portions of a lot between the building facade and a lot line must fall within one of the following yard designations: front yard; side street yard; rear yard; or side yard.
3. No portion of a lot may have more than one yard designation.
4. Yard designations are determined in the following order: (1) front yard; (2) side street yard, if any; (3) rear yard, if any; and (4) side yards, if any.



## B. Front Yard

1. All portions of a lot between a primary street lot line and a primary structure facing a primary street lot line will be designated as a front yard for the full width of the lot.
2. A front yard does not include a building facade set back more than 15 feet from the street-facing facade of the primary building.
3. Any portion of a lot that is designated as a front yard may not be designated as any other yard.

## C. Side Street Yard

1. All portions of a lot between a side street lot line and a primary structure facing a side street lot line will be designated as a side street yard for the full depth of the lot.
2. A side street yard does not include any portion of a lot that may be designated as a front yard.

**GENERAL RULES**

3. Any portion of a lot that is designated as a side street yard may not be designated as a rear yard or side yard.
4. A side street yard does not include any building facades set back more than 15 feet from the street-facing facade of the primary building.
5. For portions of a lot where no primary structure abuts the side street yard, the side street yard includes only portions of the lot included in the side street setback, see *Sec. XX. Building Setbacks*.

**D. Rear Yard**

1. All portions of a lot between a rear lot line and a primary structure facing the rear lot line will be designated as a rear yard for the full width of the lot.
2. A rear yard does not include any portion of a lot that may be designated as a front yard or side street yard.
3. Any portion of a lot that is designated as a rear yard may not be designated as a side yard.

**E. Side Yard**

1. All portions of a lot between a side lot line and a primary structure will be designated as a side yard.
2. Any portion of a lot that does not meet the criteria for any other yard will be designated as a side yard.

## DIVISION 10.2. **GENERAL TERMINOLOGY**

### Sec. 10.2.1. **Acronyms and Abbreviations**

- ADA.** Americans with Disabilities Act
- ADID.** Atlanta Downtown Improvement District
- A&E.** Arts and Entertainment
- AMI.** Area Median Income
- ANSI.** American National Standards Institute
- ATM.** Automated Teller Machine
- BFE.** Base Flood Elevation
- BZA.** Board of Zoning Adjustment
- CM.** Campus
- CRC.** Concept Review Committee
- CSA.** Community Supported Agriculture
- CRI.** Color Rendering Index
- DCFC.** Direct Current Fast Charging
- DBH.** Diameter Breast Height
- DRC.** Development Review Committee
- FAR.** Floor Area Ratio
- FEMA.** Federal Emergency Management Agency
- GLA.** Gross Lot Area
- H.** House-Scale
- HBS.** Historic Building or Site
- HD.** Historic District
- HUD.** U.S. Department of Housing and Urban Development
- I.** Industrial
- ITE.** Institute of Traffic Engineers
- IX.** Industrial Flex
- LBS.** Landmark Building or Site
- LD.** Landmark District

**GENERAL TERMINOLOGY**

- LID.** Low Impact Development
- LSVD.** Large Screen Video Display
- MX.** Mixed Use
- N.** Neighborhood-Scale
- NLA.** Net Lot Area
- NPU.** Neighborhood Planning Unit
- NX.** Neighborhood Mix
- PED.** Public Entertainment District
- PK.** Park
- PZ1.** Parking Zone 1
- PZ2.** Parking Zone 2
- PZ3.** Parking Zone 3
- PZ4.** Parking Zone 4
- RF.** Radio Frequency
- RM.** Residential Mix
- R.** Residential
- SF.** Square Feet
- SFHA.** Special Flood Hazard Area
- SIC.** Standard Industrial Classification
- SRO.** Single Room Occupancy
- TDR.** Transfer of Development Rights
- THP.** Transitional Height Plane
- TMP.** Transportation Management Plan
- TPO.** Tree Protection Ordinance
- UC.** Urban Core
- UDP.** Unified Development Plan
- UG.** Urban General
- W.** Workplace
- WX.** Workplace Flex
- ZRB.** Zoning Review Board

## Sec. 10.2.2. Definitions

For the purposes of this Ordinance, the words, terms, and phrases defined listed below have the meanings assigned to them in this Section, except where the context plainly requires a different interpretation.

### A

---

**Active depth.** See *Sec. XX. Activation.*

**Adjacent.** To touch or have a common boundary with, without an intervening right-of-way.

**Alley.** A vehicular way that provides secondary access to the side or rear of adjoining properties. Alleys may also accommodate pedestrian traffic along part or all of their width and serve to support access for parking, loading, and related uses. Alleys may be classified as:

1. Legacy Alleys, which are formally platted and shown on official cadastral maps; or
2. New Alleys, which may be created through recorded easements or other legal instruments, and are often used on smaller development sites.

**Amenity zone.** See *Sec. XX. Amenity Zone.*

**Architectural detail.** Building element not intended for human occupation attached to or integrated into the structure of a building, including elements designed for environmental benefits. Examples include cornices, belt courses, sills, lintels, pilasters, pediments, chimneys, and solar shades.

**As-built survey.** A surveyed drawing prepared by a licensed land surveyor that accurately depicts all constructed features, structures, and site improvements as they exist in the field after completion of development. The survey must show dimensions, elevations, utilities, drainage facilities, and other elements necessary to verify compliance with the approved site plan and applicable development standards.

### B

---

**Basement.** An occupiable space located below a ground story.

**Bay window.** A window projection that extends outward from an exterior wall and is designed as a decorative architectural feature rather than additional livable or habitable floor area.

**Beltline corridor.** Property located inside the Beltline Overlay District that meets one of the following:

3. Owned by or subject to easements owned by, leased, or otherwise in favor of the Georgia Department of Transportation or a railroad subject to the jurisdiction of the *Interstate Commerce Commission Termination Act of 1995, 49 U.S.C. § 10101, et seq.* and used for transit-related purposes;
4. Shown as railroad right-of-way on the City of Atlanta 200 foot scale cadastral maps as maintained by the Department of City Planning as of November 20, 2006; or

**GENERAL TERMINOLOGY**

5. Shown as part of the transit corridor by the Beltline Redevelopment Plan adopted by the City of Atlanta in November 2005, as amended.

**Block.** A tract of land bounded by streets or by a combination of streets, public parks, cemeteries, railroads, centerlines of waterways, or corporate boundary lines of the City.

**Block face.** All lots abutting both sides of a street between two intersecting street.

**Build-to zone.** The area between the minimum and maximum setback required by the zoning district.

**Building.** A covered and enclosed structure intended for human occupation or shelter of animals or property of any kind.

**Building, primary.** The building occupied or designated for the primary use.

**Building, accessory.** A building or structure subordinate to the principal structure on a lot and used for purposes incidental to the principal building or structure located on the same lot.

**Buildable area.** The portion of the lot remaining after required minimum building setbacks have been provided.

**Building Coverage.** See *Sec. XX. Building Coverage.*

## C

---

**Caliper.** The diameter measurement of the stem or trunk of a plant. See ANSI Nursery Stock Standards for caliper measurement.

**Carport.** A semi-open structure consisting of a roof supported by posts and open on at least two sides, used for the shelter of vehicles. Carports must remain open on a minimum of two sides and may not be enclosed or converted into a fully enclosed structure without obtaining the appropriate permits.

**City.** The City of Atlanta, Georgia.

**Co-living.** A residential living arrangement in which individual dwelling units consist of separate, private sleeping rooms that share common kitchens, bathrooms, living areas, or other communal spaces within a single building. Co-living may include shared amenities or services for the benefit of residents.

**Comprehensive development plan.** The City's comprehensive plan prepared and adopted to guide the physical development of the land within the City.

**Covered.** See *Sec. XX. Covered Area.*

## D

---

**Diameter breast height.** A measurement of tree size, determined by measuring the outside bark diameter at 4.5 feet above grade on the uphill side of a tree.

**Distance.** The shortest horizontal dimension between two points.

**Distance, walking.** See *Sec. XX. Walking Distance.*

**Dwelling unit.** A building or portion of a building that provides complete and permanent living facilities, including bathrooms, a kitchen, living rooms, and bedrooms.

**Dwelling units per lot.** See *Sec. XX. Density.*

## E

---

**Easement.** A right given to a person or entity to access, cross, or use land owned by another person or entity.

**Enclosed.** See *Sec. XX. Enclosure.*

**Encroachment.** A building, structure, or object that extends into a required yard, setback, easement, or public right-of-way beyond the limits permitted by this Ordinance. Encroachments may include projections such as porches, balconies, fences, signs, or utility equipment when they extend into areas reserved for public use or where development is otherwise restricted.

**Encroachment, horizontal.** A building, structure, or object that extends horizontally into an area where it is typically not allowed.

**Encroachment, vertical.** A building, structure, or object that extends vertically into an area where it is typically not allowed.

## F

---

**Facade.** The above-grade, non-roof portions of the exterior building envelope.

**Fence.** A lightweight structure, typically wood, vinyl, or metal, with at least 50% openness, used to enclose or screen areas without providing structural support

**Flatwork.** A constructed object 2.5 feet in height or less, such as concrete slabs, sidewalks, patios, parking areas, pool coping, and driveways.

**Floor area ratio.** See *Sec. XX. Density.*

**Flood zone.** A flood hazard area as identified on the FEMA Flood Insurance Rate Map as a Special Flood Hazard Area.

**Footcandle.** A unit of illumination, equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot.

## G

---

**Garage.** A covered structure used for vehicle parking and containing fewer than 10 parking spaces, including carports. Covered structures containing 10 or more parking spaces are considered parking structures.

**GENERAL TERMINOLOGY**

**Grade.** The elevation or contour of the ground surface.

**Grade, average.** See *Sec. XX. Average Grade.*

**Grade, existing.** Grade as established before any site modification. Fill material or soil retention that has been in place at least 20 years at the time of application for a permit under the Zoning Ordinance can be considered existing grade.

**Grade, finished.** Grade as established after any site modification.

**Group.** See *Sec. 4.3.1.B. Group Living Uses.*

**Ground story elevation.** See *Sec. XX. Ground Story Elevation.*

## H

---

**Habitable space.** Any occupiable space in a building designed and intended for residential or non-residential use, including areas for living, working, learning, recreation, business, or similar activities. Restrooms, toilet rooms, closets, halls, storage areas, utility spaces, and other similar non-occupiable areas are not considered habitable spaces.

**Height.** A vertical measurement of an element or space.

**Height, building.** See *Sec. XX. Building Height.*

**Height, clear.** The vertical dimension of the occupiable portion of an architectural feature at the shortest point.

**Height, ground story.** See *Sec. XX. Ground Story.*

**Height, side wall.** See *Sec. XX. Side Wall Height.*

**High capacity transit stop.** A local or regional public transportation facility that uses rail, a fixed overhead system, or in the cases of bus rapid transit, using and occupying an exclusive right-of-way for at least 75% of the route's length. High capacity transit includes, but is not limited to, heavy rail, light rail, streetcars, commuter rail, and bus rapid transit. Long distance passenger facilities providing service beyond the State of Georgia are not considered high capacity transit.

**Household.** See *Sec. 4.3.1.A. Household Living Uses.*

## I

---

**Independent cooking facility.** An independent cooking facility is a space intended for the preparation of meals, including at least a cooking appliance, such as a stove, oven, or hotplate, and permanent connections to utilities, including gas or electric. It typically functions independently of the primary kitchen within a dwelling unit or structure. Examples include a second full kitchen, kitchenette, or other area equipped to prepare food without relying on another household's facilities.

**Interior.** All enclosed or covered areas included within surrounding exterior walls if a building or structure.

## J

---

Reserved

## K

---

Reserved

## L

---

**Lodging use.** Sleeping or living units that provide overnight accommodations to guests for fewer than 30 consecutive nights.

**Lot.** See *Sec. XX. Site, Lot, and Sublot Designation.*

**Lot area.** See *Sec. XX. Lot Area.*

**Net lot area.** See *Sec. XX. Net and Gross Lot Area.*

**Gross lot area.** See *Sec. XX. Net and Gross Lot Area.*

**Lot coverage.** See *Sec. XX. Lot Coverage.*

**Lot width.** See *Sec. 3.2.2. Lot Width.*

**Lot of record.** A parcel of land that has been legally created and recorded in the Office of the Fulton County Clerk of Superior and Magistrate Courts or in the Office of the DeKalb County Clerk of Superior Court in accordance with state and local laws prior to the effective date of this Ordinance or any subsequent amendment that renders the lot nonconforming. A Lot of Record is legally recognized for the purposes of developing, selling, or transferring land.

## M

---

**Mechanical equipment.** Any building mechanical services equipment including heating, cooling, and ventilation equipment; electrical or data systems; plumbing or piping; or any sustainable energy systems. Examples include transformers, gas meters, water softeners, generators, pool equipment, HVAC equipment, water utility devices, gas tanks, cisterns, wind turbines, and solar panels.

**Mezzanine.** An intermediate level within a story of a building.

## N

---

**Non-transient lodging accommodations.** Long-term or permanent places for people to live and sleep that serve as their regular home.

**GENERAL TERMINOLOGY****O**

---

**Occupancy.** See *Sec. 4.3.1. Residential Uses.*

**Occupiable space.** Any area designated and intended for human occupancy with a minimum clear height of 7.5 feet.

**Outdoor amenity space.** See *Sec. XX. Outdoor Amenity Space.*

**P**

---

**Pedestrian zone.** See *Sec. XX. Pedestrian Zone.*

**Project.** Any activity, including subdivisions, new construction, additions, site modifications, facade modifications, changes of use, renovations, and maintenance and repair, on a parcel that is controlled by this Zoning Ordinance.

**Q**

---

**R**

---

**Right-of-way.** A strip of land dedicated or reserved for public use, typically for transportation, utilities, or access purposes, including streets, alleys, bike paths, pedestrian and amenity zones, and public infrastructure. The right-of-way may be publicly or privately owned but is reserved for the movement of people, vehicles, or utilities, and includes all associated improvements such as pavement, curbs, gutters, planting strips, and drainage facilities.

**Roof projection.** Roof element that overhangs or cantilevers beyond the footprint of a building and do not include posts or columns. Examples include eaves, roof overhangs, gutters, awnings, and canopies.

**S**

---

**Safety barrier.** Vertical barrier used for safety and protection.

**Screening.** A permanent structure or arrangement of objects intended to block or obscure views into a lot or structure.

**Setbacks.** See *Div. XX. Building Setbacks.*

**Setbacks, primary street.** See *Div. XX. Building Setbacks.*

**Setbacks, storefront street.** See *Div. XX. Building Setbacks.*

**Setbacks, side street.** See *Div. XX. Building Setbacks.*

**Setbacks, side.** See *Div. XX. Building Setbacks.*

**Setbacks, rear.** See *Div. XX. Building Setbacks.*

**Shrub.** A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

**Site plan.** A scaled drawing that illustrates the proposed development or modification of a site, including the location of buildings, parking areas, access drives, landscaping, utilities, stormwater management, and other required improvements.

**Sign.** See *Sec. XX. Sign Definitions.*

**Street.** A public or private way that is publicly accessible and serves as the principal means of access to abutting lots. Streets generally consist of roadways and streetscapes.

**Street, primary.** *Sec. XX. Street Designation.*

**Street, side.** *Sec. XX. Street Designation.*

**Street, storefront.** *Sec. XX. Street Designation.*

**Streetscape.** The portion of the street generally between the roadway and a street lot line, consisting of an amenity zone and pedestrian zone.

**Structure.** Any constructed object more than 30 inches in height affixed to the ground.

**Structure projections.** Enclosed structures that overhang or cantilever beyond the footprint of a building that has a cumulative length of less than 25% of the width of a building facade.

## T

---

**Tenant.** One who resides at the subject building or lot other than the property owner.

**Townhouse.** A row of 3 or more attached dwelling units with no dwelling unit located above or below another dwelling unit.

**Transition.** See *Div. XX. Transition.*

## U

---

**Uncovered.** See *Sec. XX. Covered Area.*

**Unenclosed.** See *Sec. XX. Enclosure.*

**Unified Development Plan.** One or more parcels of land under common control, as approved by the Director, used to establish conformance with certain zoning standards utilizing the entire area under common control.

**Use.** The purpose for which land or a building is arranged, designed, or intended, or for which either land or building is, or may be, occupied and maintained.

**GENERAL TERMINOLOGY**

**Use, accessory.** Any use of land or building serving a purpose customarily incidental and subordinate to the principal use of the land or building, and located on the same lot as the principal use or an adjacent lot under the same ownership. See *Sec. XX, Accessory Uses*.

**Use, nonresidential.** Any use listed in a use group other than the residential use group in *Div. XX, Use District Provisions*.

**Use, principal.** The main use or uses to which a premises is devoted.

**Use, residential.** Any use listed in the residential use group in *Div. XX, Use District Provisions*.

**Use, temporary.** Any use not meant to be permanent in nature. Typically “temporary” means for a few days to a single season. See *Sec. XX, Temporary Uses*.

**Use category.** A group of use groups, as outlined in *Div. XX, General Provisions*.

**Use group.** A group of specific uses, as outlined in *Div. XX, General Provisions*

## V

---

**Vegetation.** Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients.

**Vertical circulation.** Floor area only used for building circulation and rooftop access.

## W

---

**Wall.** A solid, load-bearing or masonry structure, such as brick, stone, or concrete, designed to retain earth, support structures, or serve as a permanent barrier.

**Wall, retaining.** A structure designed and constructed to resist the pressure of soil or other fill materials, supporting a difference in elevation between grades. A retaining wall is intended to stabilize slopes, prevent erosion, or create level areas, and does not include freestanding walls that are not used to retain soil.

**Waste enclosure.** Waste areas and their required screening structures, as specified in *Sec. XX, Site Element Screens*.

**Window.** An operable or inoperable opening constructed in a wall that admits lights or air into an enclosure and is often framed and spanned with glass or other translucent material.

## X

---

Reserved

## Y

---

Reserved

## Z

---

**Zoning category.** A group of similar zoning districts, as outlined in *Sec. XX. Zoning Districts Established*.